OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

PROPERTY DESCRIPTION:

BEING ALL OF LOT 1, BLOCK A/5664 OF SECOND INSTALLMENT OF THE NORTHWEST HILLS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 237, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING A PART OF THE JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455, CITY OF DALLAS, TEXAS, AND OUT OF THE MATTIE B. FREEMAN 404 ACRE TRACT AND BEING ALL OF A CALLED 1.5 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE COMPASS SCHOOL OF TEXAS, OF RECORD IN CLERK'S FILE NUMBER 202200222229, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND CLERK'S FILE NUMBER 202300120917, 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 NORTHWEST HIGHWAY (A VARIABLE WIDTH RIGHT—OF—WAY), AT THE NORTHEAST CORNER OF SAID LOT 1 COMMON TO THE NORTHWEST CORNER OF LOT 2 OF SAID ADDITION;

THENCE SOUTH 05°30'26" WEST ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, A DISTANCE OF 150.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON WEST CORNER OF SAID LOT 2 AND LOT 3 OF SAID ADDITION;

THENCE SOUTH 54°13'26" WEST ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 3, A DISTANCE OF 171.50 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE COMMON WEST CORNER OF LOT 3 AND LOT 4—A OF NORTHWEST HILLS ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 20, PAGE 367, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 53°42'26" WEST ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4—A, A DISTANCE OF 177.18 FEET TO A POINT FOR CORNER NEAR THE CENTER OF A CREEK, AT A COMMON CORNER OF SAID LOT 3 AND LOT 4, BLOCK C/5664, OF NORTHWEST HILLS, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 237, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;
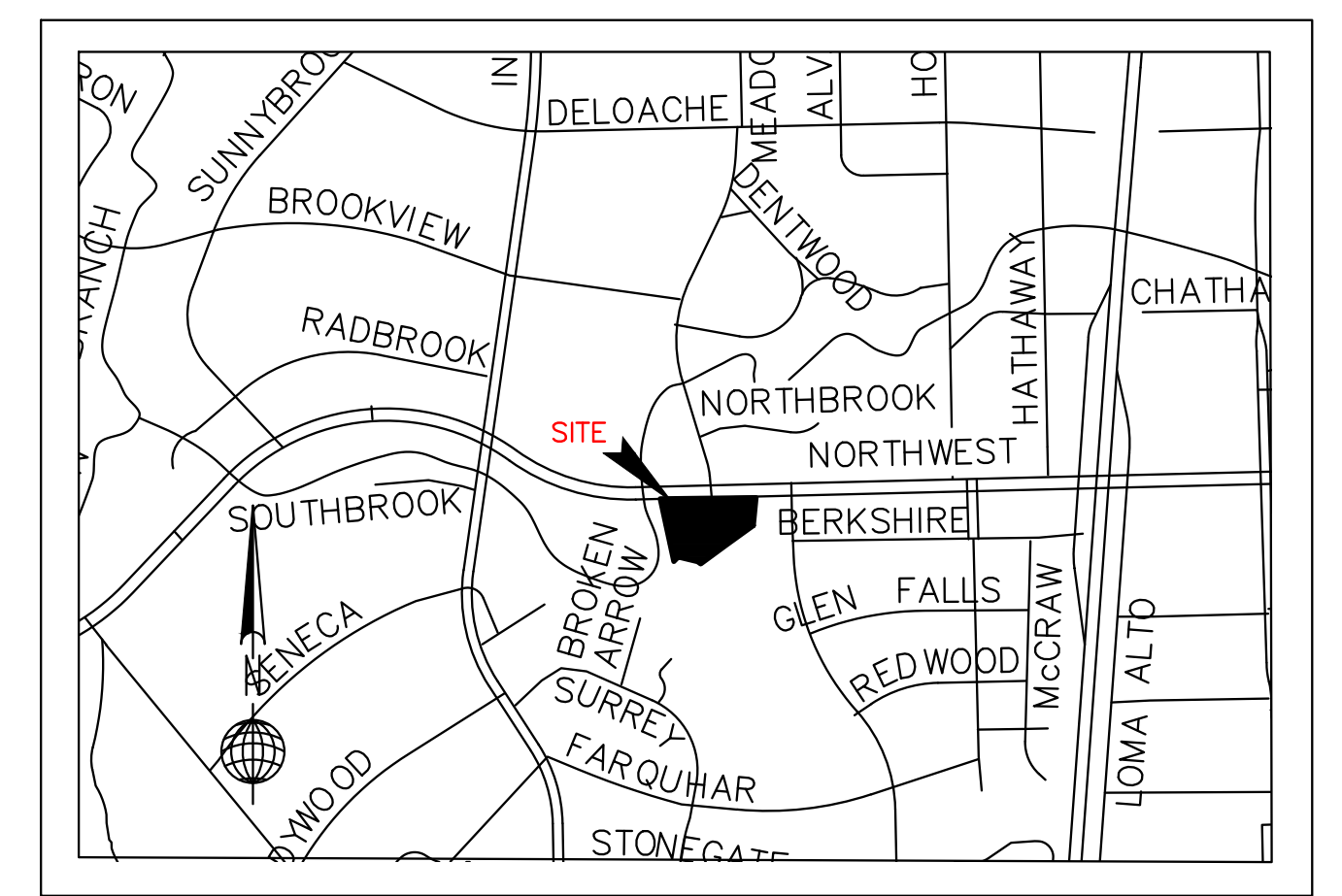
THENCE NORTH 54°59'28" WEST ALONG AND NEAR THE CENTER OF SAID CREEK AND A COMMON LINE OF SAID LOT 1 AND SAID LOT 4, A DISTANCE OF 20.52 FEET TO A POINT FOR CORNER;

THENCE NORTH 76°14'59" WEST CONTINUING ALONG AND NEAR THE CENTER OF SAID CREEK, A DISTANCE OF 106.80 FEET FOR CORNER IN THE COMMON LINE OF SAID LOT 1 AND SAID 1.5 ACRE TRACT, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE BEARS NORTH 44°59'00" EAST, A DISTANCE OF 40.50 FEET;

THENCE SOUTH 44°04'07" WEST ALONG THE SOUTHEAST LINE OF SAID 1.5 ACRE TRACT, A DISTANCE OF 33.80 FEET TO A POINT FOR CORNER AT THE MOST SOUTHERN CORNER THEREOF;

THENCE NORTH 12°17'53" WEST ALONG THE WESTERLY LINE OF SAID 1.5 ACRE TRACT, A DISTANCE OF 343.95 FEET TO A POINT FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING IN THE SOUTH RIGHT—OF—WAY LINE OF SAID NORTHWEST HIGHWAY;

THENCE SOUTH 89°17'07" EAST ALONG THE SOUTH RIGHT—OF—WAY LINE OF SAID NORTHWEST HIGHWAY, A DISTANCE OF 513.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 131,317 SQUARE FEET OR 3.015 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE COMPASS SCHOOL OF TEXAS DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **THE COMPASS SCHOOL OF TEXAS 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 ACCOMODATION 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 _____, 2024.

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.

THE COMPASS SCHOOL OF TEXAS

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 MICHAEL J. ANDERSON, KNOWN BY 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 _____, 2024.

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.

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

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 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 _____, 2024.

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 COLLIN

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 _____, 2024.

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

CERTIFICATE OF APPROVAL

I, TONY SHIDID, 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

CITY PLAN FILE NO. S245—054

PRELIMINARY PLAT
LOT 1A, BLOCK A/5664
THE COMPASS SCHOOL OF TEXAS ADDITION
BEING A REPLAT OF LOT 1, BLOCK A/5664 SECOND INSTALLMENT OF NORTHWEST HILLS ADDITION AND A PORTION OF THE JAMES L. FARQUHAR SURVEY, ABSTRACT NUMBER 455
BEING 3.015 ACRES OF LAND SITUATED IN THE JAMES L. FARQUHAR SURVEY, ABSTRACT NUMBER 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOB NO.: 24—10—065
PREPARED: NOVEMBER 2024

OWNER:
THE COMPASS SCHOOL OF TEXAS
FRANCIS HARRISON
5414 W. NORTHWEST HWY.
DALLAS, TX 75220
PHONE (214) 502—4506
FHARRISON@COMPASSCHOOLTX.ORG

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
JASON LEHIGH
7557 RAMBLER RD. STE. 1400
DALLAS, TX 75231
PHONE (972) 235—3031
JASON.LEHIGH@WESTWOODPS.COM

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TX 75026
PHONE (972) 881—1700
JMORGAN@GLS—INC.COM
TBPELS FIRM NO. 10016300
JOB NO. 24—10—065

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.
3) BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
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) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.s, DIMENSIONS, ETC. ARE PER PLAT RECORDED VOLUME 31, PAGE 103, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

LEGEND:
(MRD) = MONUMENT OF RECORD DIGNITY
I.P. = IRON PIPE
I.R. = IRON ROD
FND = FOUND
R.O.W. = RIGHT—OF—WAY
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CC# = COUNTY CLERK'S FILE NUMBER
INST. NO. = COUNTY CLERK'S INSTRUMENT NUMBER
SET 5/8" I.R.=SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587"

VICINITY MAP
1"=1000'

GRAPHIC SCALE:
1 INCH = 50 FEET