

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

Whereas, TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS is the owner of all of Lot 10-R, Block H/5824 of THE NEW LIFE ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 98100, Page 7 of the Map Records of Dallas County Texas, situated in the Samuel Beeman Survey, Abstract No. 68, and being that same tract of land described in Warranty Deed to Texas Conference Association of Seventh Day Adventists by deed recorded in Volume 93017, Page 0845, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at 3/4" iron rod found at the intersection of the east R.O.W. of Urban Avenue (a 60' R.O.W.) with the south R.O.W. line of Military Parkway (a variable width R.O.W.);

THENCE S 78°46'07" E, 167.13' along the south line of Military Parkway to a 1/2" iron rod found for corner and the beginning of a curve to the right, having a central angle of 60°58'06" and a radius of 139.00' (Chord bearing S 48°17'04" E, 141.03');

THENCE S 17°48'01" E, 68.15' along the west line of Oak Creek Circle, to a 1/2" iron rod found for corner and the beginning of a curve to the left, having a central angle of 14°22'30" and a radius of 258.24' (Chord bearing S 25°15'07" E, 64.62');

THENCE along said curve to the left and the west line of Oak Creek Circle, a distance of 64.79' to a 1/2" iron rod found for corner;

THENCE S 32°58'28" E, 99.51' along the west line of Oak Creek Circle to a 1/2" iron rod found for corner;

THENCE S 86°37'05" W, 150.68' to 1/2" iron rod found for corner;

THENCE N 21°47'59" W, 35.00' to a 5/8" iron rod found for corner and being the southeast corner of Lot 10-R, Block H/5826 of said addition;

THENCE N 84°50'21" W, 157.95' along the south line of said Lot 10-H to a 1/2" iron rod found for corner in the east R.O.W. line of Urban Avenue and the beginning of a curve to the right having a central angle of 19°50'20" and a radius of 818.44' (Chord bearing N 10°23'44" W, 281.97');

THENCE along said curve to the right and the east line of Urban Avenue, a distance of 283.39' to a 1/2" iron rod found for corner;

THENCE N 00°28'34" W, 18.05' along the east line of Urban Avenue to the POINT OF BEGINNING and containing 78,428 square feet or 1.800 acres of land.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

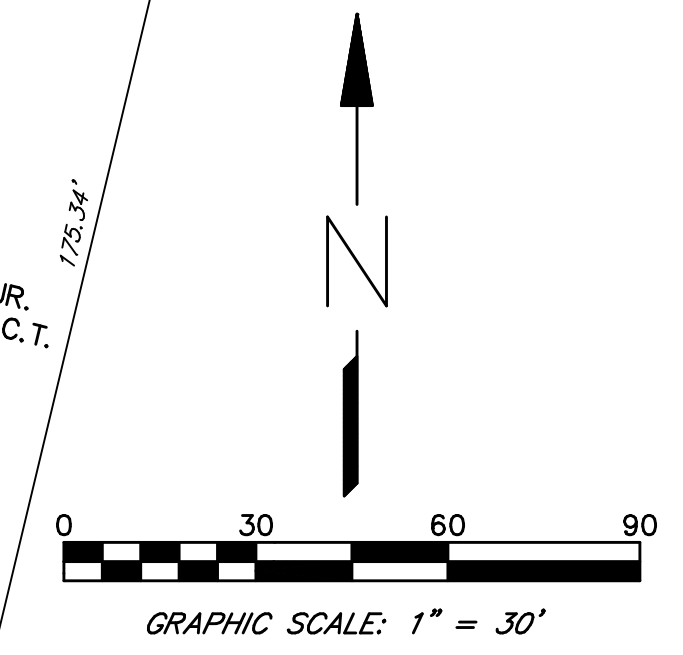
BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ___ day of _____ 2018.

Notary Public in and for the State of Texas.

Δ = 60°58'06"
R = 139.00'
L = 147.91'
CH=S 48°17'04" E
141.03'

Δ = 14°22'30"
R = 258.24'
L = 64.79'
CH=S 25°15'07" E
64.62'



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as THE NEW LIFE REVISED 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 line 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 line 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____ 2018.

TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS

John Smith, Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared John Smith, 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.

GIVEN under my hand and seal of office, this the ___ day of _____ 2018.

Notary Public in and for the State of Texas.

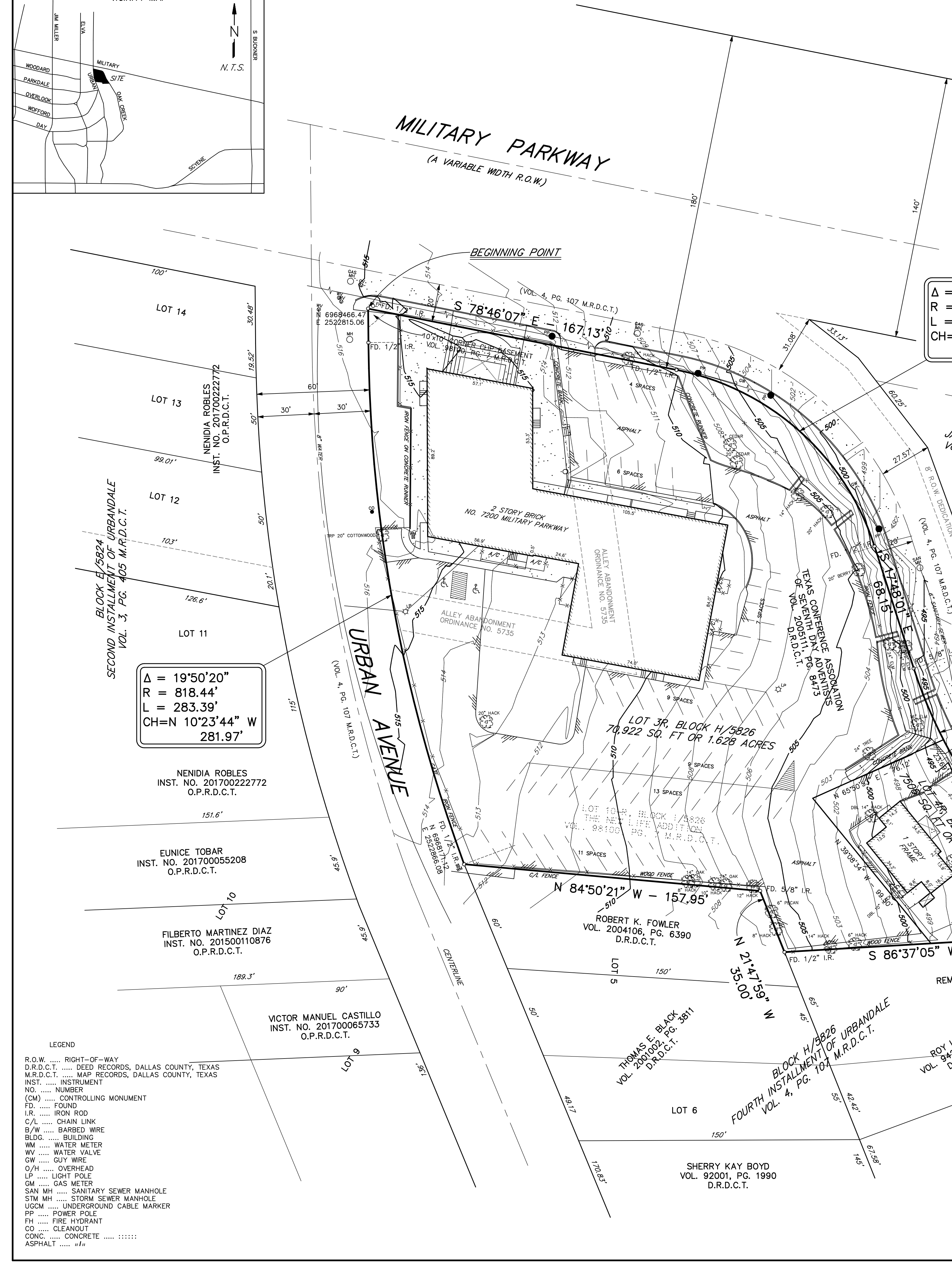
PRELIMINARY PLAT
THE NEW LIFE REVISED ADDITION
LOTS 3R & 4R, BLOCK H/5826

A REPLAT OF LOT 10R, BLOCK H/5826 OF THE NEW LIFE ADDITION, SITUATED IN THE SAMUEL BEEMAN SURVEY, ABSTRACT NO. 68 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S178-231

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 davis@sbglobal.net DATE: 06/20/18
DALLAS, TEXAS 75228 214-321-0569 JOB NO. 18037

FIRM REG. NO. 10009600



LEGEND

R.O.W. RIGHT-OF-WAY
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
INST. INSTRUMENT
NO. NUMBER
CM CONTROLLING MONUMENT
FD FOUND
L.R. IRON ROD
C/L CHAIN LINK
B/W BARBED WIRE
BLDG. BUILDING
WM WATER METER
WV WATER VALVE
GW GUY WIRE
O/H OVERHEAD
LP LIGHT POLE
GM GAS METER
SAN MH SANITARY SEWER MANHOLE
STM MH STORM SEWER MANHOLE
UGCM UNDERGROUND CABLE MARKER
PP POWER POLE
FH FIRE HYDRANT
CO CLEANOUT
CONC. CONCRETE
ASPHALT ASPHALT

GENERAL NOTES:

- Bearings based on State Plane Coordinate System, North Central Zone, North American Datum of 1983, (1986).
- Lot to lot drainage will not be allowed without engineering section approval.
- The purpose of this plat is to create 2 lots from 1 existing lot for conveyance purposes.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
- All structures to remain on site.

OWNER
TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS
1211 HIGHWAY 67 WEST, ALVARADO, TX 76009