

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
PROPERTY DESCRIPTION:

WHEREAS, MIKE HARRISON IS THE OWNER OF A TRACT OF LAND SITUATED IN THE ELI MERRELL SURVEY, ABSTRACT NO. 978, AND BEING PART OF CITY OF DALLAS BLOCK 978, BEING ALL OF LOT 2, BLOCK A/6488, OF KAREN HARRISON ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004001, PAGE 214, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A PART OF A CALLED 10.47 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MIKE HARRISON, OF RECORD IN VOLUME 2002242, PAGE 6566, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF CALIFORNIA CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING IN THE EAST LINE OF A CALLED 0.414 ACRE TRACT OF LAND DESCRIBED IN A SHERIFF'S DEED TO MIKE HARRISON, RECORDED UNDER COUNTY CLERK'S FILE NO. 201800029832, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A/6488;

THENCE SOUTH 89°48'22" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CALIFORNIA CROSSING, A DISTANCE OF 160.17 TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 00°11'38" EAST, A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER IN THE NORTH LINE OF SAID 10.47 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CALIFORNIA CROSSING;

THENCE SOUTH 89°54'13" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CALIFORNIA CROSSING, A DISTANCE OF 177.37 FEET TO A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTHWEST HIGHWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 70°11'08" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTHWEST HIGHWAY, A DISTANCE OF 187.30 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID 10.47 ACRE TRACT AND BEING IN THE WEST RIGHT-OF-WAY LINE OF BICKHAM ROAD (A 60' RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE (BENT) BEARS NORTH 70°11'08" WEST, A DISTANCE OF 4.23 FEET;

THENCE SOUTH 01°42'32" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BICKHAM ROAD AND THE EAST LINE OF SAID 10.47 ACRE TRACT, A DISTANCE OF 667.57 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER THEREOF AND BEING IN THE CENTER OF A 100 FOOT DRAINAGE EASEMENT RECORDED IN VOLUME 167, PAGE 1635 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ANANI LLC, RECORDED UNDER COUNTY CLERK'S NO. 201200247264, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID ANANI LLC TRACT BEARS SOUTH 01°42'32" EAST, A DISTANCE OF 354.00 FEET;

THENCE SOUTH 67°23'43" WEST ALONG THE COMMON LINE OF SAID 10.47 ACRE TRACT AND SAID ANANI LLC TRACT, A DISTANCE OF 607.25 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF SAID 10.47 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 0.414 ACRE TRACT, FROM WHICH A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5587" SET FOR REFERENCE BEARS NORTH 00°37'33" WEST, A DISTANCE OF 135.00 FEET;

THENCE NORTH 00°37'33" WEST ALONG A COMMON LINE OF SAID 10.47 ACRE TRACT AND SAID 0.414 ACRE TRACT, A DISTANCE OF 396.50 FEET TO A POINT FOR CORNER AT AN ANGLE POINT THEREIN;

THENCE NORTH 89°49'28" EAST ALONG A COMMON LINE OF SAID 10.47 ACRE TRACT AND SAID 0.414 ACRE TRACT, A DISTANCE OF 9.50 FEET TO A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER;

THENCE NORTH 02°12'39" EAST ALONG THE MOST NORTHERN COMMON LINE OF SAID 10.47 ACRE TRACT AND SAID 0.414 ACRE TRACT, A DISTANCE OF 563.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 452,607 SQUARE FEET OR 10.390 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE COMPASS SCHOOL OF TEXAS, ACTING BY AND THROUGH ITS DULY AUTHORIZED REPRESENTATIVE, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **KAREN HARRISON REVISED 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).

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 ____, 2025.

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.

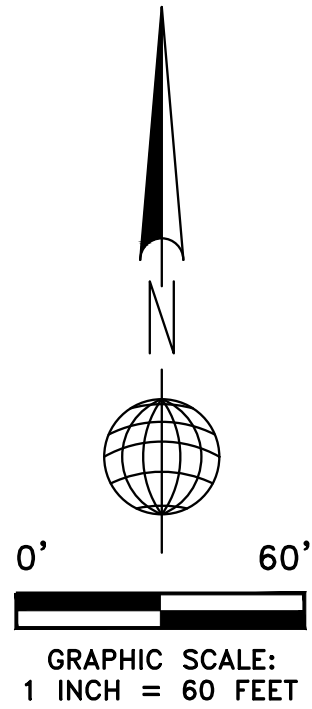
OWNER: MIKE HARRISON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MIKE HARRISON, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

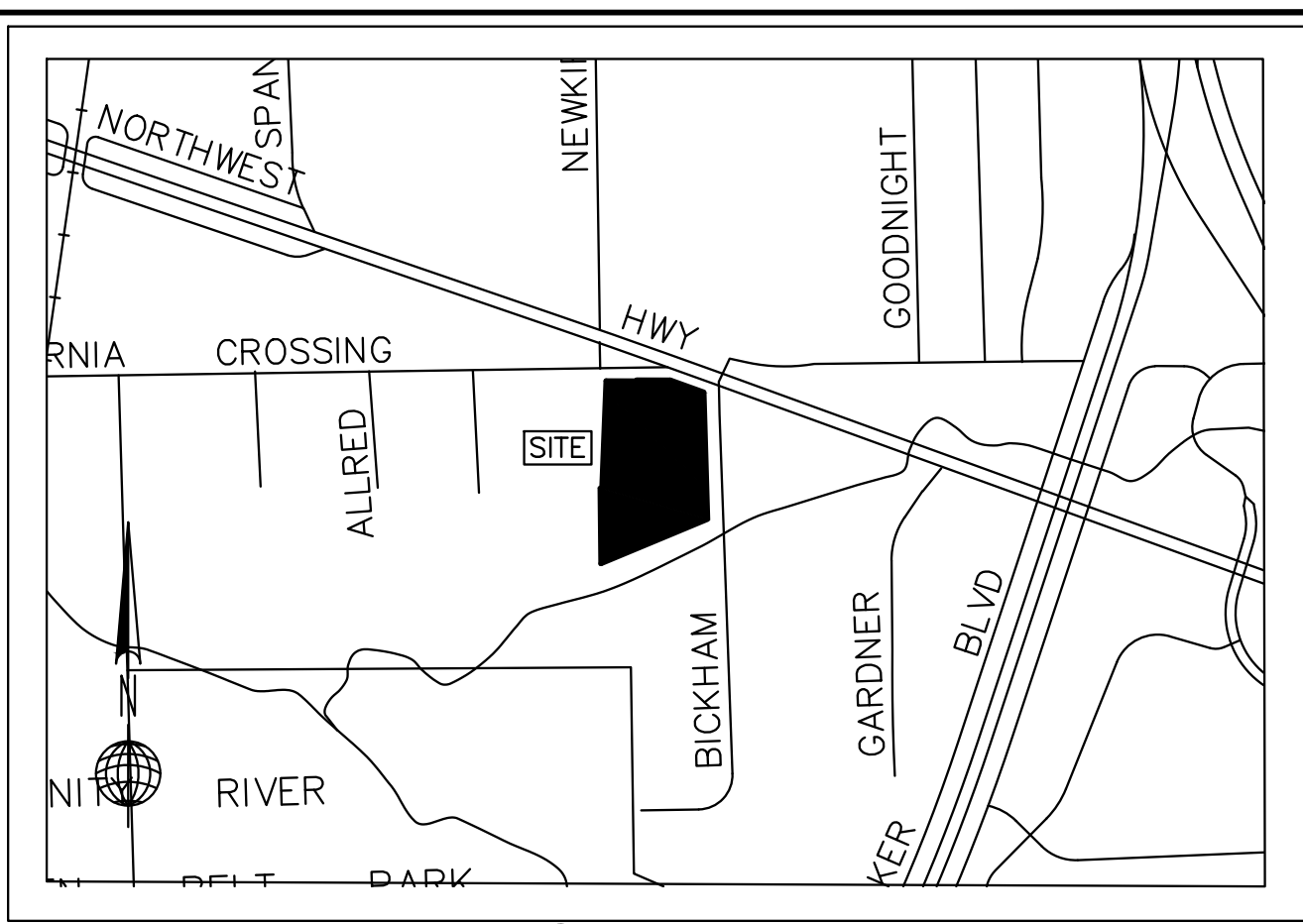
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: ____



OWNER:
MIKE HARRISON
4847 NORTHWEST HWY.
DALLAS, TX 75220

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
17111 PRESTON RD.
DALLAS, TX 75248
PHONE (972) 881-1700
JLMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300



SURVEYOR'S STATEMENT
STATE OF TEXAS
COUNTY OF DALLAS

I, JASON L. MORGAN, 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 ENGINEERS AND LAND SURVEYORS, 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 ____, 2025.

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.

JASON L. MORGAN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, R.P.L.S. NO. 5587, STATE OF TEXAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: ____

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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 PLAT
KAREN HARRISON REVISED ADDITION
LOT 2A, BLOCK A/6488
BEING A REPLAT OF LOT 2, BLOCK A/6448
KAREN HARRISON ADDITION
AND A PORTION OF CITY BLOCK A/6488
BEING 10.390 ACRES OF LAND
SITUATED IN THE
ELI MERRELL SURVEY, ABSTRACT NUMBER 978
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000159

JOB NO.: 25-09-149
PREPARED: OCTOBER 2025

NOTES:

- 1) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 2) THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM ONE EXISTING LOT AND ONE TRACT OF LAND.
- 3) BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011).
- 4) ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).