

LEGEND:

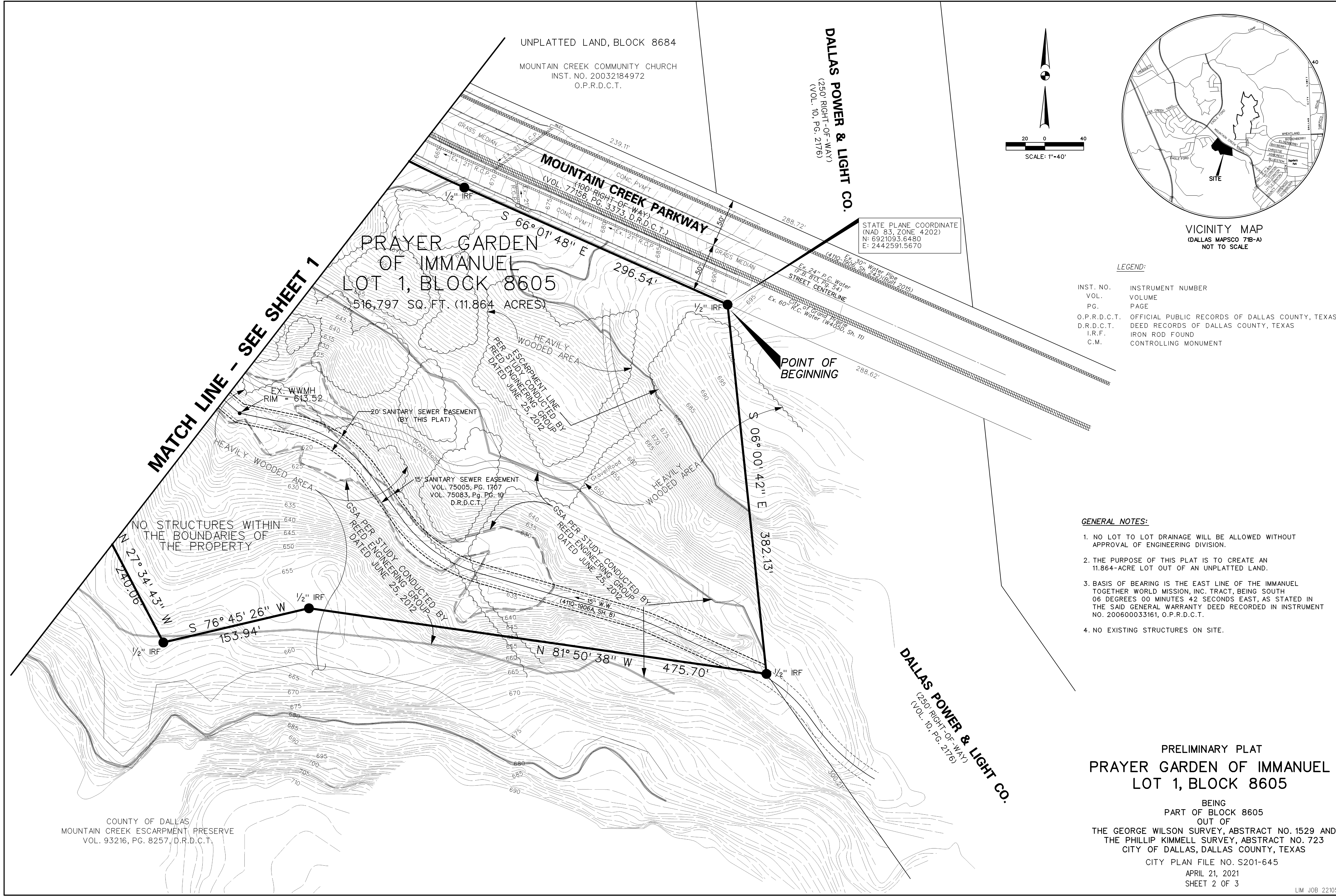
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.M.	CONTROLLING MONUMENT

- GENERAL NOTES:**
1. NO LOT TO LOT DRAINAGE WILL BE ALLOWED WITHOUT APPROVAL OF ENGINEERING DIVISION.
 2. THE PURPOSE OF THIS PLAT IS TO CREATE AN 11.864-ACRE LOT OUT OF AN UNPLATTED LAND.
 3. BASIS OF BEARING IS THE EAST LINE OF THE IMMANUEL TOGETHER WORLD MISSION, INC. TRACT, BEING SOUTH 06 DEGREES 00 MINUTES 42 SECONDS EAST, AS STATED IN THE SAID GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 200600033161, O.P.R.D.C.T.
 4. NO EXISTING STRUCTURES ON SITE.

PRELIMINARY PLAT
PRAYER GARDEN OF IMMANUEL
LOT 1, BLOCK 8605

BEING
PART OF BLOCK 8605
OUT OF
THE GEORGE WILSON SURVEY, ABSTRACT NO. 1529 AND
THE PHILLIP KIMMELL SURVEY, ABSTRACT NO. 723
CITY OF DALLAS, DALLAS COUNTY, TEXAS

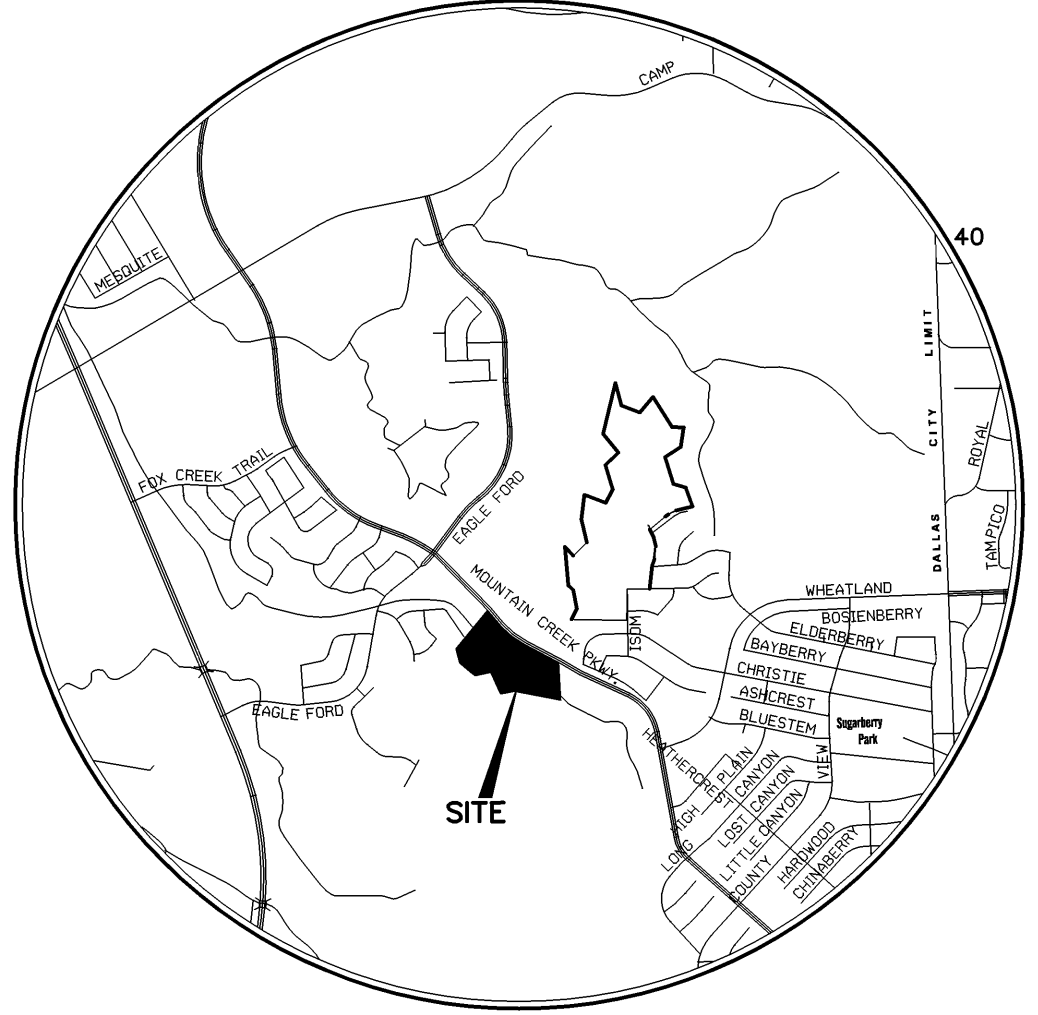
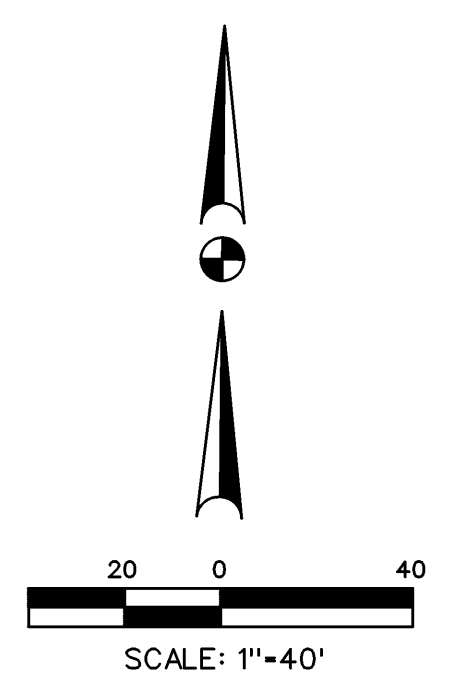
CITY PLAN FILE NO. S201-645
APRIL 21, 2021
SHEET 1 OF 3



UNPLATTED LAND, BLOCK 8684
 MOUNTAIN CREEK COMMUNITY CHURCH
 INST. NO. 20032184972
 O.P.R.D.C.T.

DALLAS POWER & LIGHT CO.
 (250' RIGHT-OF-WAY)
 (VOL. 10, PG. 2176)

STATE PLANE COORDINATE
 (NAD 83, ZONE 4202)
 N: 6921093.6480
 E: 2442591.5670



VICINITY MAP
 (DALLAS MAPSCO 71B-A)
 NOT TO SCALE

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MATCH LINE - SEE SHEET 1

PRAYER GARDEN OF IMMANUEL
LOT 1, BLOCK 8605
 516,797 SQ. FT. (11.864 ACRES)

NO STRUCTURES WITHIN THE BOUNDARIES OF THE PROPERTY

COUNTY OF DALLAS
 MOUNTAIN CREEK ESCARPMENT PRESERVE
 VOL. 93216, PG. 8257, D.R.D.C.T.

DALLAS POWER & LIGHT CO.
 (250' RIGHT-OF-WAY)
 (VOL. 10, PG. 2176)

PRELIMINARY PLAT
PRAYER GARDEN OF IMMANUEL
LOT 1, BLOCK 8605

BEING
 PART OF BLOCK 8605
 OUT OF
 THE GEORGE WILSON SURVEY, ABSTRACT NO. 1529 AND
 THE PHILLIP KIMMELL SURVEY, ABSTRACT NO. 723
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-645
 APRIL 21, 2021
 SHEET 2 OF 3

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the DALLAS COUNTY HOSPITAL DISTRICT, acting through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as PRAYER GARDEN OF IMMANUEL, LOT 1, BLOCK 8605, an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys 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 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 procuring the permission of anymore. (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 _____, 2021.

By: _____
Name:
Title:

STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS I
COUNTY OF DALLAS I

WHEREAS, IMMANUEL TOGETHER WORLD MISSION, INC., is the Owner of a tract of land located in the City of Dallas in the George Wilson Survey, Abstract No. 1529, and the Phillip Kimmell Survey, Abstract No. 723, Dallas County, Texas, according to the general warranty deed thereof recorded in Instrument No. 200600033161, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and also being a part of an unplatted land in City Block 8605, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of the south right-of-way line of Mountain Creek Parkway (a 100-foot right-of-way) and the west line of a 250-foot Dallas Power & Light Company Right-of-Way as recorded in Volume 10, Page 2176, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 06 degrees 00 minutes 42 seconds East, along the west line of said Dallas Power & Light Company right-of-way a distance of 382.13 feet to a 1/2-inch iron rod found for corner, said point also being the northeast corner of that 141.136 acre tract of land, a Mountain Creek Escarpment Preserve Tract, conveyed to the County of Dallas, according to the deed thereof recorded in Volume 93216, Page 8257, D.R.D.C.T.;

THENCE departing the west line of said Dallas Power & Light Company right-of-way, and along the Escarpment Preserve line as follows:

North 81 degrees 50 minutes 38 seconds West, a distance of 475.70 feet to a 1/2-inch iron rod found for corner;

South 76 degrees 45 minutes 26 seconds West, a distance of 153.94 feet to a 1/2-inch iron rod found for corner;

North 27 degrees 34 minutes 43 seconds West, a distance of 240.06 feet to a 1/2-inch iron rod found for corner;

South 75 degrees 41 minutes 50 seconds West, a distance of 164.20 feet to a 1/2-inch iron rod found for corner;

North 52 degrees 41 minutes 20 seconds West, a distance of 209.51 feet to a 1/2-inch iron rod found for corner;

North 17 degrees 18 minutes 57 seconds West, a distance of 148.74 feet to a 1/2-inch iron rod set for corner in the Southwest corner of Mountain Creek Meadows Addition II, Phase I, an addition to the City of Dallas;

THENCE North 36 degrees 41 minutes 05 seconds East, a distance of 232.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 37 degrees 05 minutes 52 seconds East, a distance of 278.90 feet to a 1/2-inch iron rod found on the South line of said Mountain Creek Parkway, same being a beginning of a curve to the left having a central angle of 28 degrees 32 minutes 36 seconds, a radius of 1250.00 feet, a tangent of 317.96 feet, and a chord bearing and distance of South 51 degrees 45 minutes 30 second East, 616.30 feet;

THENCE along the said curve to the left for a distance of 622.72 feet to an iron pipe found for corner;

THENCE South 66 degrees 01 minutes 48 seconds East, along the South line of said Mountain Creek Parkway, a distance of 296.54 feet to the POINT OF BEGINNING and CONTAINING 516,797 square feet or 11.864 acres of land, more or less.

SURVEYOR'S STATEMENT

I, SIANG W. LIM, 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 _____, 2021.

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.

DANIEL S. LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, on this day personally appeared, Siang W. Lim, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same as the act and deed for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER:
IMMANUEL TOGETHER WORLD MISSION INC
5759 HUNTERS BEND LANE
DALLAS, TEXAS 75249-2300
(214) 680-4352
ATTN.: PASTOR DAVID KIM

SURVEYOR:
LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3232
TBPELS Survey Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
LimAssoc@aol.com

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BEING
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SHEET 3 OF 3