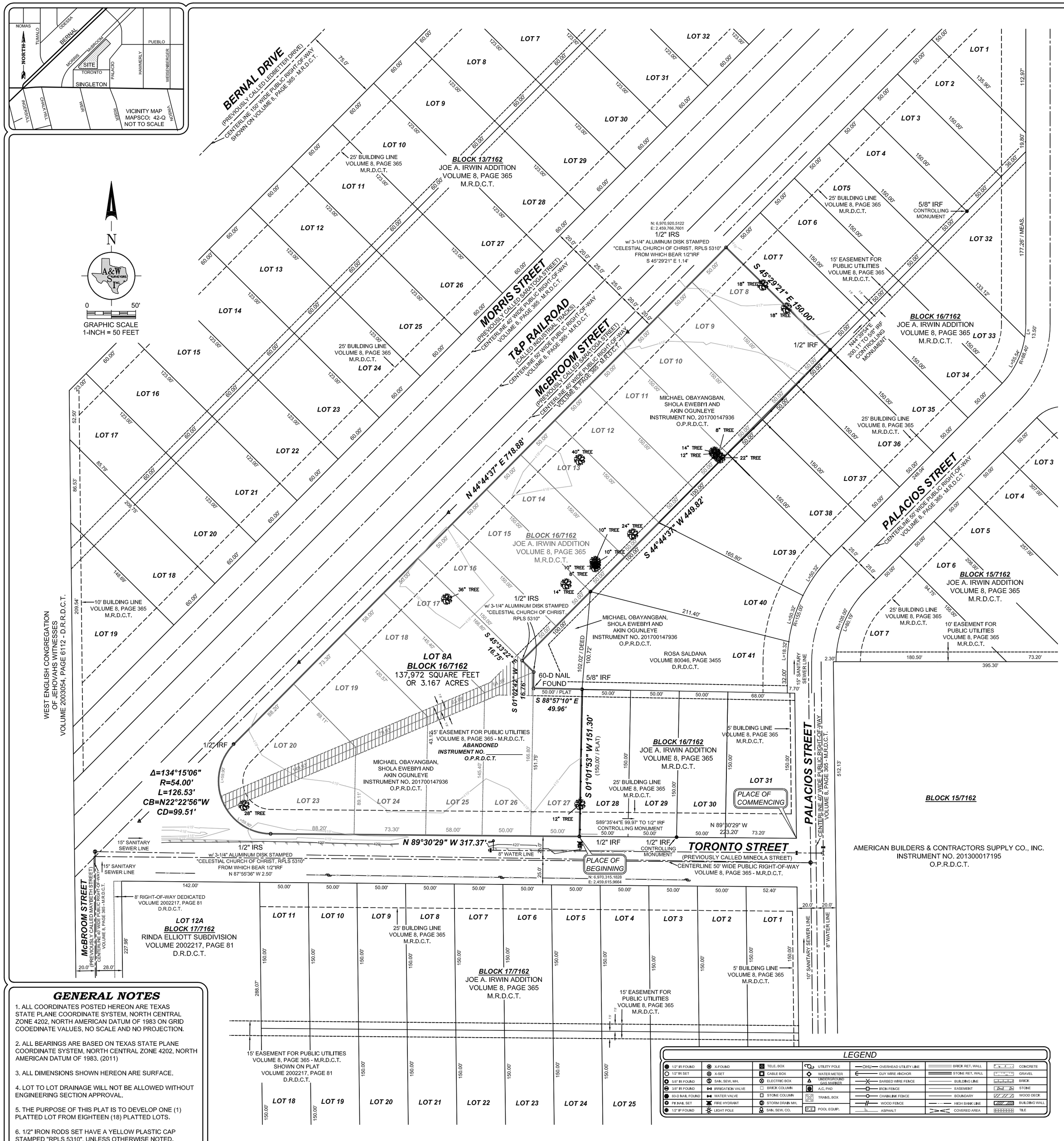

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COOEDINATE VALUES, NO SCALE AND NO PROJECTION.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT FROM EIGHTEEN (18) PLATTED LOTS.

6. 1/2" IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Michael Obayangban, Shola Ewebiyi and Akin Ogunleye are the sole owners of a tract of land located in the EDWIN REID SURVEY, Abstract No. 1212, City of Dallas, Dallas County, Texas, and being Lots 8 through 20 and Lots 23 through 27, Block 16/7162, of Joe A. Irwin Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 365, Map Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien to Michael Obayangban, Shola Ewebiyi and Akin Ogunleye, recorded in Instrument No. 201700147936, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at or near a 3/8" iron rod found in the West line of Palacios Street, a 40' wide public right-of-way with the intersection of the North line of Toronto Street, a 50' wide public right-of-way, at the Southeast corner of Lot 31, Block 16/7162 of said Joe A. Irwin Addition;

Thence N 89°30'29" W along said North line, a distance of 223.20' to a 1/2" iron rod found at the South common corner of said Lot 27 and Lot 28 of said Block 16/7162 and the PLACE OF BEGINNING of the herein described tract of land;

Thence N 89°30'29" W along said North line, a distance of 317.37' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CELESTIAL CHURCH OF CHRIST, RPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 134°15'06", a radius of 54.00' and a chord bearing and distance of North 22°22'56" West, 99.51', same being the transitional right-of-way of said Toronto Street and the Southeast line of called McBroom Street, a 40' wide public right-of-way;

Thence Northerly along said curve to the right and said transitional right-of-way, an arc distance of 126.53' to a 1/2" iron rod found for corner in said Southeast line;

Thence North 44°44'37" East, along said Southeast line, a distance of 718.88' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CELESTIAL CHURCH OF CHRIST, RPLS 5310" set at the Northwest common corner of said Lot 8 and Lot 7 of said Block 16/7162;

Thence South 45°29'21" East, a distance of 150.00' to a 1/2" iron rod found at the common corner of said Lots 7 and 8 and Lots 35 and 36 of said Block 16/7162;

Thence South 44°44'37" West, a distance of 449.82' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CELESTIAL CHURCH OF CHRIST, RPLS 5310" set in the Northeast line of Lot 17 of said Block 16/7162, at the South corner of Lot 16 and the West corner of Lot 41 of said Block 16/7162;

Thence South 45°33'22" East, a distance of 16.75' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "CELESTIAL CHURCH OF CHRIST, RPLS 5310" set at an interior ell corner of said Lot 14, the East corner of said Lot 17 and the North corner of Lot 26 of said Block 16/7162;

Thence South 01°02'42" West, along the East line of said Lot 26, a distance of 16.80' to a 60-D nail found at the Southwest corner of said Lot 41 and the Northwest corner of said Lot 27;

Thence South 88°57'10" East, along the South line of said Lot 41, a distance of 49.96' to a 5/8" iron rod found at the North common corner of said Lots 27 and 28;

Thence South 01°01'53" West, a distance of 151.26' to the PLACE OF BEGINNING and containing 137,972 square feet or 3.167 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20___.

PRELIMINARY, RELEASED 10-23-2018 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Michael Obayangban, Shola Ewebiyi and Akin Ogunleye do hereby adopt this plat, designating the herein described property as ***CELESTIAL CHURCH OF CHRIST ,*** 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 the____ day of_____, 20___.

By: _____
Michael Obayangban, Owner

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 Michael Obayangban, 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.

Given under my hand and seal of office,
This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the____ day of_____, 20___.

By: _____
Shola Ewebiyi, Owner

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 Shola Ewebiyi, 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.

Given under my hand and seal of office,
This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the____ day of_____, 20___.

By: _____
Akin Ogunleye, Owner

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 Akin Ogunleye, 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.

Given under my hand and seal of office,
This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

Lien holder:
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____, as_____, of _____, a _____, on behalf of the _____.

_____
Notary Public in and for the State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 4934 McBroom Street ~

Owner: Michael Obayangban, Shola Ewebiyi and Akin Ogunleye
~ 4934 McBroom Street, Dallas, TX 75212 ~
~ 817-915-0406 ~

Job No. 18-1922	Drawn by: 543	Date: 10-23-'18	Revised:

"A professional company operating in your best interest"

PRELILMINARY PLAT

FOR
LOTS 8 THROUGH 20 AND 23 THROUGH 27, BLOCK 16/7162
JOE A. IRWIN ADDITION
TO
CELESTIAL CHURCH OF CHRIST
LOT 8A, BLOCK 16/7162
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
EDWIN REID SURVEY, ABSTRACT 1212

CITY PLAN FILE NO. S189-055