

STATE OF TEXAS :
COUNTY OF DALLAS :

OWNERS CERTIFICATION

WHEREAS, CRISWELL CENTER FOR BIBLICAL STUDIES INC., is the owner of a called 1.426 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County Texas, being all of lots 6, 7, 8 and part of 9, Block B/776 of W. B. Miller's Addition, an addition to the City of Dallas as recorded in Volume 94, Page 537 Deed Records of Dallas County, Texas, (D.R.D.C.T.), also being described in Deed to Criswell Center for Biblical Studies, Inc., as recorded in Volume 92118, Page 358, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at an Aluminum Disk stamped "Jones Carter - RPLS 5274 - Criswell" set at the intersection of the northwesterly right-of-way line of Junius Street (50 foot right-of-way) and the northeasterly line of Hill Avenue (50 foot right-of-way) being the southerly corner of said lot 6;

THENCE North 45 Degrees 56 Minutes 30 Seconds West, along said northeasterly line of Hill Avenue, a distance of 175.00 feet to an Aluminum Disk stamped "Jones Carter - RPLS 5274 - Criswell" set at the intersection of said northeasterly line of Hill Avenue and the southwesterly right-of-way line of Bird Street (50 foot right-of-way) being the westerly corner of said lot 6;

THENCE North 44 Degrees 12 Minutes 49 Seconds East, along the southwesterly right-of-way line of Bird Street, a distance of 355.00 feet to an Aluminum Disk stamped "Jones Carter - RPLS 5274 - Criswell" set at the westerly corner of a tract of land as described in Deed to Trust to Howard Marc Spector, Trustee Tax Lease Funding, LP Beneficiary as recorded in Inst No. 20090096641 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.)

THENCE South 45 Degrees 56 Minutes 30 Seconds East, along the southwesterly line of said Howard Marc Spector tract, a distance of 175.00 feet to an Aluminum Disk stamped "Jones Carter - RPLS 5274 - Criswell" set in said northwesterly right-of-way line of Junius Street;

THENCE South 44 Degrees 12 Minutes 49 Seconds West, along said northwesterly right-of-way line of Junius Street, a distance of 355.00 feet to the POINT OF BEGINNING, and containing 62.125 square feet or 1.426 acres of land more or less.

OWNER'S DEDICATION
Now therefore, know all men by these presents:
That CRISWELL CENTER FOR BIBLICAL STUDIES, INC., acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein above described property as MINOR AMENDING PLAT CRISWELL COLLEGE ADDITION in addition to the City of Coppell, 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 such 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 use and enjoyment of the public and shall not be subject to any private use, occupancy, or interference with the construction, maintenance or efficiency of its respective system. 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 and from and upon 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, Texas.

Witness, my hand this _____ day of _____, 20____
a Texas non-profit corporation

Signature: _____ - Co-President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, 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 the _____ day of _____, 20____

Notary Public in and for the State of Texas _____

SURVEYOR'S STATEMENT:
I, Eduardo Martinez, 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 standards of the Surveying and Mapping Board of the State of Texas, and the rules and regulations of the Surveying and Mapping Board of the State of Texas, Chapter 212, I further affirm that monuments shown hereon were 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.

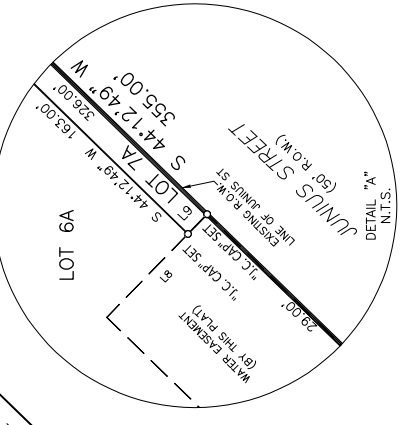
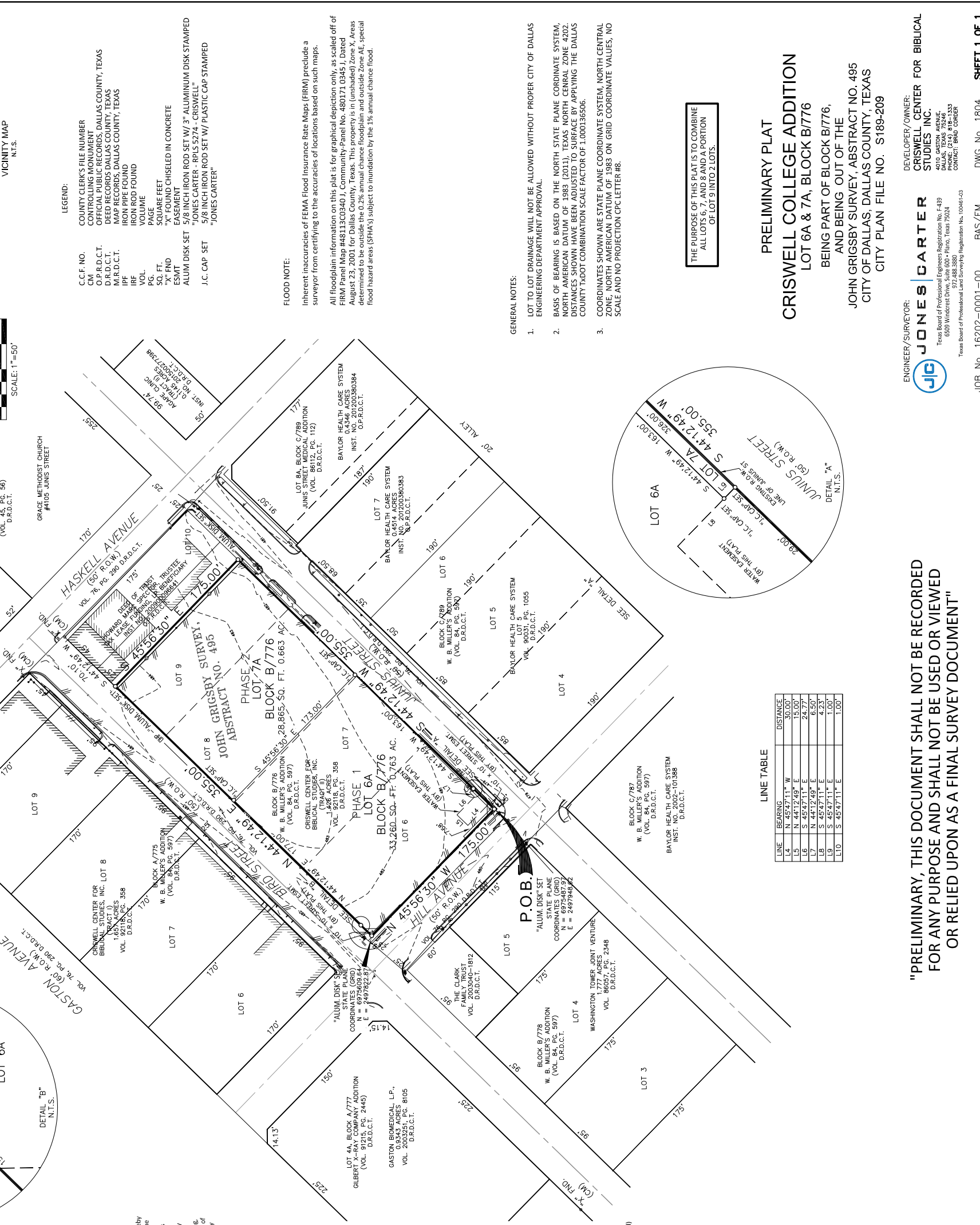
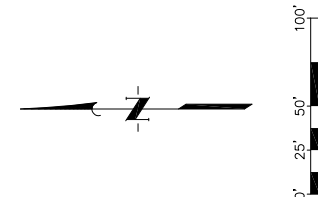
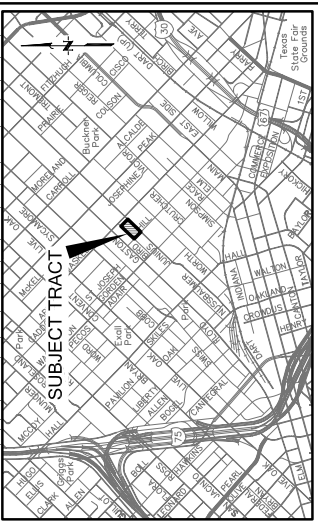
FOR REVIEW ONLY
Registered Professional Land Surveyor No. 5274 _____
Date: _____ day of _____, 20____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer 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 the _____ day of _____, 20____

Notary Public in and for the State of Texas _____



LINE TABLE

LINE	BEARING	DISTANCE
L4	N 45°47'11" W	30.00'
L5	N 44°12'49" E	15.00'
L6	S 45°47'11" E	24.77'
L7	S 45°47'11" E	6.53'
L8	S 45°47'11" E	1.00'
L9	S 45°47'11" E	1.00'
L10	S 45°47'11" E	1.00'

LEGEND:
C.C.F. NO.
CM
O.P.R.D.C.T.
D.R.D.C.T.
M.R.D.C.T.
IPF
IRF
VOL.
PAGE
S.G. FEET
"X" FND
"X" FOUND
ALUMINUM DISK SET
5/8 INCH IRON ROD SET W/ 3" ALUMINUM DISK STAMPED
5/8 INCH IRON ROD SET W/ PLASTIC CAP STAMPED
"JONES CARTER"
J.C. CAP SET

FLOOD NOTE:
Inherent inaccuracies of FEMA Flood Insurance Rate Maps (FIRM) preclude a surveyor from certifying to the accuracies of locations based on such maps.
All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel Map #46113C0340 J, Community Panel No. 460171.0345 J, Dated August 23, 2001 for Dallas County, Texas. This property is in (unshaded) Zone X. Areas determined to be outside of the 1% annual chance flood and outside Zone XE, special flood hazard areas (SFHA's) subject to inundation by the 1% annual chance flood.

GENERAL NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
2. BASIS OF BEARING IS BASED ON THE NORTH STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE 4202. DISTANCES SHOWN HAVE BEEN ADJUSTED TO SURFACE BY APPLYING THE DALLAS COUNTY TAXOT COMBINATION SCALE FACTOR OF 1.000136506.
3. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION CPC LETTER #8.

THE PURPOSE OF THIS PLAT IS TO COMBINE ALL LOTS 6, 7, AND 8 AND A PORTION OF LOT 9 INTO 2 LOTS.

PRELIMINARY PLAT
CRISWELL COLLEGE ADDITION
LOT 6A & 7A, BLOCK B/776
BEING PART OF BLOCK B/776, AND BEING OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-209

DEVELOPER/OWNER:
CRISWELL CENTER FOR BIBLICAL STUDIES INC.
1505 WINTERS DR UNIT 500, PLANO, TEXAS 75024
PHONE: (214) 818-1333
CONTACT: BRAD COSNER

ENGINEER/SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
605 WINTERS DR UNIT 500, PLANO, TEXAS 75024
PHONE: (214) 818-1333
CONTACT: BRAD COSNER

JOB No. 16202-0001-00 BAS/EM
DWG No. 1804
SHEET 1 OF 1

"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"