

BLOCK 9/1382  
MINYARD ADDITION NO. 3  
V. 96240, P. 2855  
M.R.D.C.T.

BLOCK 1382  
EL MOLINO ADDITION  
V. I. P. 29  
M.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Simple Faith International, Rickey A. Williams and Gerardo Zubiri, Sr. are the owners of a 0.879 acre tract situated in the Thomas Lagow Survey, Abstract No. 759, Dallas County, Texas and being part of Lots 9-14, Block 1381, Bernier's Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 4, Page 50, Map Records, Dallas County, Texas; said 0.879 acre tract being all of that tract conveyed to Simple Faith International by Quitclaim Deed recorded in County Clerk's Instrument No. 20090023446, Official Public Records, Dallas County, Texas by General Warranty Deed recorded in County Clerk's Instrument No. 200600026939, Official Public Records, Dallas County, Texas; said 0.879 acre tract also being all of that tract of land conveyed to Rickey A. Williams by General Warranty Deed recorded in County Clerk's Instrument No. 20090010323, Official Public Records, Dallas County, Texas; said 0.879 acre tract also being all of that tract of land conveyed to Gerardo Zubiri, Sr. by Warranty Deed recorded in County Clerk's Instrument No. 2008034438, Official Public Records, Dallas County, Texas; said 0.879 acre tract being more particularly described by metes and bounds as follows:

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Simple Faith International, Rickey A. Williams and Gerardo Zubiri, Sr. acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as **SIMPLE FAITH 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 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.)

BEGINNING, at a 3/14-inch aluminum monument stamped "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the north corner of said Lot 9, Block 1381; said point also being the west corner of Lot 8, Block 1381 of said Bernier's Subdivision; said point also being on the southeast right-of-way line of a 30-foot alley;

THENCE, South 47 degrees 57 minutes 32 seconds East, leaving said southeast right-of-way line and with the common line of said Lots 8 and 9, Block 1381, a distance of 130.00 feet to a 3/14-inch aluminum monument stamped "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod set at the east corner of said 0.879 acre tract; said point also being on the northwest line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 77286, Page 1000, Deed Records, Dallas County, Texas; said point also being on the northeast right-of-way line of Pennsylvania Avenue (60 feet wide);

THENCE, South 42 degrees 29 minutes 10 seconds West, with said northwest right-of-way line, a distance of 271.02 feet to a 3/14-inch aluminum monument stamped "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the east end of a corner clip at the intersection of said northwest right-of-way line of Pennsylvania Avenue and the northeast right-of-way line of Trunk Avenue (variable width);

THENCE, North 87 degrees 40 minutes 45 seconds West, with said corner clip, a distance of 30.00 feet to a Mag Nail with brass washer stamped "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804" set at the west corner of said corner clip;

THENCE, with the said northeast right-of-way line of Trunk Avenue, the following metes and bounds;

North 57 degrees 52 minutes 01 seconds West, a distance of 57.00 feet to a Mag Nail with brass washer stamped "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804" set for angle corner;

North 47 degrees 57 minutes 32 seconds West, a distance of 51.00 feet to a Mag Nail with brass washer stamped "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804" set at the west corner of said 0.879 acres; said point also being on the said southeast right-of-way line of 30-foot alley;

THENCE, North 42 degrees 29 minutes 10 seconds East, with said southeast right-of-way line, passing, at a distance of 25.00 feet to a 5/8-inch iron rod found at the north corner of a Street Easement to the City of Dallas by County Clerk's Instrument No. 19455, Official Public Records, Dallas County, Texas; continuing, in all, a total distance of 300.00 feet to the POINT OF BEGINNING;

CONTAINING, 38,279 square feet or 0.879 acres of land, more or less.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Simple Faith International

Rickey A. Williams Rickey A. Williams Gerardo Zubiri, Sr.  
Director Simple Faith International Owner - Lot 10 Owner - Lot 9

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Rickey A. Williams of Simple Faith International, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 \_\_\_\_\_, 2019.

RELEASED 06/14/2019 - FOR REVIEW ONLY  
NOT TO BE RECORDED

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey is based upon the northwest right-of-way line of 30-foot alley bearing North 42 degrees 29 minutes 10 seconds East according to the plat of Minyard Addition No. 2, recorded in Volume 94215, Page 2148, Deed Records, Dallas County, Texas.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create two lots, from six lots.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Structures to remain.

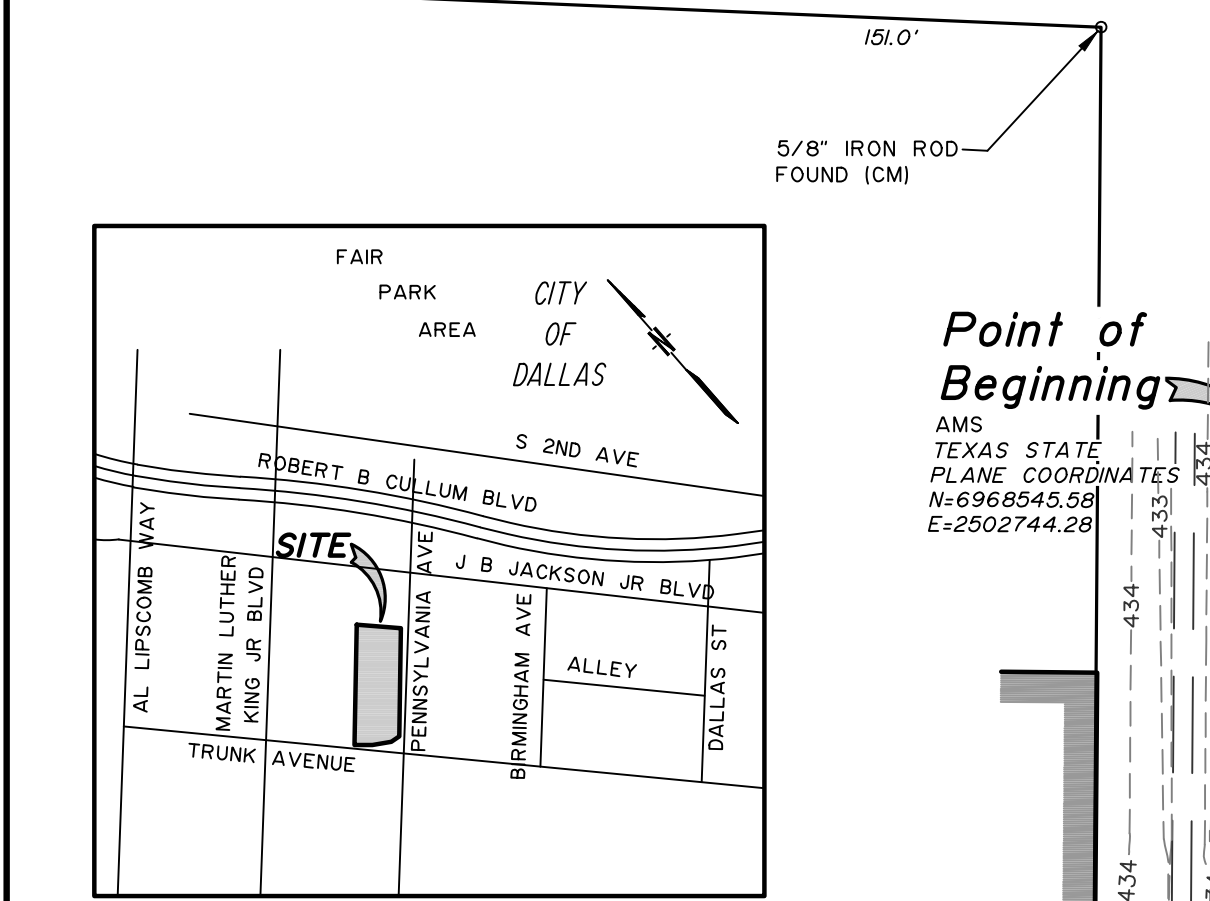
LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CONTROLLING MONUMENT
- SQUARE FEET
- 3 1/4" ALUMINUM MONUMENT STAMPED "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804"
- MAG NAIL SET WITH BRASS WASHER STAMPED "SIMPLE FAITH ADDITION, GSES, INC., RPLS 4804"

OWNER:  
Simple Faith International  
Rickey A. Williams - Director  
P.O. BOX 210962  
DALLAS, TEXAS 75211

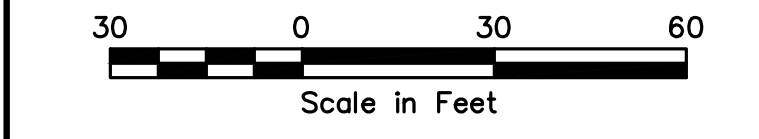
ENGINEER - SURVEYOR:  
Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
Richardson, Texas 75082  
Phone: 972-516-8855

**PRELIMINARY PLAT**  
**SIMPLE FAITH ADDITION**  
**LOT 9A & 10A, BLOCK 1381**  
BEING A REPLAT OF A PART OF  
**LOTS 9-14, BLOCK 1381**  
**BERNIER'S SUBDIVISION**  
V. 4, P. 50, M.R.D.C.T.  
AN ADDITION TO THE CITY OF DALLAS  
**THOMAS LAGOW SURVEY, ABSTRACT NO. 759**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S189-246**  
**ENGINEERING NO. 311T-N/A**  
**Gonzalez & Schneeberg**  
engineers ■ surveyors  
2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855  
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00  
SCALE DATE PROJ. NO. DWG. NO.  
1" = 30' JUNE, 2019 6870-19-03-18 6870 pre-plt



VICINITY MAP  
NOT TO SCALE  
MAPSCO NO. 46-P

LOT 1, BLOCK 1381  
MINYARD ADDITION NO. 2  
V. 94215, P. 2148  
D.R.D.C.T.



Scale in Feet

