OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Plano Independent School District is the owner of a tract of land situated in the Martha McBride Survey, Abstract No. 553, City of Dallas, Collin County, Texas, and being all of Lots 6 thru 10, Block I/8728 and Lots 12 and 18 of Block J/8728, Preston Villa Addition, an Addition to the City of Dallas, Collin County, Texas, according to the Plat thereof recorded in Volume 2, Page 63 of the Map Records of Collin County, Texas, being part of Lot 1A of Block J/8728, Maple Shade Plaza, an Addition to the City of Dallas, Collin County, Texas, according to the Plat thereof recorded in Volume 2006, Page 9 of the Plat Records of Collin County, Texas, and being all of Cross Timber Lane as abandon by City of Dallas Ordinance No. 30365, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the east corner of said Lot 6, said iron rod being in the northwest Right Of Way line of Creek Drive (60' ROW);

THENCE S 46°13'51" W following the northwest Right Of Way line of Creek Drive a distance of 199.93' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner, said iron rod being at the beginning of a curve to the right;

THENCE along said curve to the right following the northwest Right Of Way line of Creek Drive through a central angle of 02°44'41", a radius of 40.00', an arc length of 1.92', with a chord bearing of S 47°36'11" W, and a chord length of 1.92' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 47°36'11" W following the northwest Right Of Way line of Creek Drive a distance of 138.35' to a yellow plastic cap stamped "NDM" found for corner;

THENCE S 46°34'12" W following the northwest Right Of Way line of Creek Drive a distance of 409.93' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE along said curve to the right through a central angle of 133°40'35". a radius of 42.00', an arc length of 97.99', with a chord bearing of N 66°35'30" W, and a chord length of 77.23' to a 1/2" iron rod with yellow plastic cap stamped "PACHECO" found for corner in the east Right Of Way line of Oxford Drive (60' ROW);

THENCE N 00°14'49" E following the east Right Of Way line of Oxford Drive a distance of 568.79' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE along said curve to the right following the east Right Of Way line of Oxford Drive through a central angle of 12°20'29", a radius of 250.01', an arc length of 53.85', with a chord bearing of N 06°25'04" E, and a chord length of 53.75' to a 1/2" iron rod with yellow plastic cap stamped "PACHECO" found for corner;

THENCE N 12°35'18" E following the southeast Right Of Way line of Oxford Drive a distance of 200.84' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the beginning of a tangent curve to the right;

THENCE along said curve to the right through a central angle of 78°39'10", a radius of 40.00', an arc length of 54.91', with a chord bearing of N 51°54'53" E, and a chord length of 50.70' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the south Right Of Way line of Mapleshade Lane (50' ROW);

THENCE S 88°45'41" E following the south Right Of Way line of Mapleshade Lane a distance of 337.09' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the beginning of a tangent curve to the right;

THENCE along said curve to the right through a central angle of 111°16'25", a radius of 40.00', an arc length of 77.68', with a chord bearing of S 33°07'29" E, and a chord length of 66.04' to a 1/2" iron rod with orange plastic cap stamped "4613" found for corner at the beginning of a tangent curve to the right;

THENCE along said curve to the right through a central angle of 17°18'30", a radius of 23.50', an arc length of 7.10', with a chord bearing of N 75°34'48" W, and a chord length of 7.07' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner, said iron rod being at the north end of a Right Of Way Dedication as recorded in County Clerk No. 20170522000650990, Official Public Records of Collin County, Texas;

THENCE along said reverse curve to the left following the northwest ROW Dedication through a central angle of 156°02'59", a radius of 50.00', an arc length of 136.18', with a chord bearing of S 35°23'25" W, and a chord length of 97.82' to a 1/2" iron rod with orange plastic cap stamped "4613" found for corner;

THENCE S 42°38'05" E following the west ROW Dedication a distance of 51.00' to an "X" cut found for corner;

THENCE N 46°13'54" E a distance of 1.00' to an "X" cut found for corner at the west corner of Lot 11A, Block 1/8728, Mapleshade Addition No. 2, an Addition to the City of Dallas, Collin County, Texas, according to the Plat thereof recorded in Volume 2013, Page 191 of the Map Records of Collin County, Texas;

THENCE S 43°40'22" E following the southwest line of said Lot 11A passing at 130.00' the south corner of Lot 11A and the west corner of Lot 5, of said Preston Villa Addition and continuing in all a distance of 260.00' to the POINT OF BEGINNING and containing 340,977 Square Feet or 7.828 Acres of land.

OWNER DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT the Plano Independent School District, acting by and through its duly authorized agent, ,Officer, does hereby adopt this plat, designating the herein described property as PLANO ISD WRAPAROUND SERVICE CENTER ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of, _____, 2022.

_____
Plano Independent School District
Name: Johnny Hill
Title: Deputy Superintendent of Business and Employee Services

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOHNNY HILL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ of _____. 2022.

_____
Notary Public in and for said State.
My Commission Expires:

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO COMBINED ALL OF LOTS 6–10, BLOCK I/8728, LOTS 1A, BLOCK I/8728 AND LOTS 12 AND 18, BLOCK J/8728 INTO ONE LOT.

2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

3. BASIS OF BEARING IS THE SOUTH ROW LINE OF MAPLESHADE LANE (S 88°45'41" E) NORTH LINE OF LOT 1A, BLOCK I/8728 ARE BASED ON FINAL PLAT OF MAPLE SHADE PLAZA AS RECORDED IN VOLUME 2006, PAGE 9, MAP RECORDS OF COLLIN COUNTY, TEXAS.

4. POSTED COORDINATES ARE ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATES VALUES, NO SCALE AND NO PROJECTION.

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF COLLIN

SURVEYORS STATEMENT:

I, David J. Surdukan, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2022.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

_____
DAVID J. SURDUKAN
Texas Registered Professional Land Surveyor No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAVID J. SURDUKAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ of _____. 2022.

_____
Notary Public in and for said State.
My Commission Expires:

PRELIMINARY PLAT
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

PLANO ISD WRAPAROUND SERVICE CENTER ADDITION

BLOCK I/8728, LOT 1
7.828 ACRES
BEING ALL OF LOTS 6–10
BLOCK I/8728
BEING ALL OF LOTS 12 AND 18
BLOCK J/8728
PRESTON VILLA ADDITION
BEING PART OF LOT 1A
BLOCK J/8728
MAPLE SHADE PLAZA
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
COLLIN COUNTY, TEXAS
CITY OF DALLAS FILE NO. S223–004

SHEET 2 OF 2

OWNER
PLANO INDEPENDENT SCHOOL DISTRICT
ATTN: JOHNNY HILL
6600 ALMA DRIVE
PLANO, TEXAS 75023
(972) 519–8282

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924–8200
FIRM NO. 10069800
ATTN: DAVID SURDUKAN