

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the Board of Trustees of Oak Lawn United Methodist Church are the owner of a 0.4814 acre tract of land, comprised of three tracts (hereinafter referred to as "Oak Lawn United Methodist Church Tracts") of land situated in the James A. Sylvester Survey, Abstract Number 1383, City of Dallas, Dallas County, Texas, and being the all of those tracts of land described in deeds to the Board of Trustees of Oak Lawn United Methodist Church, as recorded in Volume 89008, Page 2952, Volume 88232, Page 829, and Volume 76076, Page 1831 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 0.4814 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a 3-1/2-inch aluminum disc stamped Lot, Block 1032, Oak Lawn United Addition set (hereinafter referred to as "monument set") for the most northerly corner of said tract described in Volume 89008, Page 2952, D.R.D.C.T. and a corner of an abandoned 10-foot wide alley Quitclaimed to the Oak Lawn United Methodist Church, as recorded in Volume 94069, Page 2188, D.R.D.C.T., said corner being on the southwesterly right-of-way line of Cedar Springs Road (a 62-foot wide public right-of-way at this point);

THENCE South 48 degrees 08 minutes 12 seconds East, along the common northeast lines of said Oak Lawn United Methodist Church tracts and said southwesterly right-of-way line, a distance of 137.13 feet to a monument set at the north end of a 10-foot corner clip, as described in Volume 94064, Page 1336, D.R.D.C.T.;

THENCE South 02 degrees 06 minutes 18 seconds East, departing said southwesterly right-of-way line and along said corner clip, a distance of 13.89 feet to a monument set at the south end of said corner clip and on the northwesterly right-of-way line of Welborn Street (a called 45-foot wide public right-of-way);

THENCE South 43 degrees 55 minutes 36 seconds West, along the common southwesterly line of said tract described in Volume 76076, Page 1831, D.R.D.C.T. and said northwesterly right-of-way line, a distance of 134.77 feet to a 1/2-inch iron rod found for the common south corner of same and a corner of said abandoned 10-foot wide alley;

THENCE North 46 degrees 14 minutes 13 seconds West, along the common northwesterly line of said 10-foot alley and the southwesterly lines of said Oak Lawn United Methodist Church tracts, passing at a distance of 73.36 feet, a 1/2-inch iron rod found for corner, and continuing along said common line, in all a total cumulative distance of 148.37 feet to a monument set at a common corner of said 10-foot alley and the most southerly southwest corner of said tract described in Volume 89008, Page 2952, D.R.D.C.T.;

THENCE North 44 degrees 28 minutes 31 seconds East, along the common line of said 10-foot alley and the northwesterly line of said tract described in Volume 89008, Page 2952, D.R.D.C.T., a distance of 139.90 feet to the POINT OF BEGINNING AND CONTAINING 20,970 square feet or 0.4814 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Board of Trustees of Oak Lawn United Methodist Church, acting by and through its duly authorized agents hereby adopt this plat, designating the herein described property as OAK LAWN UNITED 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 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).

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 _____, 20____.

By: LOUIS DORFMAN, JR.
CHAIRMAN, OAK LAWN BOARD OF TRUSTEES

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

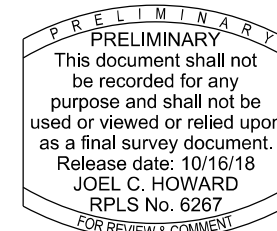
(Signature)
Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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 _____, 2018

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267



STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Joel C. Howard 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

(Signature)
Notary Public in and for the State of Texas
My commission expires:

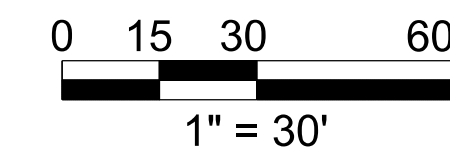
SURVEYOR'S NOTES:

1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. The purpose of this plat is to create Lot _____, Block 1032.
4. Lot to Lot drainage is not permitted without engineering section approval.

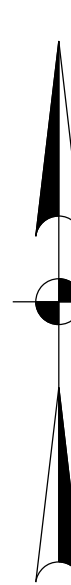
DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

Texas Registered Engineering Firm No. F-13660
1301 Central Expressway South - Suite 210
Allen, TX 75013
T: 972.534.2100
www.dynamicec.com

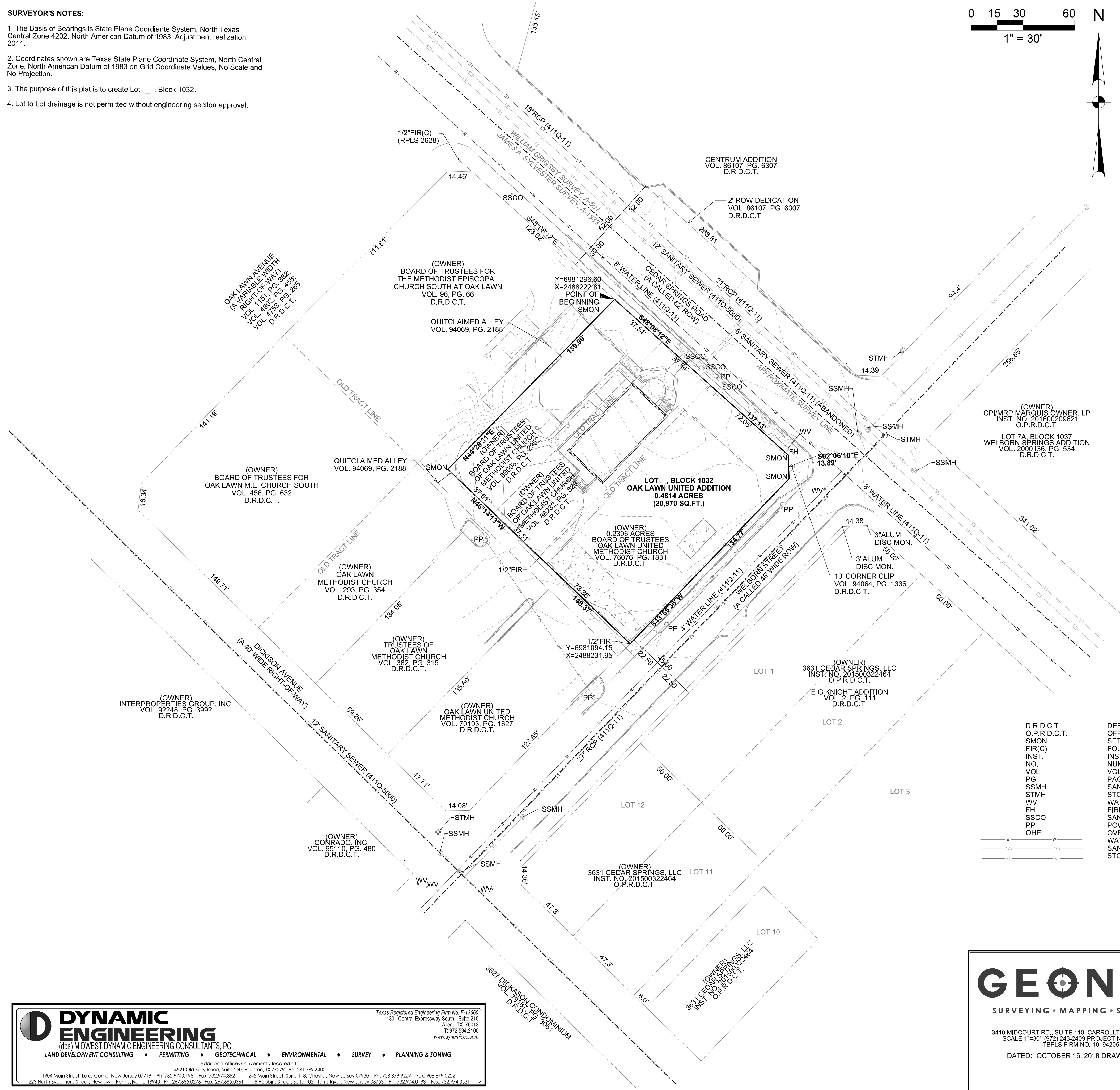
Additional offices conveniently located at:
14521 Oak Ridge Road, Suite 250, Houston, TX 77079 Ph: 281.789.4400
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
223 North Sycamore Street, Newburgh, Pennsylvania 18940 Ph: 247.485.0276 Fax: 247.485.0341 | 8 Robbins Street, Suite 109, Torrington, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3531



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VICINITY MAP
(N.T.S.)



LEGEND:

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SMON	SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED WITH ADDITION NAME
FIR(C)	FOUND IRON ROD (WITH CAP)
INST.	INSTRUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
SSCO	SANITARY SEWER CLEANOUT
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE

OWNER:
OAK LAWN UNITED METHODIST CHURCH
LOUIS DORFMAN, JR., CHAIRMAN
OAK LAWN BOARD OF TRUSTEES
3014 OAK LAWN AVE
DALLAS, TX 75219
P:214-762-1444
EMAIL: LOUIS@AMERICANRP.US

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110; CARROLLTON, TEXAS 75006
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 1476
TBPLS FIRM NO. 10194205
DATED: OCTOBER 16, 2018 DRAWN BY: NS

PRELIMINARY PLAT
OF
OAK LAWN UNITED ADDITION
LOT _____, BLOCK 1032
OF
0.4814 OF AN ACRE OF LAND
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-036