

STATE OF COUNTY O F TEXAS OF DALL

OWNER'S CERTIFICATE

WHEREAS WE, Texas Conference Association of Seventh Day Adventists are the sole owners of a tract of land situa J. Grigsby, Abstract No. 495, Dallas, Dallas County, Texas, and being all of Lots 4 and 5, of Block 5/1517, of th Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded Volume 12, Page 375, Deed Records, Dallas County, Texas, same being a portion of that tract of land conveyed to Conference Association of Seventh Day Adventists, by deed recorded in Volume 91154, Page 317, Deed Records of County, Texas, and being more particularly described by metes and bounds as follows;

exas IIas

COMMENCING a at a 5/8 inch ir and being in the

THENCE South : Subdivision, and South 23 degrees 09 sion, and also being the d "EA and 5513" set on the Southeast line of 09 minutes 16 minutes West, and the Southeast line of said 20 et over a 1/2 inch iron rod see of said 20 foot alley, said co est, along the Northwest line of said Lot d 20 foot alley, a distance of 144.00 fe od set for corner, said corner being the did corner being the POINT OF BEGINNING; f said DBk aluminum said Lot RG n disk 3, and

THENCE South 22 degrees 07 minutes 17 seconds West, along the Northwest line of said U.S. Highway 75, N. Central Expressway, a distance of 144.04 feet to a 3 inch aluminum disk stamped "EA and 5513" set over a 1/2 inch iron rod set for corner, said corner being in the Northwest line of said U.S. Highway 75, N. Central Expressway, and also being the East corner of Lot 6 of the remainder of said Texas Conference Association of Seventh Day Adventists tract; outh 66 degrees 32 minutes 05 seconds East, along the Southwest line ch aluminum disk stamped "EA and 5513" set over a 1/2 inch iron rolline of U.S. Highway 75, N. Central Expressway (variable width R.O.W.); 약 4 feet in the

THENCE North 23 degrees 09 minutes 16 seconds East, along the Southeast line of said 20 foot Alley, eet to the POINT OF BEGINNING and containing 25,566 square feet or 0.587 acres of land. 32 minutes 05 at stamped "EA of said 20 foc 05 seconds West, c EA and 5513" set of foot alley; 144.00 feet rner

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD 83 (2011).

2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 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. 41.10° 88199, PG. 3465 D.R.D.C.T. 177.1 TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ACVENTISTS VOL. 3127, PG. 517 BLOCK 5/1517 DBKG SUBDIVISION VOL. 12, PG. 375 D.R.D.C.T. 179.6 SAN SEW WANHOLE 89008, PG. D.R.D.C.T. REMAINDER OF
TEXAS CONFERENCE ASSOCIATION
OF SEVENTH DAY ACVENTISTS
VOL. 91154, PG. 317 FOR REPLAT _16" DUCTAL IRON (WATER LINE) BLOCK 5/1517 DBKG SUBDIVISION VOL. 12, PG. 375 D.R.D.C.T. 2062 72.00 519 CHURCH OF THE INCARNATION REAT HALL AND EDUCATION ADDITION DOC. NO. 201600216461 CM CM IRF N66°32'05"W 178.84' • WATER METER SQUARE FEET
RIGHT-OF-WAY
DEED RECORDS, DALLAS (
MAP RECORDS, DALLAS CO
OFFICIAL PUBLIC RECORDS
IRON ROD FOUND
ALUMINUM DISK CONTROLLING MONUMENT
IRON ROD FOUND
IRON PIPE FOUND
3" ALUMINIUM DISK STAMPED "
A 1/2" IRON ROD SET
EASEMENT
VOLUME NSTRUMENT OUND SQUARE FEE CONCRETE PAVED
PARKING Z EXPRESSWAY LOT 4A, BLOO 25,567 S 0.587 A 1822°07 U.S. HIGHW CENTRAL EX TEXAS CONFERE OF SEVENTH I N23°09'16 AY ADDITION OCK 5/1517 SQ. FT. ACRES RENCE ASSOCIATION DAY ACVENTISTS IWAY 75 EXPRESSWAY DTH R.O.W. PG. 600) EXAS XAS COUNTY, ND 5513" 20, 44.04 ALLEY 44.00' STATE PLANE COORDINATES N=6,983,048.99 E=2,493,265.10 110.0 23.82°. -520 S66°32'05"E 176.24' 5210 POINT OF BEGINNING 187.00' BLOCK 5/1517 BKG SUBDIVISION OL. 12, PG. 375 D.R.D.C.T. 174.94' LOT 2 BLOCK 5/1517 DBKG SUBDIVISION VOL. 12, PG. 375 D.R.D.C.T. 187.00 POINT OF 7 McKINNEY AVENUE JOINT VENTURE.
A TEXAS GENERAL PARTNERSHIP
VOL. 83090, PG. 3747 173.64

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

in the

officer Roger Mekelburg, does hereby adopt this plat, designating the herein described property as EXPRESSWAY 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 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, 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.

my
hand
at Dallas,
, Texas, this
this
the
day
of
, 2017.

STATE OF COUNTY O Roger Mekelburg, secretary

OF TEXAS

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 _

Public in and for Dallas County,

.15 .77

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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. STATE OF COUNTY C Dated this the______ day of ______ Dated this the_____ day of ______ day of _______ PRELEASED FOR REVIEW 05/10/2017 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.__ Bryan Connally

Texas Registered Professional Land Surveyor No. 5513 OF DALLAS

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

OWNER: TEXAS CONFERENCE
ASSOCIATION OF SEVEN DAY ADVENTIST
P.O. BOX 800
ALVERADO-TEXAS-76009
(817) 790-2255
E-MAIL=MEKELBURG@TXSDA.ORG

1"=20' / DATE: 04/20/17 / JOB NO.

