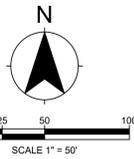
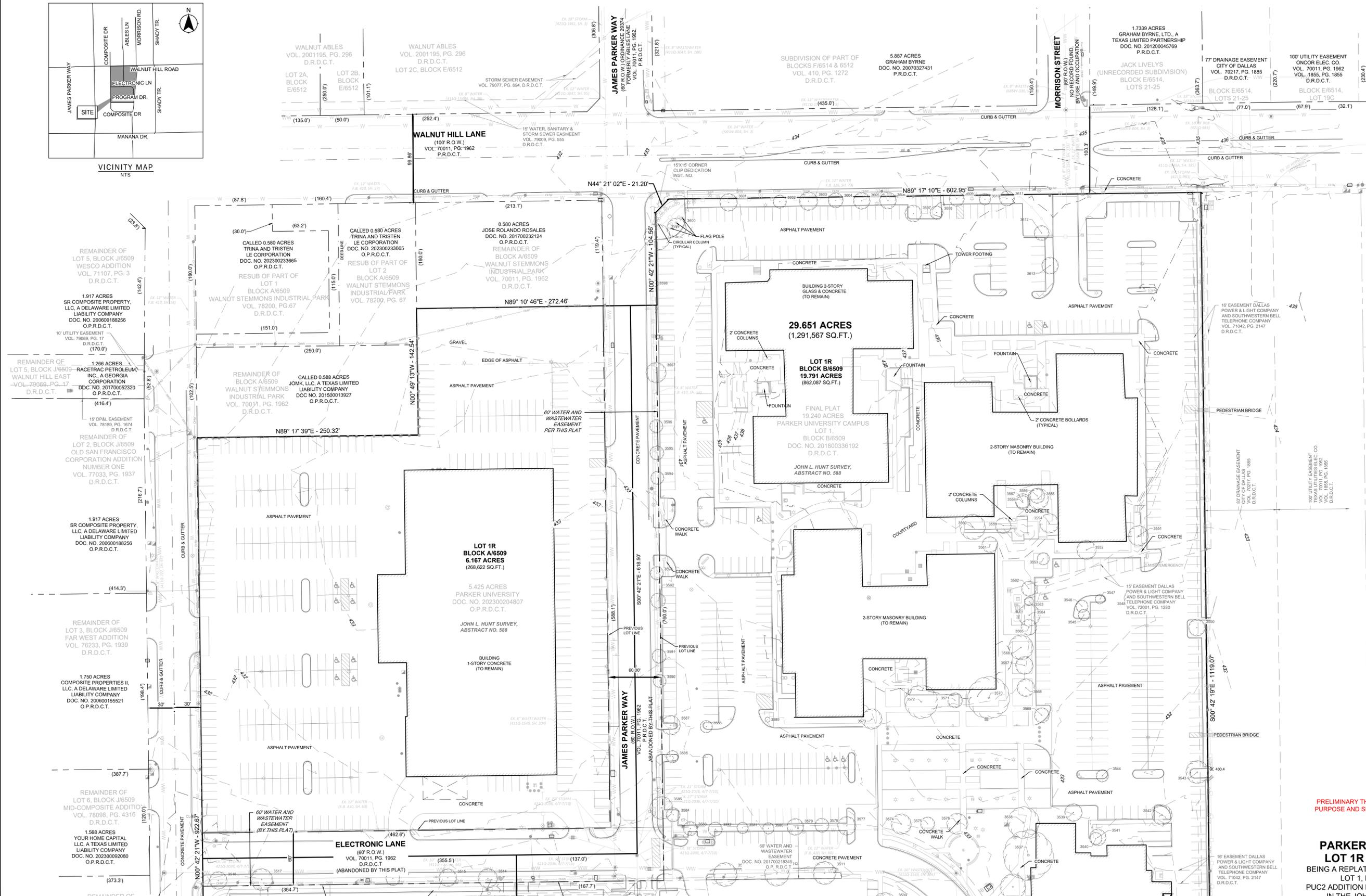


VICINITY MAP  
NTS



LEGEND

- BOUNDARY LINE
- - - ABSTRACT LINE
- · - · - ADJOINER LINE
- · - · - EASEMENT LINE
- · - · - BUILDING LINE
- · - · - FEMA FLOOD LINE
- · - · - BARRIED WIRE FENCE
- · - · - CHAIN LINK FENCE
- · - · - GUARD RAIL
- · - · - WROUGHT IRON FENCE
- · - · - WOOD FENCE
- BENCHMARK
- MONUMENT FOUND
- CAPPED IRON ROD SET
- ▲ "MAG" NAIL FOUND
- ▲ STAMPED "COLE DESIGN GROUP"
- ▲ CUT "X" FOUND
- ALUMINUM CAP FOUND
- BOLLARD
- FLAG POLE
- WW — WASTEWATER LINE
- W — WASTEWATER MANHOLE
- W — WASTEWATER CLEANOUT
- W — WATER LINE
- W — WATER METER
- W — WATER VALVE
- W — FIRE HYDRANT
- W — FDC
- G — GAS LINE
- G — GAS METER
- G — GAS VALVE
- G — GAS VENT PIPE
- G — GAS MARKER
- OHW — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- P — POWER POLE
- W — GUY WIRE
- E — ELECTRIC PULL BOX
- E — ELECTRIC METER
- T — TRANSFORMER
- A — A/C UNIT
- L — LIGHT POLE
- UG/CATV — UNDERGROUND CABLE/TV LINE
- UG — COMMUNICATION PEDESTAL
- C — CABLE MARKER
- S — STORM DRAIN MANHOLE
- S — STORM DRAIN CURB INLET
- S — STORM DRAIN GRATE INLET
- T — TREE
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- VOL. PG. VOLUME, PAGE
- POB. POINT OF BEGINNING



PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**PRELIMINARY PLAT  
PARKER UNIVERSITY LOT 1R B/6509,  
LOT 1R A/6509 AND LOT 2R B/6509**  
BEING A REPLAT OF PARKER UNIVERSITY CAMPUS ADDITION  
LOT 1, B/6509, INST. NO. 201800336192 AND  
PUC2 ADDITION LOT 2, BLOCK B/6509, INST. NO. 202200285410  
IN THE JOHN L. HUNT SURVEY, ABSTRACT NO. 588  
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TOTAL OF 3 LOTS  
RECONFIGURE THREE EXISTING LOTS  
PREPARED IN JULY 2025  
CITY PLAN FILE NO. PLAT-25-000044 & S245-209

OWNER:  
DONNIE MCNUTT  
PARKER COLLEGE OF CHIROPRACTIC  
2639 ELECTRONIC LANE #105  
DALLAS, TEXAS, 75220  
CONTACT: DONNIE MCNUTT  
PHONE: 214-353-6510

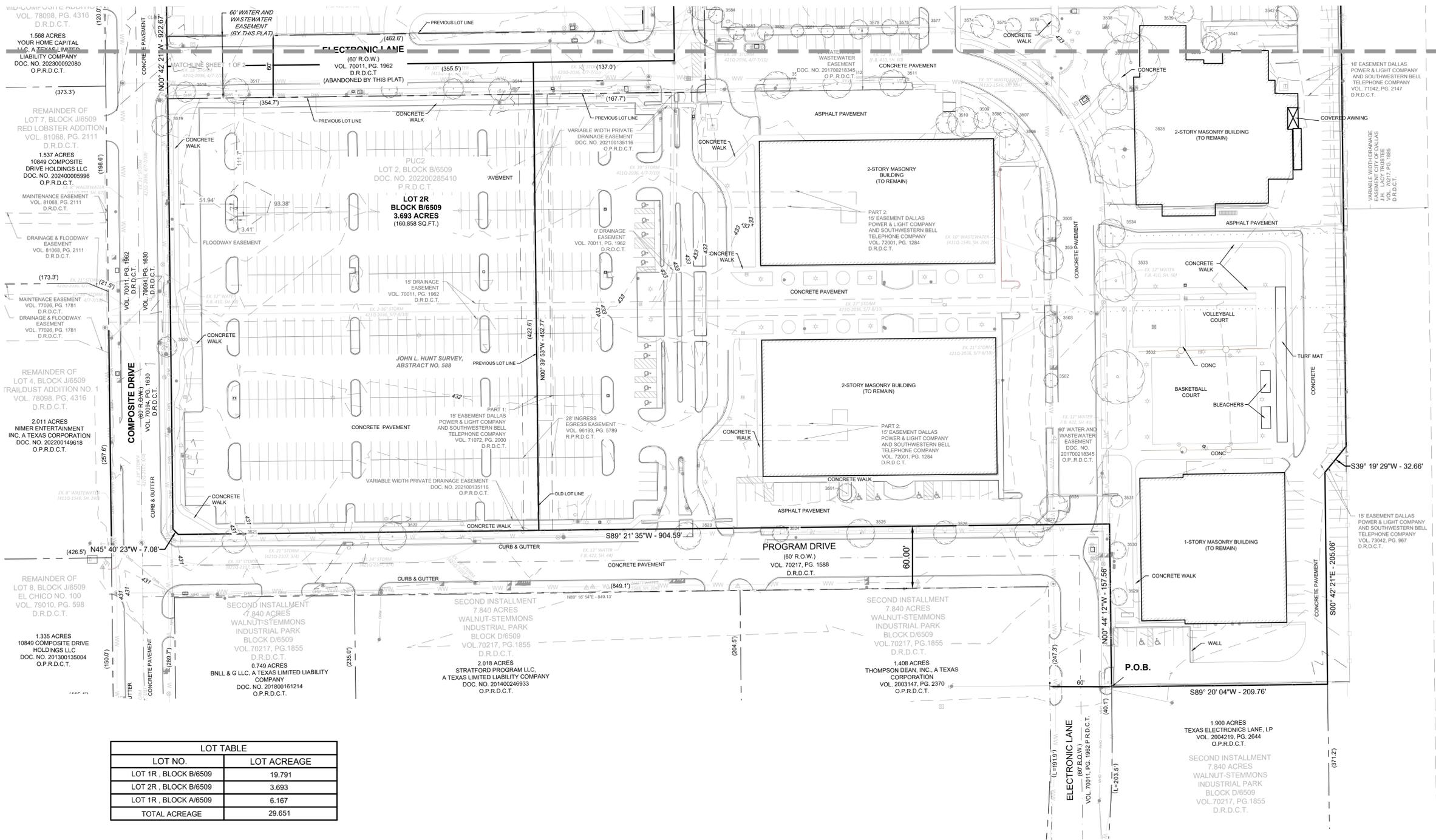
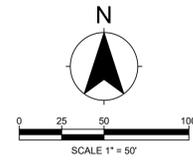
OWNER:  
DONNIE MCNUTT  
PARKER UNIVERSITY  
2639 ELECTRONIC LANE #105  
DALLAS, TEXAS, 75220  
CONTACT: DONNIE MCNUTT  
PHONE: 214-353-6510

SURVEYOR:  
KFM ENGINEERING & DESIGN, LLC  
3501 OLYMPUS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: ROBERT MALOY, RPLS  
PHONE: (817) 773-4621  
TBPELS #: 10194934

MATCHLINE SHEET 2 OF 2



PROJECT NO.: 010248001



TREE TABLE		TREE TABLE		TREE TABLE	
TAG #	TREE TYPE AND SIZE	TAG #	TREE TYPE AND SIZE	TAG #	TREE TYPE AND SIZE
3565	MAGNOLIA 18"	3521	OAK 24"	3542	OAK 23"
3501	OAK 19"	3522	OAK 28"	3543	OAK 26"
3566	OAK 28"	3523	OAK 27"	3544	SYCAMORE 14"
3502	OAK 14"	3524	OAK 16"	3545	OAK 13"
3567	OAK 20"	3525	OAK 28"	3546	OAK 14"
3503	OAK 22"	3526	OAK 23"	3547	OAK 11"
3568	OAK 20"	3527	OAK 29"	3548	OAK 22"
3504	OAK 28"	3528	OAK 28"	3549	OAK 8"
3569	OAK 17"	3529	OAK 17"	3550	OAK 19"
3505	OAK 26"	3530	OAK 17"	3551	OAK 23"
3570	OAK 48"	3532	OAK 53"	3552	OAK 22"
3506	OAK 31"	3533	OAK 41"	3553	OAK 14"
3515	OAK 20"	3534	OAK 28"	3554	OAK 22"
3571	OAK 17"	3535	OAK 60"	3555	OAK 24"
3507	OAK 25"	3536	OAK 29"	3556	OAK 17"
3516	OAK 16"	3537	OAK 57"	3557	OAK 17"
3517	OAK 25"	3538	OAK 36"	3558	OAK 16"
3518	OAK 20"	3539	OAK 20"	3559	OAK 18"
3519	OAK 20"	3540	OAK 14"	3560	OAK 29"
3520	OAK 20"	3541	OAK 19"	3561	OAK 18"

TREE TABLE		TREE TABLE		TREE TABLE	
TAG #	TREE TYPE AND SIZE	TAG #	TREE TYPE AND SIZE	TAG #	TREE TYPE AND SIZE
3562	MAGNOLIA 17"	3590	SYCAMORE 15"	3610	SYCAMORE 13"
3563	MAGNOLIA 10"	3591	SYCAMORE 16"	3611	SYCAMORE 17"
3564	MAGNOLIA 25"	3592	SYCAMORE 17"	3612	OAK 17"
3572	OAK 38"	3593	SYCAMORE 15"	3613	OAK 19"
3573	OAK 23"	3594	SYCAMORE 15"	3508	OAK 17"
3574	SYCAMORE 23"	3595	SYCAMORE 16"	3509	OAK 30"
3575	SYCAMORE 16"	3596	SYCAMORE 15"	3510	OAK 21"
3576	OAK 24"	3597	SYCAMORE 23"	3511	OAK 26"
3577	SYCAMORE 21"	3598	SYCAMORE 7"	3512	OAK 28"
3578	SYCAMORE 16"	3599	OAK 30"	3513	OAK 27"
3579	SYCAMORE 19"	3600	OAK 22"	3514	OAK 22"
3580	SYCAMORE 13"	3601	SYCAMORE 20"	3515	OAK 12"
3581	SYCAMORE 13"	3602	OAK 15"	3582	SYCAMORE 16"
3583	SYCAMORE 16"	3603	SYCAMORE 21"		
3584	SYCAMORE 16"	3604	SYCAMORE 17"		
3585	SYCAMORE 26"	3605	SYCAMORE 19"		
3586	SYCAMORE 14"	3606	SYCAMORE 19"		
3587	SYCAMORE 22"	3607	OAK 19"		
3588	SYCAMORE 14"	3608	OAK 15"		
3589	OAK 6"	3609	SYCAMORE 17"		

- GENERAL NOTES**
- BEARINGS BASED ON GPS OBSERVATIONS: TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83-US.
  - BENCHMARK X-CUT SET, ELEVATION = 429.98 FEET.  
BENCHMARK SET IN THE CENTER OF CURB INLET IN NORTHWEST CORNER OF SOUTHWEST PARKING LOT OF PARKER UNIVERSITY, NEAR THE INTERSECTION OF ELECTRONIC LANE AND COMPOSITE DRIVE, 3.4' WEST FROM THE BACK OF CURB, 51.5' EAST FROM A LIGHT POLE, 93.4' WEST FROM A LIGHT POLE, 111.7' SOUTH FROM A LIGHT POLE.
  - BENCHMARK X-CUT SET, ELEVATION = 431.21 FEET.  
BENCHMARK SET IN SIDEWALK ON THE WEST SIDE OF COMPOSITE ROAD, APPROXIMATELY 330' SOUTH OF THE CENTER OF WALNUT HILL LANE, 5.4' WEST FROM THE BACK OF CURB, 50.6' SOUTHWEST FROM A POWER POLE, 70.9' SOUTH FROM A COMMUNICATION PEDESTAL, 74.9' NORTH FROM A SANITARY CLEANOUT.
  - THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THREE LOTS AND ABANDON A PORTION OF JAMES PARKER WAY AND ELECTRONIC LANE.
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.
  - BUILDING SETBACKS ARE SET ACCORDING TO CURRENT ZONING.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**PRELIMINARY PLAT**  
**PARKER UNIVERSITY LOT 1R B/6509,**  
**LOT 1R A/6509 AND LOT 2R B/6509**  
 BEING A REPLAT OF PARKER UNIVERSITY CAMPUS ADDITION  
 LOT 1, B/6509, INST. NO. 201800336192 AND  
 PUC2 ADDITION LOT 2, BLOCK B/6509, INST. NO. 202200285410  
 IN THE JOHN L. HUNT SURVEY, ABSTRACT NO. 588  
 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 TOTAL OF 3 LOTS  
 RECONFIGURE THREE EXISTING LOTS  
 PREPARED IN JULY 2025  
 CITY PLAN FILE NO. PLAT-25-000044 & S245-209

LOT TABLE	
LOT NO.	LOT ACREAGE
LOT 1R, BLOCK B/6509	19.791
LOT 2R, BLOCK B/6509	3.693
LOT 1R, BLOCK A/6509	6.167
<b>TOTAL ACREAGE</b>	<b>29.651</b>

**OWNER:**  
 DONNIE MCNUITT  
 PARKER COLLEGE OF CHIROPRACTIC  
 2639 ELECTRONIC LANE #105  
 DALLAS, TEXAS, 75220  
 CONTACT: DONNIE MCNUITT  
 PHONE: 214-353-6510

**OWNER:**  
 DONNIE MCNUITT  
 PARKER UNIVERSITY  
 2639 ELECTRONIC LANE #105  
 DALLAS, TEXAS, 75220  
 CONTACT: DONNIE MCNUITT  
 PHONE: 214-353-6510

**SURVEYOR:**  
 KFM ENGINEERING & DESIGN, LLC  
 3501 OLYMPUS BLVD., SUITE 100  
 DALLAS, TEXAS 75019  
 CONTACT: ROBERT MALLOY, RPLS  
 PHONE: (817) 771-4522  
 TBPELS #: 10194934

**OWNERS DEDICATION:**

I, DONNIE MCNUTT, I AM THE OWNER OF THE PROPERTY ROUGHLY LOCATED AT 2639 ELECTRONIC LANE. I AM MAKING AN APPLICATION TO PLAT THIS PROPERTY FOR THE GENERAL PURPOSE OF RECONFIGURING THREE EXISTING LOTS IN BLOCK B/6509 PARKER UNIVERSITY CAMPUS, AN ADDITION TO THE CITY OF DALLAS, AND TO ABANDON A PORTION OF JAMES PARKER WAY AND ELECTRONIC LANE. TO ACCOMPLISH THIS PURPOSE, I MUST EMPLOY THE SERVICES OF A KNOWLEDGEABLE PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF TEXAS. THE SURVEYOR WILL BE RESPONSIBLE TO CERTIFY, WITH THEIR PROFESSIONAL SURVEY SEAL, ON THE OWNER'S BEHALF AND TO THE CITY'S SATISFACTION THAT THE SUBMITTED PLAT MEETS THE REFERENCED STATE AND CITY STANDARDS AND REQUIREMENTS FOR PLATTING. THEREFORE, I HAVE HIRED THE SERVICES OF KFM. I UNDERSTAND THAT A PLAT ESTABLISHES A LEGAL BUILDING SITE AND IS GENERALLY REQUIRED BEFORE A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY CAN BE ISSUED. I UNDERSTAND THAT PLATTING GENERALLY OCCURS IN TWO MAIN STEPS, FIRST THE SUBMITTAL OF A PRELIMINARY PLAT, AND SECOND THE RECORDING OF AN APPROVED FINAL PLAT AT THE COUNTY RECORDING OFFICE. ONCE A PRELIMINARY PLAT IS SUBMITTED AND ACCEPTED BY THE CITY FOR REVIEW, IT MUST BE ACTED UPON BY THE CITY PLAN COMMISSION (CPC) WITHIN 30 DAYS. GENERALLY, THE CPC WILL APPROVE A PRELIMINARY PLAT WITH A LIST OF CONDITIONS THAT MUST BE MET PRIOR TO THE APPROVAL OF A FINAL PLAT FOR RECORDING, UP TO FIVE YEARS MAY BE ALLOWED TO MEET THE CONDITIONS OF A MAJOR FINAL PLAT APPROVAL AND TWO YEARS FOR A MINOR. I UNDERSTAND THAT THE PRELIMINARY PLAT APPROVAL CONDITIONS MAY REQUIRE ME TO PROVIDE AND CONSTRUCT ADEQUATE WATER, WASTEWATER, FIRE SUPPRESSION, ACCESS, PAVEMENT AND DRAINAGE IMPROVEMENTS TO SAFELY SERVE THE PROPERTY. FURTHERMORE, I UNDERSTAND THAT I WILL NOT BE ABLE TO OBTAIN A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY UNTIL THESE IMPROVEMENTS ARE COMPLETE AND ACCEPTED BY THE CITY. I UNDERSTAND THAT A SURETY IN THE FORM OF A BOND OR CASH DEPOSIT WILL BE REQUIRED BY THE CITY TO RELEASE A FINAL PLAT FOR RECORDING PRIOR TO THE ACCEPTANCE OF ANY REQUIRED IMPROVEMENTS.

**OWNERS DEDICATION:**

I, DONNIE MCNUTT, I AM THE OWNER OF THE PROPERTY ROUGHLY LOCATED AT 2639 ELECTRONIC LANE. I AM MAKING AN APPLICATION TO PLAT THIS PROPERTY FOR THE GENERAL PURPOSE OF RECONFIGURING THREE EXISTING LOTS IN BLOCK B/6509 PARKER UNIVERSITY CAMPUS, AN ADDITION TO THE CITY OF DALLAS, AND TO ABANDON A PORTION OF JAMES PARKER WAY AND ELECTRONIC LANE. TO ACCOMPLISH THIS PURPOSE, I MUST EMPLOY THE SERVICES OF A KNOWLEDGEABLE PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF TEXAS. THE SURVEYOR WILL BE RESPONSIBLE TO CERTIFY, WITH THEIR PROFESSIONAL SURVEY SEAL, ON THE OWNER'S BEHALF AND TO THE CITY'S SATISFACTION THAT THE SUBMITTED PLAT MEETS THE REFERENCED STATE AND CITY STANDARDS AND REQUIREMENTS FOR PLATTING. THEREFORE, I HAVE HIRED THE SERVICES OF KFM. I UNDERSTAND THAT A PLAT ESTABLISHES A LEGAL BUILDING SITE AND IS GENERALLY REQUIRED BEFORE A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY CAN BE ISSUED. I UNDERSTAND THAT PLATTING GENERALLY OCCURS IN TWO MAIN STEPS, FIRST THE SUBMITTAL OF A PRELIMINARY PLAT, AND SECOND THE RECORDING OF AN APPROVED FINAL PLAT AT THE COUNTY RECORDING OFFICE. ONCE A PRELIMINARY PLAT IS SUBMITTED AND ACCEPTED BY THE CITY FOR REVIEW, IT MUST BE ACTED UPON BY THE CITY PLAN COMMISSION (CPC) WITHIN 30 DAYS. GENERALLY, THE CPC WILL APPROVE A PRELIMINARY PLAT WITH A LIST OF CONDITIONS THAT MUST BE MET PRIOR TO THE APPROVAL OF A FINAL PLAT FOR RECORDING, UP TO FIVE YEARS MAY BE ALLOWED TO MEET THE CONDITIONS OF A MAJOR FINAL PLAT APPROVAL AND TWO YEARS FOR A MINOR. I UNDERSTAND THAT THE PRELIMINARY PLAT APPROVAL CONDITIONS MAY REQUIRE ME TO PROVIDE AND CONSTRUCT ADEQUATE WATER, WASTEWATER, FIRE SUPPRESSION, ACCESS, PAVEMENT AND DRAINAGE IMPROVEMENTS TO SAFELY SERVE THE PROPERTY. FURTHERMORE, I UNDERSTAND THAT I WILL NOT BE ABLE TO OBTAIN A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY UNTIL THESE IMPROVEMENTS ARE COMPLETE AND ACCEPTED BY THE CITY. I UNDERSTAND THAT A SURETY IN THE FORM OF A BOND OR CASH DEPOSIT WILL BE REQUIRED BY THE CITY TO RELEASE A FINAL PLAT FOR RECORDING PRIOR TO THE ACCEPTANCE OF ANY REQUIRED IMPROVEMENTS.

**PROPERTY DESCRIPTION**

BEING A 29.651 ACRE TRACT OF LAND SITUATED IN THE JOHN L. HUNT SURVEY, SECTION 187C, ABSTRACT NO. 588, AND BEING ALL OF PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201800336192, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, ALL OF PUC2, LOT 2, BLOCK B/6509, REPLAT OF PART OF BLOCK C/6509, WALNUT-STEMMONS INDUSTRIAL PARK AND PART OF BLOCK C/6509, WALNUT-STEMMONS INDUSTRIAL PARK, SECOND INSTALLMENT, RECORDED IN DOCUMENT NO. 202200285410, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS, ALL OF THAT 5.425 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PARKER UNIVERSITY, RECORDED IN DOCUMENT NO. 202300204807, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND A PORTION OF JAMES PARKER WAY, 60' R.O.W. CONVEYED IN CITY OF DALLAS ORDINANCE 29374, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3" ALUMINUM DISK FOUND STAMPED "COLE DESIGN GROUP FIRM" AT THE SOUTHWEST CORNER OF LOT 1, BLOCK B/6509, OF SAID PARKER UNIVERSITY CAMPUS, SAME BEING THE NORTHWEST CORNER OF A 1.900 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TEXAS ELECTRONICS LANE, LP, RECORDED IN VOLUME 2004219, PAGE 2844, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND IN THE EAST RIGHT-OF-WAY LINE OF ELECTRONIC LANE (60' R.O.W.) AS CONVEYED IN VOLUME 70217, PG 1855, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N00°44'12"W, ALONG THE WEST LINE OF SAID LOT 1, BLOCK B/6509, PARKER UNIVERSITY, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID ELECTRONIC LANE, A DISTANCE OF 157.56 FEET TO A 3" ALUMINUM DISK FOUND STAMPED "COLE DESIGN GROUP FIRM" AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ELECTRONIC LANE AND THE NORTH RIGHT-OF-WAY LINE OF PROGRAM DRIVE, (60' R.O.W.), AS CONVEYED IN SAID VOLUME 70217, PAGE 1588;

THENCE S89°21'35"W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK B/6509, PARKER UNIVERSITY AND THE SOUTH LINE OF SAID PUC2, LOT 2, BLOCK B/6509, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF PROGRAM DRIVE, A DISTANCE OF 904.59 FEET TO A CALCULATED POINT;

THENCE N45°40'23"W, A DISTANCE OF 7.08 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID PUC 2, BLOCK B/6509, SAME BEING THE EAST RIGHT-OF-WAY LINE OF COMPOSITE DRIVE (60' R.O.W.), AS CONVEYED IN VOLUME 70011, PAGE 1962, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N00°42'21"W, WITH THE WEST LINE OF SAID PUC2, LOT 2, BLOCK B/6509 AND THE WEST LINE OF SAID 5.425 ACRE TRACT, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID COMPOSITE DRIVE, A DISTANCE OF 922.67 FEET TO A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID 5.425 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A 0.588 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOMK, LLLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2015000013927, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N89°17'39"E, WITH TE NORTH LINE OF SAID 5.425 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.588 ACRE TRACT, A DISTANCE OF 250.32 FEET TO A 5/8-INCH IRON ROD FOUND (LAID OVER) AT AN ANGLE POINT IN THE NORTH LINE OF SAID 5.425 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF SAID 0.588 ACRE TRACT;

THENCE N00°49'13"W, WITH THE NORTH LINE OF SAID 5.425 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 0.588 ACRE TRACT, A DISTANCE OF 142.54 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID 5.425 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OS A 0.580 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSE ROLANDO ROSALES, RECORDED IN DOCUMENT NO. 201700232124, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N89°10'46"E, CONTINUING WITH THE NORTH LINE OF SAID 5.425 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.580 ACRE TRACT, AND CROSSING JAMES PARKER WAY (60' R.O.W.), AS CONVEYED IN VOLUME 70011, PAGE 1962, PLAT RECORDS OF DALLAS COUNTY, TEXAS, A DISTANCE OF 272.46 FEET TO A CALCULATED POINT IN THE WEST LINE OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID JAMES PARKER WAY;

THENCE N00°42'21"W, WITH THE WEST LINE OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID JAMES PARKER WAY, A DISTANCE OF 104.56 FEET TO A CALCULATED POINT;

THENCE N44°21'02"E, A DISTANCE OF 21.20 FEET TO A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, AND BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID JAMES PARKER WAY AND THE SOUTH RIGHT-OF-WAY LINE OF WALNUT HILL LANE (100' R.O.W.) AS CONVEYED IN VOLUME 70011, PAGE 1962, PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N89°17'10"E, WITH THE NORTH LINE OF SAID NORTH LINE OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF WALNUT HILL LANE, A DISTANCE OF 602.95 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, SAME BEING THE NORTHWEST CORNER OF A 83' DRAINAGE EASEMENT DESCRIBED IN THE DEED TO CITY OF DALLAS, RECORDED IN VOLUME 70217, PAGE 1885, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, SAME BEING THE WEST LINE OF SAID 83' DRAINAGE EASEMENT, THE FOLLOWING COURSES AND DISTANCES:

S00°42'21"E, A DISTANCE OF 1119.07 FEET TO A CALCULATED POINT;

S39°19'29"W, A DISTANCE OF 32.66 FEET TO A CALCULATED POINT;

S00°42'19"E, A DISTANCE OF 205.06 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, SAME BEING THE NORTHEAST CORNER OF SAID 1.900 ACRE TRACT;

THENCE S89°20'04"W, WITH THE SOUTH LINE OF SAID PARKER UNIVERSITY CAMPUS, LOT 1, BLOCK B/6509, SAME BEING THE NORTH LINE OF SAID 1.900 ACRE TRACT, A DISTANCE OF 209.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.651 ACRES OF LAND MORE OR LESS.

**SURVEYORS CERTIFICATE:**

I, \_\_\_\_\_, am a registered professional land surveyor (RPLS) in the State of Texas and have been hired to provide land surveying and platting services for the property described above. The scope of my services includes familiarity with the referenced State and Local Platting Regulations and Development Codes, the City of Dallas Survey Checklist, and knowledge of how to research County and City records, including deeds and easements. I understand that the quality of my plat submittal(s) will directly impact the amount of time required for City staff to review my work. I understand that the City is a review agency only and that I am the one responsible for researching, documenting, and creating the plat. I understand that the City will copy all comments and reviews of my work to the owner listed above. I understand that if I substantially fail to comply with the City's checklist then the City will return my submittal without completing a review and will expect me to comply with the checklist before resubmitting the plat for review which may delay the plat review process. I understand that City staff will be available to reasonably assist with any questions I may have.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Our signatures below attest that we have read and understand the referenced City Code Section 51A-8 regarding Plat Regulations and are in mutual agreement with this Platting Memo of Understanding.

Owner signature and date \_\_\_\_\_ Surveyor signature and date \_\_\_\_\_  
Owner signature and date \_\_\_\_\_ Surveyor signature and date \_\_\_\_\_  
Owner printed name \_\_\_\_\_ Surveyor printed name \_\_\_\_\_  
Contact phone number \_\_\_\_\_ Contact phone number \_\_\_\_\_  
Contact E-mail \_\_\_\_\_ Contact E-mail \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2004

BY: \_\_\_\_\_  
(OWNER)

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC FOR AND IN FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

PLACE COUNTY RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

I, Tony Shiddiq, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas  
Attest: \_\_\_\_\_  
Secretary

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PRELIMINARY PLAT  
**PARKER UNIVERSITY LOT 1R B/6509,  
LOT 1R A/6509 AND LOT 2R B/6509**  
BEING A REPLAT OF PARKER UNIVERSITY CAMPUS ADDITION LOT 1, B/6509, INST. NO. 201800336192 AND PUC2 ADDITION LOT 2, BLOCK B/6509, INST. NO. 202200285410 IN THE JOHN L. HUNT SURVEY, ABSTRACT NO. 588 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TOTAL OF 3 LOTS  
RECONFIGURE THREE EXISTING LOTS  
PREPARED IN JULY 2025  
CITY PLAN FILE NO. PLAT-25-000044 & S245-209



OWNER:  
DONNIE MCNUTT  
PARKER UNIVERSITY  
2639 ELECTRONIC LANE #105  
DALLAS, TEXAS, 75220  
CONTACT: DONNIE MCNUTT  
PHONE: 214-353-6510

OWNER:  
DONNIE MCNUTT  
PARKER UNIVERSITY  
2639 ELECTRONIC LANE #105  
DALLAS, TEXAS, 75220  
CONTACT: DONNIE MCNUTT  
PHONE: 214-353-6510

SURVEYOR:  
KFM ENGINEERING & DESIGN, LLC  
3501 OLYMPIUS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
CONTACT: ROBERT MALOY, RPLS  
PHONE: (817) 771-4621  
TBPELS #: 10194934