

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, Providence Presbyterian Church, is the owner of a tract of land situated in the E. Merrell Survey, Abstract Number 977, in Dallas County, Texas, being that certain called 4.2846 acre tract of land conveyed to Providence Presbyterian Church (PCA) by Warranty Deed with Vendor's Lien recorded in Instrument Number 20080101246, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the north right-of-way line of Brookport Drive (60' right-of-way) at the southwest corner of the above mentioned 4.2846 acre tract and the southeast corner of that tract of land described as Lot 18, Block C/6154 of the Meadowbrook Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 11, Page 441, Map Records, Dallas County, Texas (M.R.D.C.T.) conveyed to Joseph A. Cardinale et ux by General Warranty Deed recorded in Volume 2005123, Page 04927, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 41 Degrees 12 Minutes 33 Seconds East, a distance of 235.40 feet to a 1/2" iron rod with yellow cap found at the west corner of said 4.2846 acre tract and the north corner of the above mentioned Lot 18, same being the east corner of that tract of land described as Lot 3, Block C/6154 of the Meadowbrook Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 34, Page 15, (M.R.D.C.T.) conveyed to John C. Chevalier et ux by General Warranty Deed recorded in Volume 99088, Page 07502, (D.R.D.C.T.) and the south corner of that certain called 0.500 acre tract of land conveyed to Kenneth Patrick Wright et ux by General Warranty Deed recorded in Volume 2002156, Page 01714, (D.R.D.C.T.);

THENCE North 00 Degrees 23 Minutes 43 Seconds West, a distance of 254.63 feet to a 1/2" square iron rod found in the south right-of-way line of Royal Lane (variable width right-of-way) at the northwest corner of said 4.2846 acre tract and the northeast corner of the above mentioned 0.500 acre tract;

THENCE North 89 Degrees 31 Minutes 56 Seconds East, along the above mentioned south right-of-way line of Royal Lane, a distance of 405.70 feet to a 1/2" iron rod with yellow cap stamped "D.C.&A. INC." found at the most northerly northeast corner of said 4.2846 acre tract and being at the beginning of a non-tangent curve to the right having a central angle of 31 Degrees 20 Minutes 07 Seconds, a radius of 178.80 feet, and a long chord of South 37 Degrees 53 Minutes 00 Seconds East, 96.57 feet;

THENCE continuing along said south right-of-way line of Royal Lane and along said curve to the right, an arc length of 97.79 feet to a 1/2" iron rod with yellow cap stamped "D.C.&A. INC." found in the west right-of-way line of Midway Road (variable width right-of-way) at the most southerly northeast corner of said 4.2846 acre tract;

THENCE along the east line of said 4.2846 acre tract and the west right-of-way line of Midway Road, the following two (2) courses and distances:
 South 00 Degrees 00 Minutes 10 Seconds West, a distance of 82.08 feet to a 1/2" iron rod with yellow cap stamped "D.C.&A. INC." found;
 South 01 Degrees 16 Minutes 33 Seconds East, a distance of 277.64 feet to a point for corner in the above mentioned north right-of-way line of Brookport Drive at the southeast corner of said 4.2846 acre tract;

THENCE North 89 Degrees 50 Minutes 51 Seconds West, a distance of 314.33 feet to the POINT OF BEGINNING and containing a computed area of 4.281 acres (186,498 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, Providence Presbyterian Church, acting by and through its duly authorized agent David Rea, Senior Pastor, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK C/6154, PROVIDENCE PRESBYTERIAN CHURCH**, 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 thereon. 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 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 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, 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 THIS _____ DAY OF _____, 2016.

STATE OF TEXAS §
COUNTY OF DALLAS §

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, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, DANIEL CHASE O'NEAL, 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 _____, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

DANIEL CHASE O'NEAL
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

STATE OF TEXAS §
COUNTY OF DALLAS §

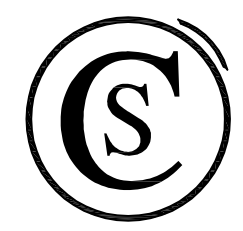
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER:
 PROVIDENCE PRESBYTERIAN CHURCH
 10727 MIDWAY ROAD
 DALLAS, TX 75229
 CONTACT: PASTOR DAVID REA
 PHONE: 214-270-1220
 EMAIL: david.rea@providencedallas.com

ENGINEER:
 BIG RED DOG ENGINEERING
 4925 GREENVILLE AVE., STE. 1250
 DALLAS, TX 75206
 CONTACT: DOUGLAS BARRILLEAUX
 PHONE: 214-307-4767
 EMAIL: douglas.barrilleaux@bigreddog.com



SURVEYOR:
 DANIEL CHASE O'NEAL
 O'NEAL SURVEYING COMPANY
 P.O. BOX 361, ATHENS TX 75751
 PHONE: 903-708-2891
 EMAIL: daniel.oneal@onealsurveying.com

PRELIMINARY PLAT
PROVIDENCE PRESBYTERIAN CHURCH
LOT 1, BLOCK C/6154
 AN ADDITION TO THE CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 BEING 4.281 ACRES OF LAND LOCATED IN THE
 E. MERRELL SURVEY, ABSTRACT NO. 977
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

JUNE, 2016
1 LOT

SHEET 1 OF 1
CITY PLAN FILE NO. S156-210

LEGEND

(CM)	CONTROLLING MONUMENT	⊙	POWER POLE
I.R.F.	IRON ROD FOUND	⊙	LIGHT POLE
I.P.F.	IRON PIPE FOUND	⊙	ELECTRIC METER
VOL.	VOLUME	⊙	FIRE HYDRANT
PG.	PAGE	⊙	WATER VALVE
ESMT.	EASEMENT	⊙	WATER METER
P.O.B.	POINT OF BEGINNING	⊙	SAN. SEWER CLEANOUT
R.O.W.	RIGHT-OF-WAY	⊙	MAN HOLE (AS NOTED)
INST. NO.	INSTRUMENT NUMBER	⊙	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	⊙	
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	⊙	
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	⊙	
---	MAJOR CONTOUR LINE	---	CONCRETE
---	MINOR CONTOUR LINE	---	COVERED
---	CONTOUR ELEVATION LABEL	---	

GENERAL NOTES:

- THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
- ACCORDING TO MAP NO. 48113C0190K, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THEREFORE, THERE MAY BE EASEMENTS OR DOCUMENTS PERTAINING TO THE SUBJECT TRACT THAT ARE NOT SHOWN OR REFERENCED HEREON.