

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS \*  
 COUNTY OF DALLAS \*

WHEREAS, TRINITY CHRISTIAN ACADEMY, a Texas Non-Profit corporation is the owner of a tract of land situated in the Eli Shepherd Survey, Abstract No. 1361 and the Levi Noble Survey, Abstract No. 1098 and being a 15.574 acre tract of land known as all of Lot 1, Block A, TRINITY CHRISTIAN ACADEMY an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 95062, Page 3605, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being a portion of that certain tract described in deed to Jack Pogue as recorded in Volume 85003, Page 1789, D.R.D.C.T. and being a portion of that certain tract described in deed to Trinity Christian Academy as recorded in Volume 85003, Page 1789, D.R.D.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap marked RPLS 3989 set (1/2" IRS) for the southeast corner of said Lot 1, and being in the west right of way line of Addison Road of a 12 foot right of way dedication described by plat in Volume 95062, Page 3605, D.R.D.C.T.;

THENCE North 89 deg 43 min 50 sec West, a distance of 1348.04 feet to a 1/2" IRS for a point of a non-tangent curve to the north and east, having a radius of 170.00 feet and a central angle of 90 deg 00 min 00 sec and having a chord which bears North 45 deg 16 min 10 sec East 240.42 feet;

THENCE easterly, northeasterly and northerly along said curve, a distance of 267.04 feet to a 1/2" IRS;

THENCE North 00 deg 16 min 10 sec East, a distance of 308.17 feet to a 1/2" IRS for the beginning of curve to the right with a radius of 155.00 feet;

THENCE northeasterly a distance of 243.57 feet to a 1/2" IRS along the curve to the southeast, and a central angle of 90 deg 02 min 15 sec;

THENCE South 89 deg 41 min 35 sec East tangent to said curve, a distance of 436.69 feet to a 1/2" IRS and the beginning of a curve to the right with a radius of 80.00 feet;

THENCE easterly and southeasterly a distance of 59.68 feet to a 1/2" IRS along the curve to the south, having a radius of 80.00 feet and a central angle of 42 deg 44 min 24 sec;

THENCE South 07 deg 36 min 27 sec East, a distance of 57.59 feet to a 1/2" IRS and the beginning of a curve to the northeast having a radius of 25.00 feet

THENCE along said curve to the left a distance of 90.22 feet to a 1/2" IRS and through a central angle of 206 deg 45 min 36 sec and having a chord which bears North 69 deg 55 min 01 sec East 48.64 feet;

THENCE South 33 deg 27 min 47 sec East, a distance of 38.96 feet to a 1/2 inch iron rod with a yellow cap marked Hult-Zollars found for corner;

THENCE North 79 deg 55 min 24 sec East, a distance of 79.68 feet to a 1/2 inch iron rod with a yellow cap marked Hult-Zollars found for corner and the beginning of a curve to the left having a radius that bears North 25 deg 24 min 06 sec East of 1050.00 feet;

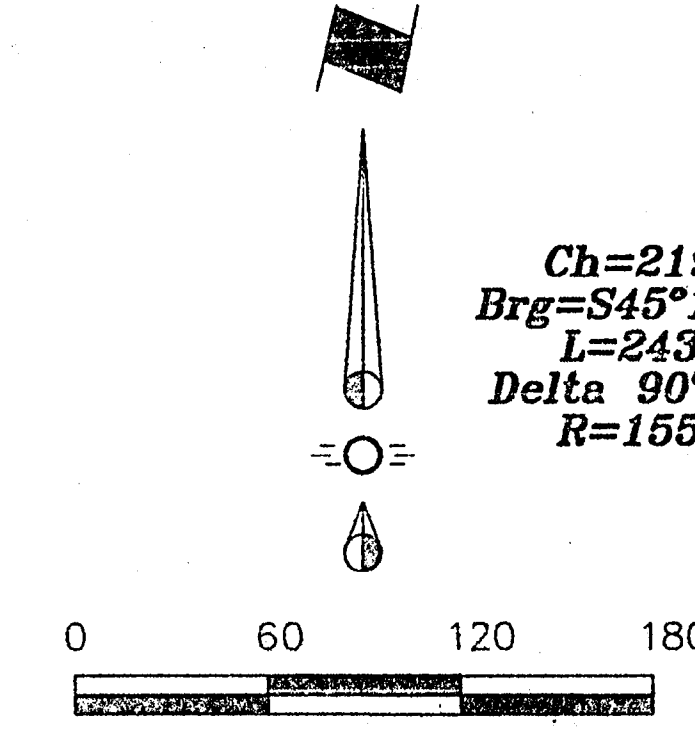
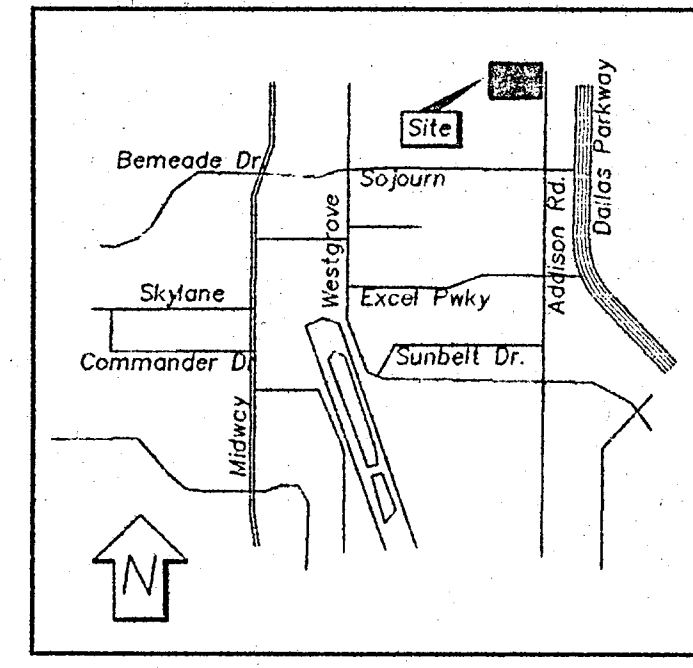
THENCE southeasterly along said curve, a distance of 285.66 feet and through a central angle of 15 deg 35 min 16 sec to a 1/2" IRS having a chord which bears South 72 deg 23 min 32 sec East 284.78 feet;

THENCE South 50 deg 03 min 03 sec East, a distance of 156.20 feet to a 1/2 inch iron rod with a yellow cap marked Hult-Zollars found for corner in said west right of way line of Addison Road;

THENCE South 02 deg 22 min 55 sec West, a distance of 369.03 feet to the Point of Beginning and containing 678,393 square feet, or 15.574 acres of land.

The basis of bearing for this description is the plat of record, Lot 1, Block A, TRINITY CHRISTIAN ACADEMY an addition to the City of Addison, Dallas County, Texas according to the plat recorded in Volume 95062, Page 3605, Deed Records, Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That TRINITY CHRISTIAN ACADEMY, does hereby adopt this plat designating the hereinabove property as TRINITY CHRISTIAN ACADEMY, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon. The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, election, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted. Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service. Water main and sanitary sewer 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 service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.



GRAPHIC SCALE  
 1" = 60'

LOT 2 DOMINION ADDITION  
 VOLUME 95102 PAGE 2238  
 D.R.D.C.T.

LOT 1 DOMINION ADDITION  
 VOLUME 95102 PAGE 2238  
 D.R.D.C.T.

R=170.00'  
 Delta 90°00'00"  
 L=267.04'  
 Brg=N45°16'10"E  
 Ch=240.42'

CARROLL ROAD  
 60' RIGHT-OF-WAY  
 VOL. 10 PAGE 473  
 DESCRIBED AS ABANDONED  
 (NO DOCUMENT FOUND)

Approved by the Addison City Council on the \_\_\_\_\_ of \_\_\_\_\_, 2006

Mayor \_\_\_\_\_  
 City Secretary \_\_\_\_\_

LEGEND

- BOUNDARY LINE
- - - PLAT OR DEED LINES
- - - EASEMENT
- I.R.F. IRON ROD FOUND
- I.R.S. 1/2 INCH IRON ROD WITH YELLOW CAP MARKED RPLS 3989 SET
- CM CONTROL MONUMENT
- EASEMENT ABANDONMENT

NOTES:  
 1. Surveyor has not abstracted subject property.  
 2. The property is subject to all easements of record.

STATE OF TEXAS \*  
 COUNTY OF DALLAS \*

KNOW ALL MEN BY THESE PRESENTS: That David A. Vilbig, do hereby certify that I prepared this plat from an actual and shown accurate survey of the land; that the corner monuments shown were properly placed under my personal supervision in acceptance with the platting rules and regulations of the Town of Addison, Texas.

David A. Vilbig  
 Registered Professional Land Surveyor No. 3989

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 David A. Vilbig, 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 \_\_\_\_\_, 2006

Notary Public in and for  
 Dallas County, Texas

STATE OF TEXAS \*  
 COUNTY OF DALLAS \*

I, the undersigned owner of the land shown hereon and designate herein as the TRINITY CHRISTIAN ACADEMY, an addition to the Town of Addison, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water course, drains, easements and public places thereon shown for the use and consideration therein expressed.

I further acknowledge that the dedications and or extractions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication or extractions made herein.

XXXXX  
 Chairman of the Board of Trustees

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 \_\_\_\_\_ 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 \_\_\_\_\_, 2006

Notary Public in and for  
 Dallas County, Texas

SCALE: 1" = 60' VAI No. 689-27 DATE: JUNE 30, 2006

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
C1	57.46'	N56°08'17"W	49.00'	67°11'06"	54.22'
C2	72.26'	N44°43'50"W	46.00'	90°00'00"	65.05'
C3	109.36'	S44°43'50"E	70.00'	90°00'00"	98.99'
C4	51.64'	N22°46'10"E	66.00'	45°00'00"	50.51'
C5	70.69'	N22°46'10"E	90.00'	45°00'00"	68.88'
C6	70.69'	N22°46'10"E	90.00'	45°00'00"	68.88'
C7	51.64'	N22°46'10"E	66.00'	45°00'00"	50.51'
C8	50.39'	S73°52'06"E	51.00'	31°43'27"	43.74'
C9	63.54'	S73°50'06"E	115.00'	31°39'26"	62.74'
C10	24.36'	S73°52'06"E	44.00'	31°43'27"	24.05'
C11	11.07'	S73°52'06"E	20.00'	31°43'27"	10.93'
C12	17.69'	N69°27'46"W	25.00'	40°32'09"	17.32'
C13	39.27'	N45°16'10"E	25.00'	90°00'00"	35.36'
C14	21.58'	N24°27'45"W	25.00'	49°27'51"	20.52'
L1	10.00'	N89°43'50"W			
L2	45.57'	N44°43'50"W			
L3	77.46'	N00°16'10"E			
L4	Not used				
L5	20.52'	S00°16'10"W			
L6	5.00'	N89°43'50"W			
L7	28.62'	S00°16'10"W			
L8	10.00'	S89°43'50"E			
L9	44.83'	S00°16'10"W			
L10	31.42'	S44°43'50"E			
L11	12.00'	S69°43'50"E			
L12	10.00'	S00°16'10"W			
L13	12.00'	N89°43'50"W			
L14	14.24'	S00°16'10"W			
L15	Not used				
C15	20.37'	N15°19'10"E	54.00'	30°05'18"	28.05'
L16	24.00'	N00°13'07"E			
C16	15.79'	S15°17'47"W	30.00'	30°09'20"	15.61'
C17	15.72'	N14°47'33"W	30.00'	30°01'31"	15.54'
C18	28.35'	N14°16'08"W	54.00'	30°04'34"	28.02'
L17	Not used				
C19	15.75'	S14°46'06"E	30.00'	30°04'34"	15.57'
C20	28.30'	S14°47'39"E	54.00'	30°01'31"	27.98'
L18	24.00'	S00°13'07"W			
C21	28.42'	S15°17'47"W	54.00'	30°09'20"	28.09'
C22	15.76'	S15°19'10"W	30.00'	30°05'18"	15.58'

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