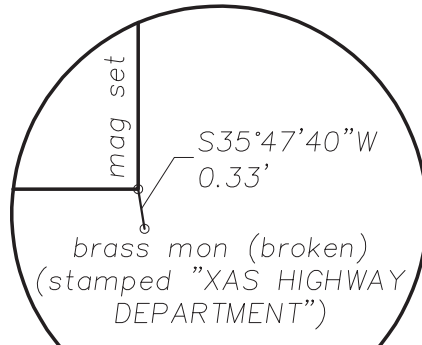
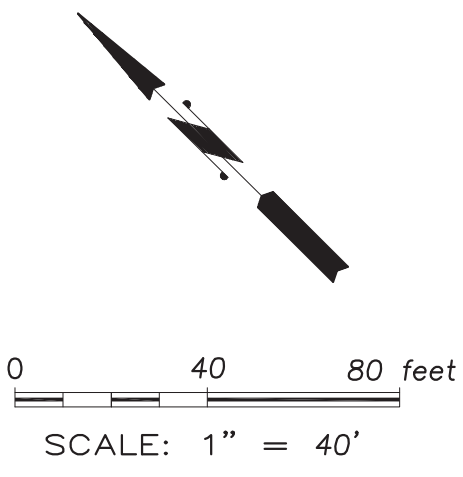
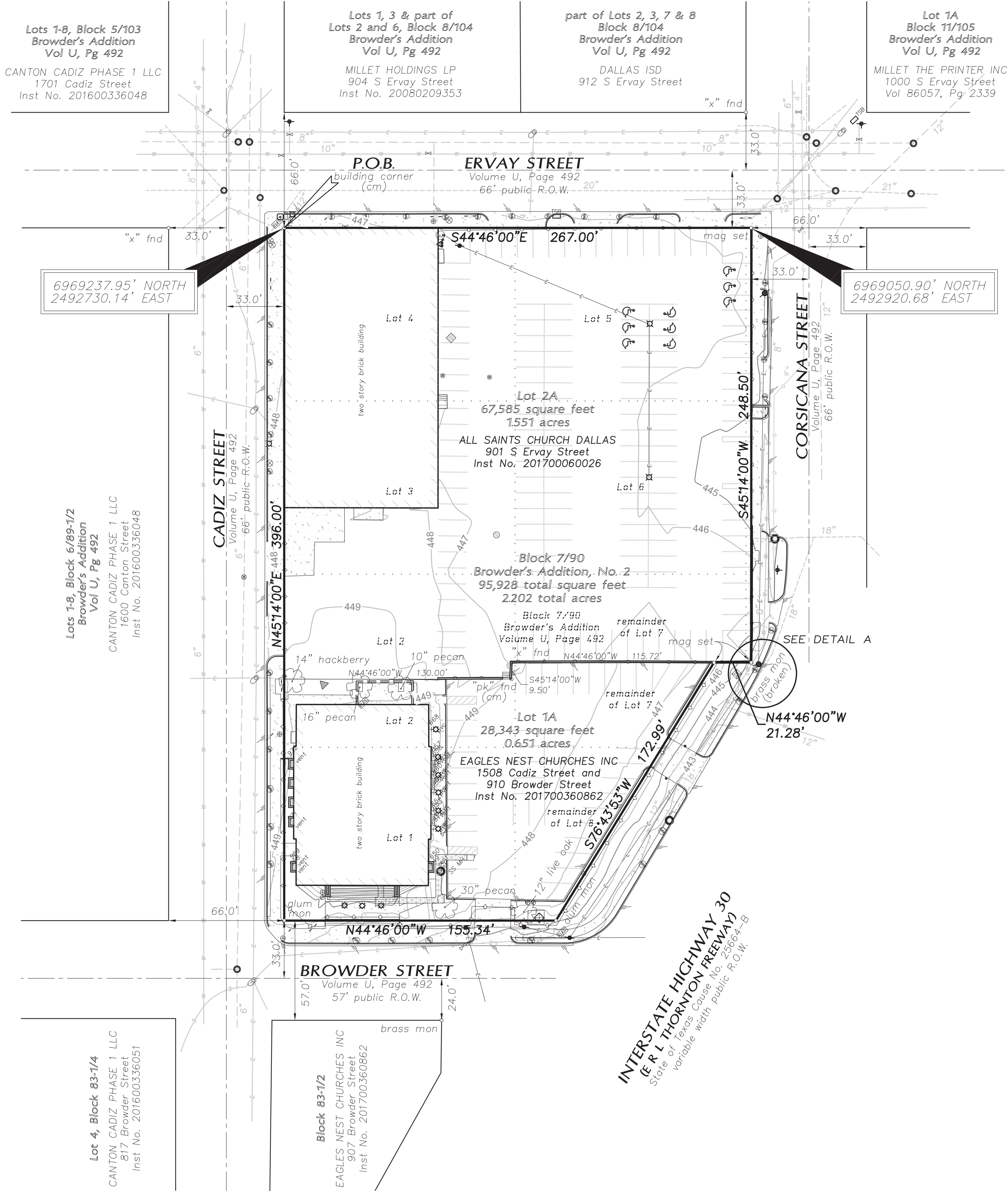


VICINITY MAP



DETAIL A  
not to scale



**NOTES:**

- alum mon = 3-1/4" aluminum monument stamped "BROWDER 2" set for corner
- brass mon = 3-1/2" TxDOT brass monument found for corner
- cm = controlling monument
- D.R.D.C.T. = Deed Records, Dallas County, Texas
- irf = iron rod found for corner
- mag set = magnetic nail with washer stamped "BROWDER 2" set for corner
- O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
- vol/pg = volume/page

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0345J, dated August 23, 2001. Property is in Zone X, unshaded.

Utility information is based upon field measurements, and the best available records. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items. Record information is based upon data collected from both public and private sources. The completeness of these records cannot be guaranteed, except insofar as they can be verified by field measurements.

Copyright 2018 Piburn & Company, LLC. All Rights Reserved. This drawing is the property of Piburn & Company, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Company, LLC is prohibited. This drawing is only valid with a wet ink signature.

**GENERAL NOTES:**

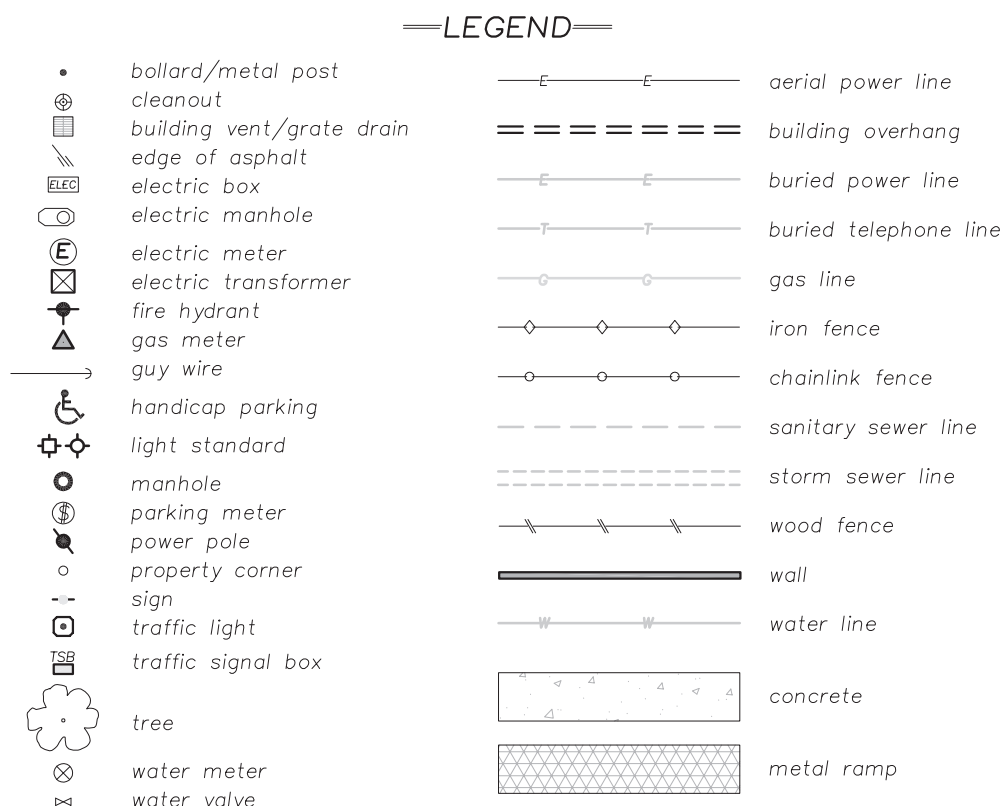
1. Lot-to-Lot drainage is not permitted without engineering section approval.
2. Basis of Bearings is the southeast (North 45°14'00" East) line of Cadiz Street, as described in deed to All Saints Church Dallas recorded in Instrument Number 201700060026 Official Public Records, Dallas County, Texas.
3. Selling a portion of a platted lot by metes and bounds is a violation of State law.
4. The purpose of this plat is to create two lots from eight existing lots.
5. Coordinates shown are Texas State Plane Coordinate System, North Central Texas, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.

**BENCHMARK:**

City of Dallas Benchmark 45-Q-2\*, a pk nail with washer set on top of a concrete curb at the southwest corner of a storm sewer drop inlet at the southeast corner of the intersection of Saint Paul Street and Young Street.

ELEVATION = 442.696'

**INTERSTATE HIGHWAY 30**  
 (E & W THORNTON FREEWAY)  
 State of Texas Cause No. 23094-B  
 Variable width public R.O.W.



**OWNERS' DESCRIPTION**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS ALL SAINTS CHURCH DALLAS, A TEXAS NON-PROFIT CORPORATION and EAGLES NEST CHURCHES, INC., A TEXAS NON-PROFIT CORPORATION are the owners of a tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, same being all of Lots 1, 2, 3, 4, 5 and 6, and part of Lots 7 and 8, Block 7/90 of Browder's Addition, an addition to the City of Dallas according to the plat recorded in Volume U, Page 492 Deed Records, Dallas County, Texas (D.R.D.C.T.), same being all of that tract of land conveyed to ALL SAINTS CHURCH DALLAS by deed recorded in Instrument Number 201700060026 Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and part of that tract of land conveyed to EAGLES NEST CHURCHES INC by deed recorded in Instrument Number 201700360862 O.P.R.D.C.T. and being more particularly described as follows:

**BEGINNING** at the intersection of the southeast line of Cadiz Street (a 66 foot public right-of-way) with the southwest line of Ervay Street (a 66 foot public right-of-way), being the north corner of said Lot 4 and the north corner of an existing building;

**THENCE** South 44°46'00" East, along said southwest line of Ervay Street, a distance of 267.00' to a magnetic nail with washer stamped "BROWDER 2" set for corner at the intersection of said southwest line of Ervay Street and the northwest line of Corsicana Street (a 66 foot public right-of-way);

**THENCE** South 45°14'00" West, along said northwest line of Corsicana Street, a distance of 248.50' feet to a magnetic nail with washer stamped "BROWDER 2" set for corner, said nail being the east corner of a tract of land conveyed to the State of Texas in Cause Number 25664-B, Dallas County Court No. 2;

**THENCE** North 44°46'00" West, along the northeast end of said State of Texas tract, a distance of 21.28' feet to a magnetic nail with washer stamped "BROWDER 2" set for corner;

**THENCE** South 76°43'53" West, a distance of 172.99' feet to a 3-1/4 inch aluminum monument stamped "BROWDER 2" set for corner in the northeast line of Browder Street (a 57 foot public right-of-way);

**THENCE** North 44°46'00" West, along said northeast line of Browder Street, a distance of 155.34' feet to a 3-1/4 inch aluminum monument stamped "BROWDER 2" set for corner in the aforementioned southeast line of Cadiz Street;

**THENCE** North 45°14'00" East, along said southeast line of Cadiz Street, a distance of 396.00' feet to the POINT OF BEGINNING and containing 2.202 acres, or 95,928 square feet of land, more or less.

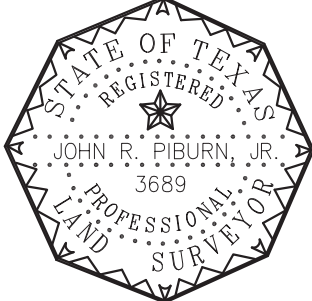
**SURVEYOR'S STATEMENT**

I, John R. Piburn, Jr., 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown herein was either found in place 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 and Record Final Plat.

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

John R. Piburn, Jr., RPLS No. 3689



STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **John R. Piburn, Jr.** known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

The lien holder on mortgage concurs with the Owners' Description and agrees to subordinate its interests to the provisions of the Owners' Dedication.

Mortgagee:

By: \_\_\_\_\_  
Name  
Title

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_

Notary Public in and for the State of Texas

**OWNERS' DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ALL SAINTS CHURCH DALLAS, A TEXAS NON-PROFIT CORPORATION, acting by and through its duly authorized agent, \_\_\_\_\_ and EAGLES NEST CHURCHES, INC., A TEXAS NON-PROFIT CORPORATION, acting by and through its duly authorized agent, \_\_\_\_\_ do hereby adopt this plat, designating the hereon described property as **BROWDER'S ADDITION, NO. 2**, 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 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
ALL SAINTS CHURCH DALLAS

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared \_\_\_\_\_ known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
EAGLES NEST CHURCHES, INC.

STATE OF TEXAS §  
COUNTY OF DALLAS §

**BEFORE ME**, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared \_\_\_\_\_ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the State of Texas

**REPLAT**  
**BROWDER'S ADDITION, NO. 2**  
**LOTS 1A & 2A, Block 7/90**

BEING A REPLAT OF  
**BROWDER'S ADDITION**  
 Block 7/90

**95,928 SQUARE FEET / 2.202 ACRES SITUATED IN THE**  
**JOHN GRIGSBY SURVEY - ABSTRACT NO. 495**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY PLAN FILE NO. S 178 -178

<b>OWNER</b> ALL SAINTS CHURCH DALLAS 2733 Oak Lawn Avenue Dallas, Texas 75219	<b>OWNER</b> EAGLES NEST CHURCHES, INC. 5600 W Lovers Lane Suites 116-223 Dallas, Texas 75209	<b>SURVEYOR</b> <b>Piburn &amp; Carson, LLC</b> 801 E Campbell Road Suite 575 Richardson, Texas 75081 Ph: 214.328.3500 Fax: 214.328.3512 CONTACT: Alison Hershey
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April 2018