

### OWNER'S CERTIFICATE

State of Texas §  
County of Dallas §

The undersigned hereby certifies that Clint D. & Nancy P. Carlson are the owners of the tract of land described as Lot 2-B, Block 7, of University Park Estates, an Addition to the City of University Park, Texas, as recorded in Volume 44, Page 27, of the Map Records of Dallas County, Texas and the tract of land described as a part of Lot 1B-R and all of Lot 3A-R, Block 7, of University Park Estates Revised, an addition to the City of University Park, Texas, as recorded in Volume 96126, Page 47, of the Deed Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That we Clint D. & Nancy P. Carlson, do hereby adopt this plat as a replat of Lot 3B-R, Block 7, of University Park Estates, an Addition to the City of University Park.

WITNESS OUR HANDS AT DALLAS, TEXAS, this the \_\_\_\_ day of \_\_\_\_ 2017

Owner: Clint D. Carlson

State of Texas §  
County of Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Clint D. Carlson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_ 2017.

Notary Public, State of Texas

Owner: Nancy P. Carlson

State of Texas §  
County of Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Nancy P. Carlson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_ 2017.

Notary Public, State of Texas

### SURVEYOR'S CERTIFICATE

State of Texas §  
County of Dallas §

That I, Brian R. Wade, do hereby certify that I prepared this replat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the applicable codes and ordinances of the City of University Park.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document."

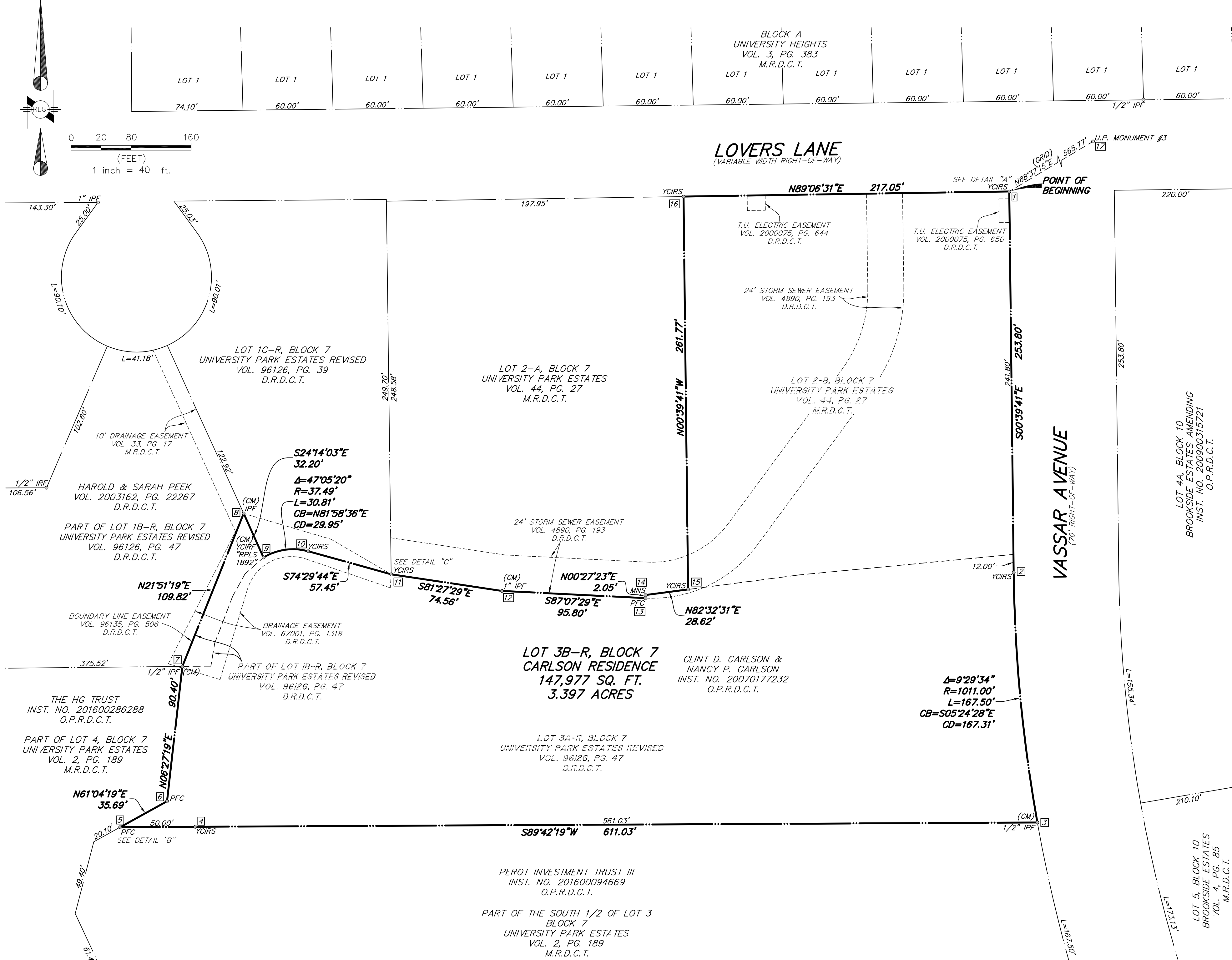
Brian R. Wade R.P.L.S. NO. 6098

State of Texas §  
County of Dallas §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brian R. Wade, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_ 2017.

Notary Public, State of Texas



U.P. GRID COORDINATES		
Number	Grid Northing	Grid Easting
1	6996772.11	2491008.21
2	6996518.36	2491011.14
3	6996351.81	2491026.90
4	6996348.93	2490465.95
5	6996348.67	2490415.95
6	6996365.93	2490447.19
7	6996455.75	2490457.35
8	6996557.66	2490498.23
9	6996528.30	2490511.44
10	6996532.48	2490541.10
11	6996517.13	2490596.45
12	6996506.05	2490670.17
13	6996501.25	2490765.84
14	6996503.30	2490765.86
15	6996507.01	2490794.23
16	6996768.74	2490791.21
17	6996785.73	2491573.81

### LEGEND

----- PROPERTY LINE  
----- EASEMENT LINE  
----- 1/2" IRON ROD WITH YELLOW PLASTIC  
CAP STAMPED "RLG INC" SET  
----- 1/2" IRON PIPE FOUND  
----- MAG NAIL SET  
----- CONTROLLING MONUMENT  
----- MAP RECORDS, DALLAS COUNTY, TX  
----- DEED RECORDS, DALLAS COUNTY, TX  
----- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX  
----- INSTRUMENT NUMBER  
----- VOLUME  
----- PAGE  
----- POINT FOR CORNER

### NOTES:

- BASIS OF BEARINGS: South line of Lovers Lane per Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.
- CONTROLLING MONUMENTS: As shown.
- All coordinates posted hereon are grid coordinates based on City of University Park Monuments as re-established by Raymond L. Goodson, Jr., Inc. (May, June, and July 2003)."
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

I, Jessica E. Rees, Planner for the City of University Park, Texas, pursuant to the authority of 212.0065 of the Texas Local Government Code and the City of University Park's Ordinance Number 07/45 dated December 4, 2007, do hereby certify that the attached replat was duly filed and approved by the city of University Park on the \_\_\_\_ day of \_\_\_\_ 2017.

Jessica E. Rees  
Planner

Approved as to Form:

Robert L. Dillard, III  
City Attorney

### CERTIFICATE OF APPROVAL

### OWNER'S CERTIFICATE

WHEREAS, Clint D. & Nancy P. Carlson are the sole owners of all that certain tract or parcel of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, and being part of Lot 1B-R and all of Lot 3A-R of Block 7, University Park Estates Revised, an addition to the City of University Park according to the plat recorded in Volume 96126, Page 47, Deed Records, Dallas County, Texas, and all of Lot 2-B, Block 7, University Park Estates an addition to the City of University Park according to the plat recorded in Volume 44, Page 27, Map Records, Dallas County, Texas as conveyed to Clint D. Carlson & Nancy P. Carlson by deed recorded in instrument No. 20070177232, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the northwest corner of said Lot 2-B at the intersection of the south right-of-way line of Lovers lane (variable width right-of-way) and the west right-of-way line of Vassar Avenue (70 foot right-of-way), from which an iron rod with yellow plastic cap stamped "RPLS 5587" bears South 35° 36' 15" East a distance of 0.32 feet;

THENCE South 00° 39' 41" East, along the west line of said Vassar Avenue and the east line of said Lot 2-B, passing at a distance of 241.80 feet the east common corner of said Lot 2-B and said Lot 3A-R, continuing along the west right-of-way line of said Vassar Avenue and the east line of said Lot 3A-R a total distance of 253.80 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the beginning of a tangent curve to the left;

THENCE in a southeasterly direction along the west right-of-way line of said Vassar Avenue, along the east line of said Lot 3A-R and along said tangent curve to the left whose chord bears South 05° 24' 28" East a distance of 167.31 feet, having a radius of 1011.00 feet, a central angle of 09° 29' 34" and an arc length of 167.50 feet to a 1/2" iron pipe found for corner at the east common corner of said Lot 3A-R and a tract of land conveyed to Perot Investment Trust III by deed recorded in Instrument No. 201600094669, Official Public Records, Dallas County, Texas;

THENCE South 89° 42' 19" West, departing the west line of said Vassar Avenue, along the common line between said Lot 3A-R and said Perot Investment tract, passing at a distance of 561.03 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for witness corner, continuing along said common line a total distance of 611.03 feet to a point for corner in Turtle Creek on the east line of a tract of land conveyed to the HG Trust by deed recorded in Instrument No. 201600286288, Official Public Records, Dallas County, Texas, said point being the west common corner of said Lot 3A-R and said Perot investment tract, from which a 3/8" iron rod found bears South 87° 57' 18" East a distance of 56.28 feet;

THENCE North 61° 04' 19" East, along the common line between said Lot 3A-R and said HG Trust tract a distance of 35.69 feet to a point for corner in said Turtle Creek;

THENCE North 06° 27' 19" East, continuing along the common line between said Lot 3A-R and said HG Trust tract a distance of 90.40 feet to a 1/2" iron pipe found for the east common corner of said HG Trust tract and a tract of land conveyed to Harold and Sarah Peek by deed recorded in Volume 2003162, Page 22267, Deed Records, Dallas County, Texas, said pipe being the beginning of a boundary line agreement recorded in Volume 96135, Page 506, Deed Records, Dallas County, Texas;

THENCE North 21° 51' 19" East, along the common line between said Lot 3A-R and said Peek tract and along said boundary line agreement a distance of 109.82 feet to an iron pipe found for the end of said boundary line agreement on the southwest line of Lot 1C-R, Block 7, University Park Estates Revised, an addition to the City of University Park according to the plat recorded in Volume 96126, Page 39, Deed Records, Dallas County, Texas;

THENCE South 24° 14' 03" East, along the common line between said Lot 3A-R and said Lot 1C-R a distance of 32.20 feet to an iron rod with yellow plastic cap stamped "RPLS 1892" found for the southwest corner of said Lot 1C-R at the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction continuing along the common line between said Lot 3A-R and said Lot 1C-R and along said non-tangent curve to the right whose chord bears North 81° 58' 36" East a distance of 29.95 feet, having a radius of 37.49 feet, a central angle of 47° 05' 20" and an arc length of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the end of said non-tangent curve to the right;

THENCE South 74° 29' 44" East, continuing along the common line between said Lot 3A-R and said Lot 1C-R a distance of 57.45 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the south common corner of said Lot 1C-R and Lot 2-A, Block 7, University Park Estates, an addition to the City of University Park according to the plat recorded in Volume 44, Page 27, Map Records, Dallas County, Texas, from which a 1" iron pipe found bears North 34° 33' 03" West a distance of 0.31 feet;

THENCE along the common line between said Lot 3A-R and said Lot 2-A the following courses and distances:

South 81° 27' 29" East, a distance of 74.56 feet to a 1" iron pipe found for corner;

South 87° 07' 29" East, a distance of 95.80 feet to a point for corner;

North 00° 27' 23" East, a distance of 2.05 feet to a MAG nail set for corner;

North 82° 32' 31" East, a distance of 28.62 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the south common corner of said Lot 2-B and said Lot 2-A;

THENCE North 00° 39' 41" West, along the common line between said Lot 2-B and said Lot 2-A a distance of 261.77 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the north common corner of said Lot 2-B and said Lot 2-A on the south right-of-way line of said Lovers Lane;

THENCE North 89° 06' 31" East, along the south right-of-way line of said Lovers Lane and the north line of said Lot 2-B a distance of 217.05 feet to the POINT OF BEGINNING and containing 147,977 square feet or 3.397 acres, more or less.

REPLAT  
OF  
LOT 2-B, BLOCK 7  
UNIVERSITY PARK ESTATES  
AND  
PART OF LOT 1B-R & ALL OF LOT 3A-R, BLOCK 7  
UNIVERSITY PARK ESTATES REVISED  
TO  
LOT 3B-R, BLOCK 7  
UNIVERSITY PARK ESTATES  
AN ADDITION TO THE  
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS  
JOHN SCURLOCK SURVEY, ABSTRACT NO. 1351  
ADDRESS: 7037 VASSAR AVENUE  
SCALE: 1" = 40' DATE: DECEMBER 2016

OWNER:				SURVEYOR:			
CLINT & NANCY CARLSON 7037 VASSAR AVENUE DALLAS, TX 75205				RAYMOND L. GOODSON JR., INC 5445 LA SIERRA, STE 300, LB 17 DALLAS, TX. 75231-4138 214-739-8100 rlg@rlginc.com TX PE REC #F-493 TPLS REC #100341-00			
RECORDED	INST#	JOB NO.	16007.20	E-FILE	16007.20	DWG NO.	26,511W