

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS St. Luke Community United Methodist Church is the sole owner of:

Tract I, Lot 16A

Being all that certain lot, tract or parcel of land situated in the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, being all of Lots 16, 17, 18, 19, 20, and 21, Block 8/1639, Park View Place Addition to the City of Dallas recorded in Volume 1, Page 510 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod (G&A) set at the southeast corner of Lot 16, Block 8/1639, being on the west right-of-way line of a 12 foot alley according to said plat and the north right-of-way line of Culver Street (50' R.O.W.);

THENCE S 89°36'30" W, along the north right-of-way line of Culver Street and the south line of said Block 8/1639, passing at 100.20 feet, a 1/2" iron rod found at the southwest corner of Lot 17 and the southeast corner of Lot 18, and continuing a total distance of 300.00 feet, to a 1/2" capped iron rod (G&A) set at the southwest corner of Lot 21, being the southeast corner of Lot 22;

THENCE N 00°21'25" W, 142.22 feet, along the east line of Lot 22 and the west line of Lot 21, to a 1/2" capped iron rod (G&A) set at the northwest corner thereof, being on the south right-of-way line of a 12 foot alley according to said plat;

THENCE N 89°36'30" E, along the south right-of-way line of said 12 foot alley, passing at 48.64 feet a 1/2" iron rod found at the northeast corner of Lot 21 and the northeast corner of Lot 20, passing at 98.60 feet, a 1/2" iron rod found at the northeast corner of Lot 20 and the northeast corner of Lot 19 and continuing a total distance of 300.00 feet to a 1/2" capped iron rod (G&A) set at the northeast corner of said Lot 16, being on the west right-of-way line of said 12 foot alley;

THENCE S 00°21'25" E, 142.22 feet, along the west right-of-way line of said alley and the east line of said Lot 16, to the POINT OF BEGINNING and containing approximately 0.979 acres or 42,666 square feet of land.

Tract II, Lot 10A

Being all that certain lot, tract or parcel of land situated in the Thomas Lagow Survey, Abstract Number 759, City of Dallas, Dallas County, Texas, being all of Lots 10, 11, 12, 13, 14, and 15, Block 8/1639, Park View Place Addition to the City of Dallas recorded in Volume 1, Page 510 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of Lot 15, Block 8/1639, Park View Place Addition, being on the north right-of-way line of Culver Street (50' R.O.W.) and the east right-of-way line of a 12 foot alley according to said plat;

THENCE N 00°21'25" W, 300.00 feet, along the east line of said alley and the west line of Lots 15, 14, 13, 12, 11 and 10, to a Texas Department of Transportation (TxDOT) monument stamped "ARS" found at the northwest corner of said Lot 10, being on the south right-of-way line of East R. L. Thornton Freeway (400' R.O.W.);

THENCE N 89°36'30" E, 138.04 feet, along the south right-of-way line of East R. L. Thornton Freeway and the north line of said Lot 10, to a 1/2" capped iron rod (G&A) set at the northeast corner thereof, being on the west right-of-way line of Beeman Avenue (Variable width R.O.W.);

THENCE S 00°21'25" E, along the east line of said Block 8/1639 and along the west right-of-way line of Beeman Avenue, passing at 50.00 feet, a 1/2" iron rod found at the southeast corner of Lot 10 and the northeast corner of Lot 11, passing at 199.81 feet, a 1/2" iron rod found at the southeast corner of Lot and the northeast corner of Lot 14, and continuing a total distance of 300.0 to a 1/2" capped iron rod (G&A) set at the southeast corner of said Lot 15, being on the north right-of-way line of Culver Street;

THENCE S 89°36'30" W, 138.04 feet, along the north right-of-way line of Culver Street and the south line of said Lot 15, to the POINT OF BEGINNING and containing approximately 0.951 acres or 41,419 square feet of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That St. Luke Community United Methodist Church, acting by and through its duly authorized agent, Kevin B. Wiggins, does hereby adopt this plat designating the herein described property as:

St. Luke Community United Methodist Church

on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever all streets, alleys and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other growths shall be constructed, reconstructed or placed upon over or across the easements as shown. Said easements are 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 any 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, the full right of ingress or egress to or 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 obtaining 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 areas 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 at Dallas, Texas, this ____ day of _____, 20__.

By: Kevin B. Wiggins, Chair, Board of Trustees

STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, this day personally appeared Kevin B. Wiggins whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein stated 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

My commission expires the ____ day of _____, 20__.

SURVEYOR'S STATEMENT:

I, Kent M. Mobley, 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), 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 _____, 20__.

PRELIMINARY FOR REVIEW

Kent M. Mobley

Texas RPLS No. 4796



STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, this day personally appeared Kent M. Mobley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration 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

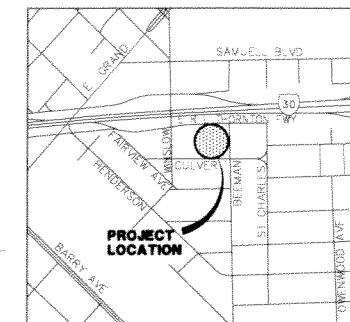
My commission expires the ____ day of _____, 20__.

CITY SIGNATURE BLOCK

On the ____ day of _____, this plat was duly approved by the Planning and Zoning Commission of the City of Dallas.

Signed: Director of Development Services Attest: City Secretary

Signed: City Plan Commission



SITE MAP N.T.S.

DETENTION AREA EASEMENT

THIS PLAT IS APPROVED BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS:

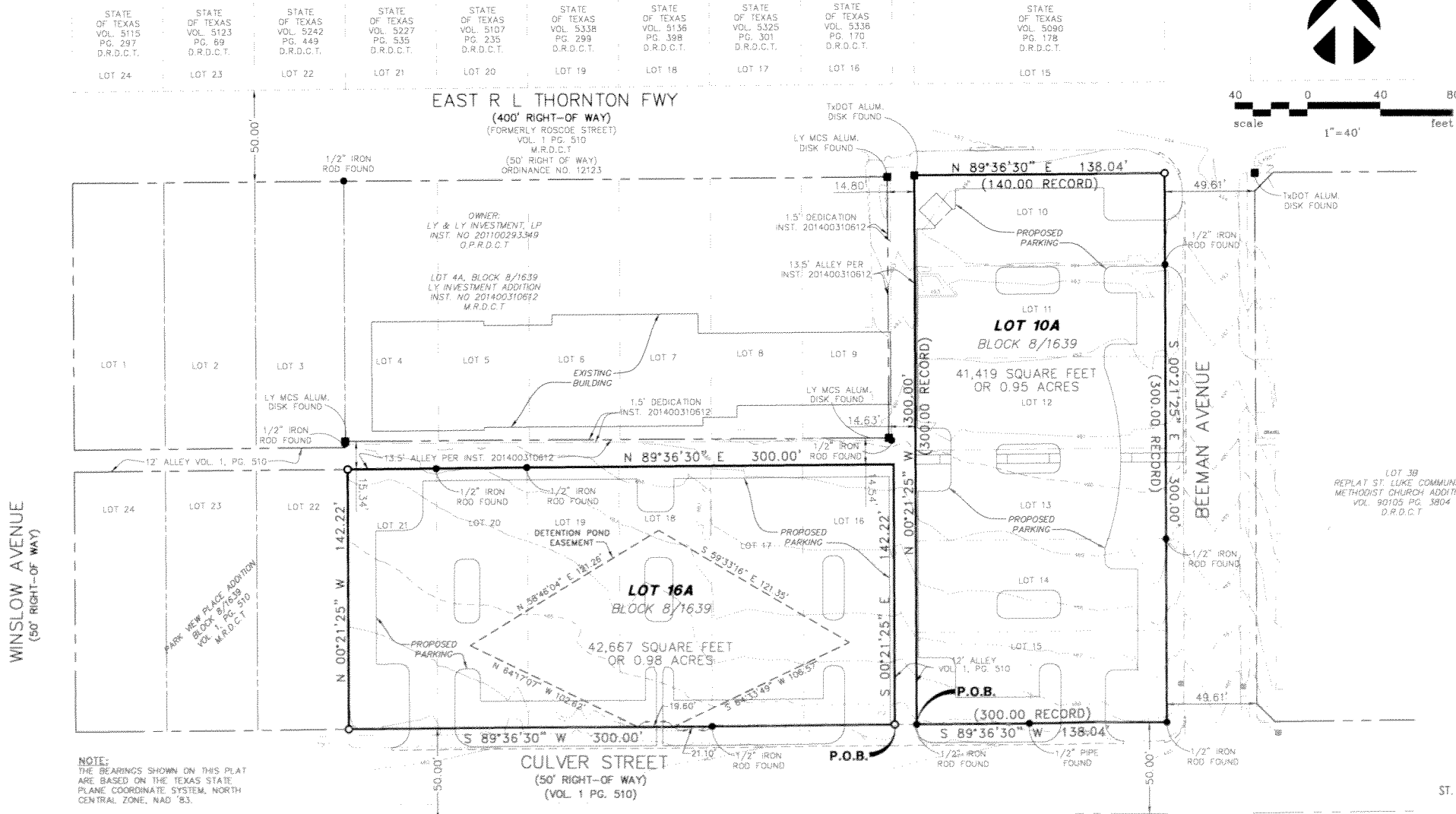
THE PROPOSED DETENTION AREA(S) ALONG BLOCK _____ WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREAS TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREAS IN BLOCK _____ THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREAS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREAS, OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION AREAS, AS HEREINAFTER DEFINED IN BLOCK _____ UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREAS AT ANY POINT, OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREAS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER, OR TO ALLEVIATE ANY UNSANITARY CONDITIONS WHICH MAY OCCUR.

THE DETENTION AREA IN BLOCK _____ AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERTOW TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREAS OR THE SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREAS SERVING THE PLAT ARE SHOWN BY THE DETENTION AREA EASEMENT LINE AS SHOWN ON THE PLAT.

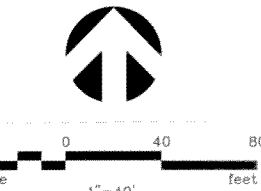
DIRECTOR OF PUBLIC WORKS



WINSLOW AVENUE (50' RIGHT-OF-WAY)

NOTE: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD '83.

Table with 11 columns representing lots 1 through 11.



40 0 40 scale 1" = 40' feet

LOT 10A REPLAT ST. LUKE COMMUNITY METHODIST CHURCH ADDITION VOL. 90105 PG. 3804 D.R.D.C.T.

Owner ST. LUKE COMMUNITY UNITED METHODIST CHURCH 5710 E.R.L. THORNTON FWY. DALLAS, TX 75223

Engineer/Surveyor: Grantham & Associates, Inc. Civil Engineering & Surveying

- Legend: O = MONUMENT SET (1/2" IRON ROD W/CAP STAMPED G&A), 1/2" IRON ROD FOUND, MONUMENT FOUND, M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS, O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

PRELIMINARY FINAL PLAT ST. LUKE COMMUNITY UNITED METHODIST CHURCH A REPLAT OF LOTS 10 THROUGH 21, BLOCK 8, PARK VIEW PLACE ADDITION THOMAS LAGOW SURVEY ABSTRACT NO. 759 CITY OF DALLAS, DALLAS COUNTY, TEXAS.



NOVEMBER 16, 2017

S 178-043