

**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 1.7734 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 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, Volume 293, Page 354, Volume 382, Page 315, Volume 70193, Page 1627, Volume 458, Page 632, Volume 96, Page 66 and Volume 76076, Page 1831 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 1.7734 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the north end of a 10-foot corner clip at the intersection of the northeasterly right-of-way line of Dickinson Avenue (a 40-foot wide public right-of-way) with the southeasterly right-of-way line of Oak Lawn Avenue (a variable width public right-of-way)

THENCE North 42 degrees 57 minutes 32 seconds East, along said southeasterly right-of-way line of Oak Lawn Avenue, a distance of 146.61 feet to 3/8-inch iron rod with a 3-1/2-inch aluminum disc stamped Lot, Block 1032, Union Coffee Addition (hereinafter referred to as "monument set") set for corner;

THENCE North 46 degrees 22 minutes 52 seconds East, continuing along said southeasterly right-of-way line, a distance of 110.08 feet to monument set for corner at the westerly end of a corner clip at the intersection of said southeasterly right-of-way line with the southwesterly line of Cedar Springs Road (a called 62-foot public right-of-way);

THENCE North 88 degrees 47 minutes 49 seconds East, along said corner clip, a distance of 14.61 feet to a monument set for the easterly end of said corner clip;

THENCE South 48 degrees 08 minutes 12 seconds East, 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 southeasterly line of said tract described in Volume 76076, Page 1831, D.R.D.C.T. and said northwesterly right-of-way line, passing at a distance of 134.77 feet, a 1/2-inch iron rod found for the common south corner of same and a corner of said abandoned 10-foot wide alley, and continuing along said northwesterly right-of-way line, in all a total cumulative distance of 269.12 feet to a monument set at the easterly end of a corner clip at the intersection of said northwesterly right-of-way line with said northeasterly right-of-way line of Dickinson Avenue;

THENCE South 88 degrees 50 minutes 41 seconds West, along said corner clip, a distance of 14.16 feet to a monument set for corner at the westerly end of said corner clip;

THENCE North 46 degrees 14 minutes 13 seconds West, along said northeasterly right-of-way line of Dickinson Avenue, a distance of 253.02 feet to a 1/2-inch iron rod found for the southerly end of said corner clip at the intersection of said northeasterly right-of-way line with said southeasterly right-of-way line of Oak Lawn Avenue;

THENCE North 06 degrees 23 minutes 15 seconds East, along said corner clip, a distance of 15.61 feet to the POINT OF BEGINNING AND CONTAINING 77,251 square feet or 1.7734 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 agent, does hereby adopt this plat, designating the herein described property as **BLOCK A/1032 LOT 1 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

STATE OF TEXAS COUNTY OF DALLAS

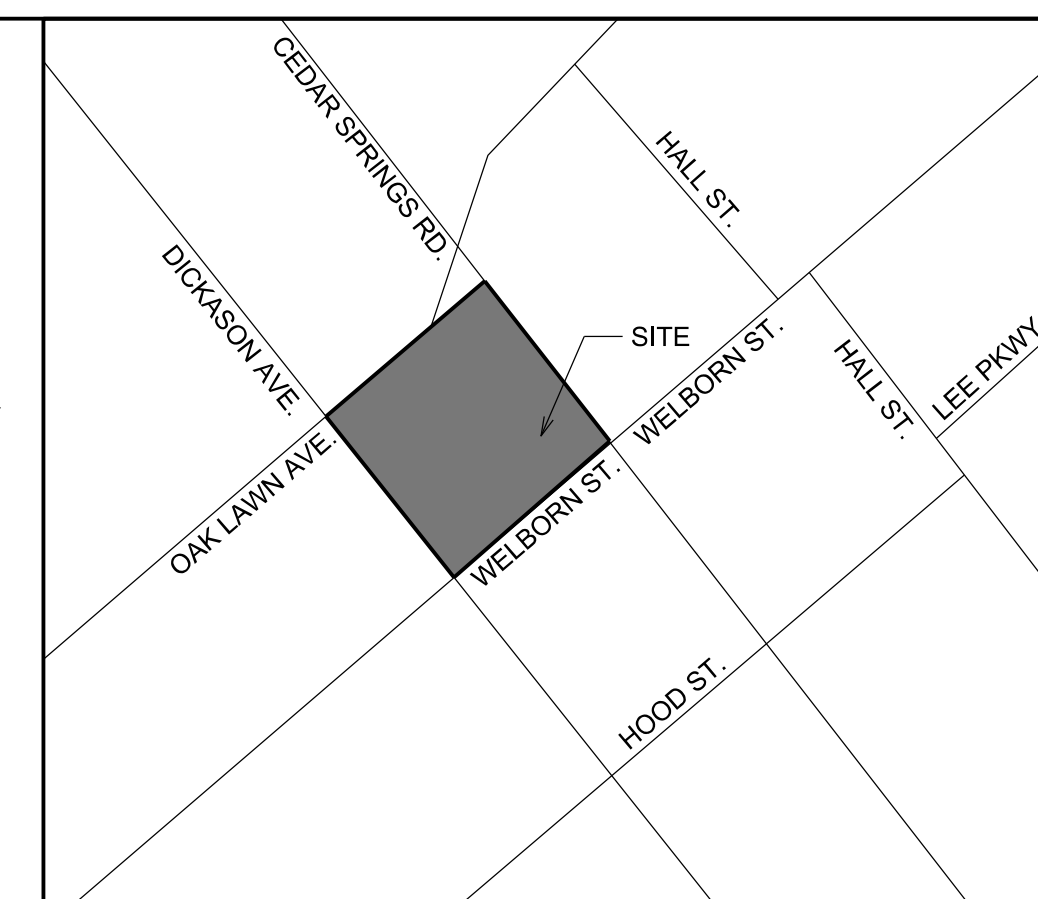
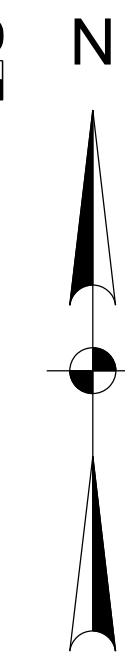
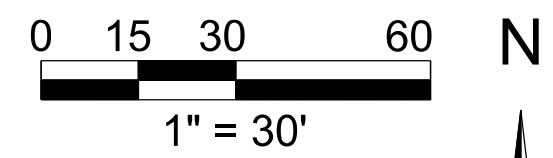
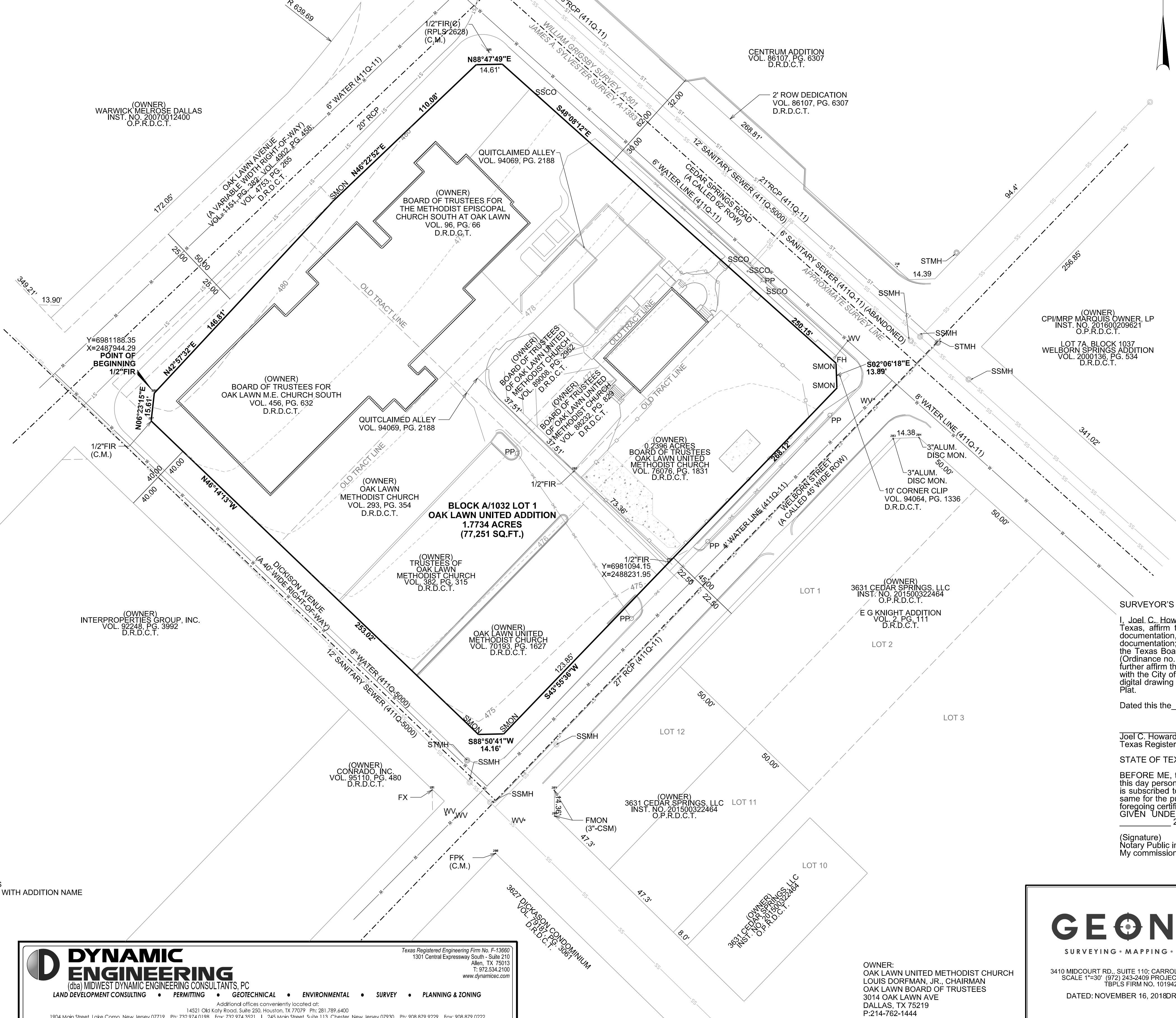
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath 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:

<p>LEGEND:</p> <p>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 SEWER SEWER LINE</p>	<p>Additional offices conveniently located at:</p> <p>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: 247.485.0274 Fax: 247.485.0341   8 Robbins Street, Suite 109, Torrington, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3531</p>
---	---

**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.



VICINITY MAP  
(N.T.S.)

**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.

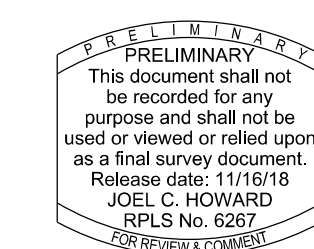
Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

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:



<p><b>GEONAV</b> SURVEYING • MAPPING • SCANNING</p> <p>3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006 SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 1476 TBLPS FIRM NO. 10194205 DATED: NOVEMBER 16, 2018 DRAWN BY: JCH</p>	<p><b>OAK LAWN UNITED ADDITION</b> BLOCK A/1032 LOT 1 OF 1.7734 ACRES OF LAND JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S189-072</p>
--	---

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

**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: 972.584.2100  
www.dynamicco.com