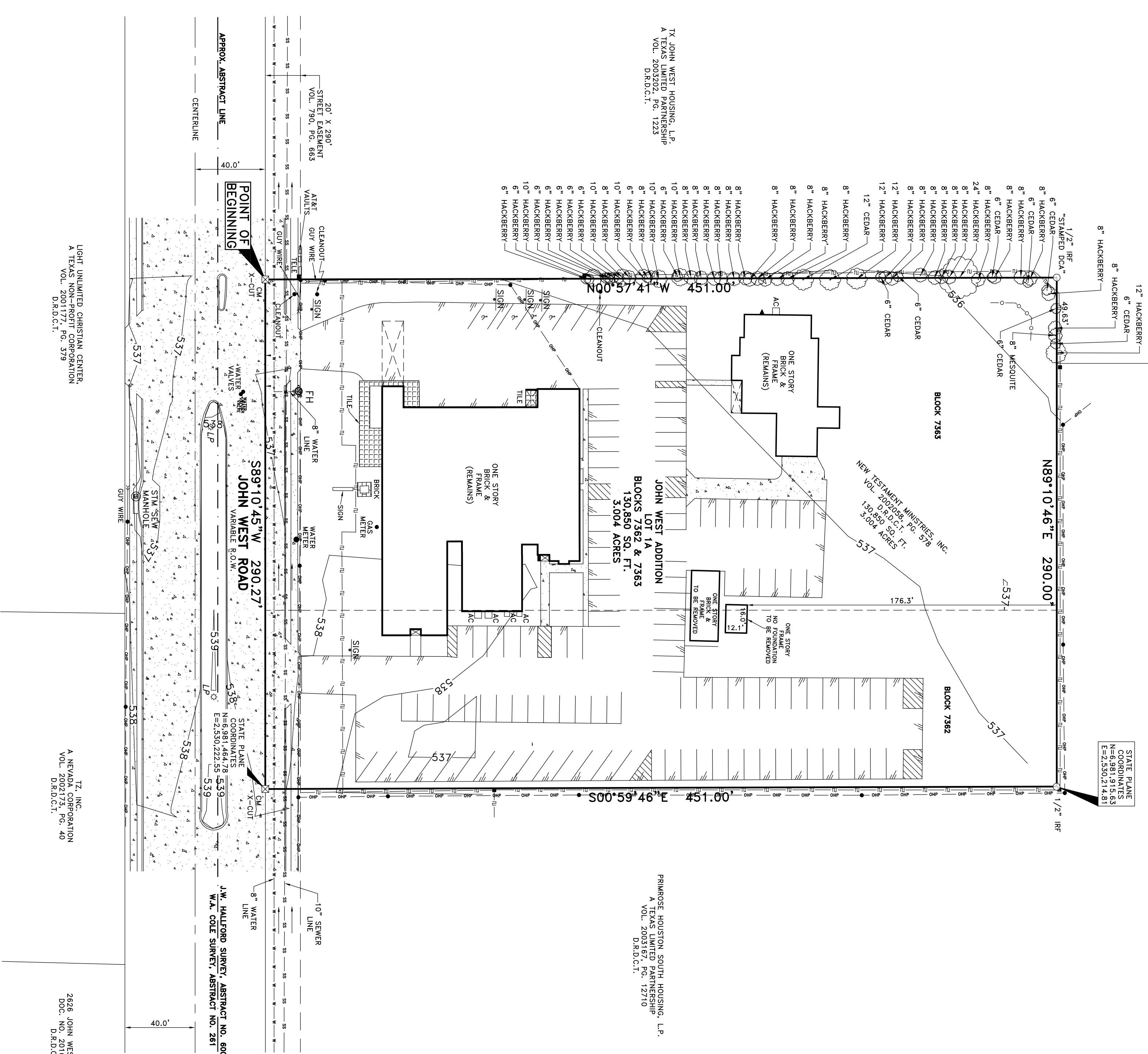


PRIMROSE HOUSTON SOUTH HOUSING, L.P.
A TEXAS LIMITED PARTNERSHIP
VOL. 20, D.D.C.T. 12710



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, New Testament Ministries, Inc. is the Sole Owner of a tract of land situated in the Jacob W. Halford Survey, Abstract No. 600, Dallas City of Dallas, Blocks 7362 and 7363, Dallas County, Texas, same being that tract of land conveyed to New Testament Ministries, Inc., by deed recorded in Volume 2002058, Page 578, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING of a X-cut found for corner, said corner being in the North Right-of-Way line of John West Road (variable width Right-of-Way) and being the Southeast corner of that tract of land conveyed to TX John West Housing, L.P., a Texas Limited Partnership, by deed recorded in Volume 2003302, Page 1223, Deed Records of Dallas County, Texas: THENCE North 00 degrees 57 minutes 41 seconds West, along the East line of said TX John West Housing, L.P. tract, a distance of 451.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "DCA" for corner, said corner being at an "El" corner of said TX John West Housing, L.P. tract;

THENCE North 89 degrees 10 minutes 46 seconds East, along the most Easterly South line of said TX John West Housing, L.P. and along the most Westerly South line of a tract of land conveyed to Primrose Houston South Housing, L.P., a Texas Limited Partnership, by deed recorded in Volume 2003167, Page 12710, Deed Records, Dallas County, Texas, passing a 1/2 inch iron rod with a yellow cap stamped "DCA" found to the Right 0.75 feet, at a distance of 49.63 feet, continuing a total distance of 290.00 feet to a 1/2 inch iron rod found for corner, said corner being at an "El" corner of said Primrose Houston South Housing, L.P.;

THENCE South 00 degrees 59 minutes 46 seconds East, along the most Southwesterly West line of said Primrose Houston South Housing, L.P. tract, a distance of 451.00 feet to an X-cut found for corner, said corner being in the North Right-of-Way line of said John West Road;

THENCE South 89 degrees 10 minutes 45 seconds West, along the North Right-of-Way line of said John West Road, a distance of 290.27 feet to the POINT OF BEGINNING and containing 130,850 square feet or 3.004 acres of land.

GENERAL NOTES

- 1) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL 4202, NORTH AMERICAN DATUM OF 1983, ADJUST REALIZATION 2017
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A NATIONAL GEODETIC SURVEY DISC 6971 SET ON FLAG POLE BASE (CONCRETE) ON THE NORTHEAST CORNER OF THE INTERSECTION. (ELEV=554.618')
- 7) FLOOD, ACCORDING TO THE F.I.R.M. NO. 481130370K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1" IPF = 1 INCH IRON PIPE FOUND
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- PTC = FENCE POST FOR CORNER
- PKS = PK NAIL SET
- C.O.C. = CERTIFICATE OF CORRECTION
- INST. NO. = INSTRUMENT NUMBER
- ☒ = X-CUT FOUND

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, New Testament Ministries, Inc., acting by and through its duly authorized agent Matthew John Conolly has hereby dedicated this plat, assigning the herein described property as **JOHN WEST 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 hereon. The easements shown hereon 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 other 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 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 _____, 2017.

BY: _____
Matthew John (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, and 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 (c)(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 _____, 2017.
RELEASED FOR REVIEW 03/31/2017 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
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 Bryan Connolly 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 _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
JOHN WEST ADDITION
LOT 1A, BLOCKS 7362 & 7363
130,850 SQ.FT. / 3.004 ACRES
BEING A PLAT OF A 3,004 ACRE TRACT IN THE
JACOB W. HALIFORD SURVEY, ABSTRACT NO. 600
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5167-154