



STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, First Baptist Church of Dallas, Texas, a Texas non-profit corporation, William E. Dalton, Jr., Patricia Dalton Carlo, Margaret Shea Powell, Mary Francis Tart and Pamela J. Dalton, are the owners of a tract or parcel of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, being that certain tract of land conveyed to William E. Dalton, Jr., Patricia Dalton Carlo, Margaret Shea Powell, Mary Francis Tart and Pamela J. Dalton by Special Warranty Deed and Assignment recorded in Volume 85243, Page 2405, Deed Records, Dallas County, Texas, being that certain tract of land conveyed to First Baptist Church of Texas by Special Warranty Deed recorded in Instrument No. 200600196306, Official Public Records, Dallas County, Texas, and being that certain Alley Abandonment as recorded under City Ordinance No. _____ and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch aluminum rod found in concrete for corner at the intersection of the Northwest right-of-way line of said Wrenthall Lane and the Northeast right-of-way line of said N. St. Paul Street, said point being the South corner of Lot 1, Block 1243 of Cotton Exchange Addition, an Abandonment as recorded under City Ordinance No. _____ and being more particularly described by metes and bounds as follows:

Thence North 44 Degrees 40 Minutes 00 Seconds East, along the Southeast line of said Lot 1, Block 1243, a distance of 206.50 feet to a PK nail found for corner, said point being the South corner of WC 717 N. Harwood Property, LLC by Deed recorded in Instrument No. 201400070070, Official Public Records, Dallas County, Texas, said point being the East corner of said Lot 1 and being the North corner of herein described tract;

Thence South 44 Degrees 57 Minutes 20 Seconds East, a distance of 16.04 feet to an "X" found in concrete for corner in the Northwest line of a tract of land conveyed to Maher Properties Two, a Texas Limited Partnership by Deed recorded in Volume 82177, Page 3913, Deed Records, Dallas County, Texas, same being on all corner of herein described tract;

Thence South 44 Degrees 42 Minutes 23 Seconds West, along the Northwest line of said Maher Properties Two tract, a distance of 21.36 feet to an "X" found in concrete at the West corner of said Maher Properties Two tract;

Thence South 44 Degrees 03 Minutes 56 Seconds East, along the Southwest line of said Maher Properties Two tract, for a distance of 101.79 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHST" found at the South corner of said Maher Properties Two tract, said point being in the Northwest line of a tract of land conveyed to St. Paul Holdings, LP, a Texas limited partnership (Tract II - Parcel II) by Deed recorded in Instrument No. 201200376535, Official Public Records, Dallas County, Texas;

Thence South 44 Degrees 38 Minutes 35 Seconds West, along the Northwest line of said St. Paul Holdings, LP tract, passing the North corner of a tract of land conveyed to City of Dallas by Deed recorded in Volume 77171, Page 2952, Deed Records, Dallas County, Texas, and continuing along the Northwest line of said City of Dallas tract, for a total distance of 185.25 to a "X" found at the West corner of said City of Dallas tract, said point being in the Northeast line of said N. St. Paul Street;

Thence North 45 Degrees 00 Minutes 00 Seconds West, along the Northeast line of said N. St. Paul Street, a distance of 118.00 feet to the POINT OF BEGINNING and containing 22,176 square feet of 0.509 acres of land.

LEGEND

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SO. FT. SQUARE FEET
- R.C.W. RIGHT-OF-WAY
- CM CONTROL MONUMENT
- POWER POLE
- SANITARY SEWER
- MANHOLE COVER
- LIGHT POLE
- AC AIR CONDITIONING
- IRON ROD FOUND
- FIRE HYDRANT
- ELECTRIC METER
- "X" FOUND / SET
- CONCRETE PAVING
- ASPHALT PAVING
- OH-P OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- W WATER LINE

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHEAST LINE OF LOT 1, BLOCK 1243, OF THE COTTON EXCHANGE ADDITION, RECORDED IN INSTRUMENT NO. 201300077120 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
- 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 2 TRACTS OF LAND AND A PART OF AN ABANDONED ALLEY.
- 3) 110-10-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1883 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, First Baptist Church of Dallas, Texas, acting by and through its duly authorized agent, M. Benjamin Lovorn, Executive Pastor of Operations, William E. Dalton, Jr., Patricia Dalton Carlo, Margaret Shea Powell, Mary Francis Tart and Pamela J. Dalton, acting by and through their duly authorized agent, W. E. Dalton, Jr., do hereby adopt this plat, designating the herein described property as **FORTIS GARAGE 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 roadway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and the lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for said particular use. 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 easements, shall be granted with the right of ingress and egress to and from the easements, or other improvements or growths which in any way may encumber 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 upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, detectors, 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 THIS _____ DAY OF _____, 2016.
M. Benjamin Lovorn, Executive Pastor of Operations
First Baptist Church of Dallas, Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared M. Benjamin Lovorn, 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 and in the capacity therein stated and as the act and deed of herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.
Notary Signature _____

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

William E. Dalton, Jr.
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared William E. Dalton, Jr., 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 and in the capacity therein stated and as the act and deed of herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.
Notary Signature _____

SURVEYOR'S STATEMENT
I, Gary E. Johnson, 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 _____ day of _____, 2016.
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (03/09/16)
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.
Notary Signature _____

OWNERS
FIRST BAPTIST CHURCH OF DALLAS, TEXAS
1707 SAN JACINTO STREET
DALLAS, TEXAS 75209

WILLIAM E DALTON, JR
6523 ABERDEEN AVENUE
DALLAS, TEXAS 75230

PRELIMINARY PLAT
FORTIS GARAGE ADDITION
LOT 1, BLOCK 2243
JOHN GRIGSBY SURVEY, ABSTRACT NO 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-130

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tchertage.com
Firm #0169300

DATE: 07/09/15 / JOB No: 1300605-7
SCALE: 1" = 30' / DRAWN BY: ERIC/CMC