

LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	FENCE LINE	---	STORM SEWER LINE
---	WATER LINE	---	EXISTING CONTOUR LINE
---	WATER VALVE	---	ADS
---	WATER METER	---	3-1/4" ALUMINUM DISK STAMPED "NEX"
---	FIRE HYDRANT	---	& TRAMING L. GOODSON, JR. INC.
---	ELECTRIC BOX	---	ON A 1/2" IRON ROD SET
---	CLEAN OUT	---	ADF
---	PROVISION BOX	---	3-1/4" ALUMINUM DISK
---	TELEPHONE PEDESTAL	---	STAMPED "NEXUS" FOUND
---	ELECTRIC TRANSFORMER	---	YORF
---	GAS METER	---	1/2" IRON ROD WITH YELLOW PLASTIC
---	TRAFFIC SIGNAL BOX	---	CAP STAMPED "PACHECO KOCH" FOUND
---	UTILITY KILT	---	IRF
---	COMMUNICATIONS PULLBOX	---	MNF
---	POWER POLE	---	CM
---	GUY WIRE	---	M.R.D.C.T.
---	SON	---	MAP RECORDS, DALLAS COUNTY, TX
---	SEWER MANHOLE	---	D.R.D.C.T.
---	STORM SEWER MANHOLE	---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	CREPE MYRTLE	---	INST. NO.
---	TREE	---	INSTRUMENT NUMBER
---		---	VOL.
---		---	PG.
---		---	POB
---		---	POINT OF BEGINNING
---		---	RECORD MONUMENT PER (INSTRUMENT NO....)

- GENERAL NOTES:**
- BASIS OF BEARINGS: THE NORTH LINE (SOUTH 89° 41' 00" WEST) OF LOT 1, BLOCK 7357, REVISED BEACH ADDITION RECORDED IN VOLUME 598, PAGE 2133, DEED RECORDS, DALLAS COUNTY, TEXAS.
 - CONTROLLING MONUMENTS: AS SHOWN.
 - NO LOT TO LOT DRAINAGE WILL BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - EXISTING BUILDINGS TO REMAIN.
 - THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS BY COMBINING A PORTION OF A PLATTED LOT (LOT 2B) AND AN UNPLATTED TRACT OF LAND (TRACT 4) WITH ANOTHER EXISTING PLATTED LOT (LOT 1). THE OWNER OF PROPOSED LOT 2C (NEXUS INCORPORATED) CURRENTLY HAS NO PLANS TO BUILD. THE OWNER OF PROPOSED LOT 1A (THE CENTRAL AMERICAN MISSION) INTENDS TO PURCHASE THAT PORTION OF EXISTING LOT 2B THAT IS BEING COMBINED WITH TRACT 4 AND LOT 1 AS PART OF THIS PLAT FOR THE PURPOSE OF BUILDING EXPANSION.
 - ADDRESS OF SUBJECT PROPERTIES ARE 8615, 8625, 8635 AND 8733 LA PRADA DRIVE, DALLAS, TX 75228 PER DCAD INFO OBTAINED ON 06-14-2017.
 - COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

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.

PRELIMINARY PLAT
OF
NEX
LOTS 1A & 2C, BLOCK A/7357
REPLAT
OF
NEXUS ADDITION & REVISED BEACH ADDITION
BLOCK A/7357
JACOB W. HALFORD SURVEY, ABSTRACT NO. 600
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-210
ENGINEERING NO. 3117-____
SCALE: 1" = 50'
DATE: 05/16/2017

OWNER:
NEXUS INCORPORATED
8733 LA PRADA DRIVE
DALLAS, TX 75228
214-321-0156

OWNER:
CENTRAL AMERICAN MISSION
8625 LA PRADA DRIVE
DALLAS, TX 75228
214-327-8206

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@rlginc.com
TX PE REC #4-493
TBPLS REC #100341-00

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Nexus Incorporated and The Central American Mission are the sole owners of tracts of land situated in the Jacob W. Halford Survey, Abstract No. 600, City Blocks 7357 and A/7357, City of Dallas, Dallas County, Texas, being all of Lot 2B, Block A/7357, Nexus Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201200373860, Official Public Records, Dallas County, Texas, as conveyed to Nexus Incorporated by Special Warranty Deed With Vendor's Lien recorded in Volume 91190, Page 4052, Deed Records, Dallas County, Texas, and being all of Lot 1, Block 7357, Revised Beach Addition, an addition to the City of Dallas according to the plat recorded in Volume 598, Page 2133, Deed Records, Dallas County, Texas, as conveyed to The Central American Mission by General Warranty Deed recorded in Volume 477, Page 836, Deed Records, Dallas County, Texas, and being all of a called 1.000 acre tract of land conveyed to The Central American Mission by General Warranty Deed recorded in Volume 793, Page 2175 (Tract 4), Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 600 nail found (Instrument No. 201200373860) at the intersection of the east line of Shiloh Road (a called 60' right-of-way being 60.9 feet wide at this point, as created by Volume 78170, Page 14, Deed Records, Dallas County, Texas) and the south right-of-way line of a called 15' alley (as created by Casa Terrace Addition, an addition to the City of Dallas according to the plat recorded in Volume 26, Page 169, Map Records, Dallas County, Texas, being 15.2 feet wide at this point), said nail being the northwest corner of said Lot 2B;

THENCE North 89° 46' 00" East along the common line between said alley and said Lot 2B, a distance of 874.62 feet to a point for corner at the intersection of the south right-of-way line of said 15' alley (being 12.3' wide at this point) and the west right-of-way line of La Prada Drive (a variable width right-of-way as created by use & occupation (no deed found), Volume 26, Page 169, Map Records, Dallas County, Texas, and Volume 598, Page 2133; Volume 69140, Page 1711; and Volume 70087, Page 210, Deed Records, Dallas County, Texas), from which a found Mag Nail (Instrument No. 201200373860) bears North 12° 57' 58" West a distance of 0.21 feet;

THENCE South 00° 31' 00" East, along the common line between said Lot 2B and said La Prada Drive, passing at a distance of 525.52 feet a 1/2 inch iron rod found (Instrument No. 201200373860) for the most easterly southeast corner of said Lot 2B and the northeast corner said Lot 1, and continuing along the common line between said Lot 1 and said La Prada Drive, a total distance of 577.06 feet to a 3-1/4" aluminum disk stamped "NEX" and "Raymond L. Goodson Jr. Inc." on a 1/2" iron rod set for corner at the beginning of a tangent curve to the right;

THENCE in a southwesterly direction, continuing along the common line between said Lot 1 and said La Prada Drive and said tangent curve to the right whose chord bears South 08° 54' 37" West a distance of 218.90 feet, having a radius of 668.23 feet, a central angle of 18° 51' 14", and an arc length of 219.89 feet to a 3-1/4" aluminum disk stamped "NEX" and "Raymond L. Goodson Jr. Inc." on a 1/2" iron rod set for corner at the intersection of the west right-of-way line of said La Prada Drive and the north line of a variable width alley being 10 feet wide at this point (as created by Volume 598, Page 2133; Volume 83136, Page 4325, Deed Records, Dallas County, Texas; and Instrument No. 201200373860, Official Public Records, Dallas County, Texas), said disk being the southeast corner of said Lot 1;

THENCE South 89° 52' 06" West, along the common line between said Lot 1 and said variable width alley, passing the southerly common corner of said Lot 1 and said Tract 4, and continuing along the common line between said Tract 4 and said variable width alley, a total distance of 625.71 feet to a 3-1/4" aluminum disk stamped "NEX" and "Raymond L. Goodson Jr. Inc." on a 1/2" iron rod set at an angle point in said variable width alley (being 15 feet wide at this point), from which a found 5/8" iron rod bears South 01° 32' 49" West a distance of 1.77 feet;

THENCE North 00° 21' 01" West, along the common line between said Tract 4 and said variable width alley, a distance of 1.27 feet to a found 3-1/4" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201200373860) at an angle point in said variable width alley (being 16.3 feet wide at this point), said disk being the most southerly southeast corner of said Lot 2B;

THENCE North 89° 50' 57" West, along the common line between said Lot 2B and said variable width alley, a distance of 113.08 feet to a found 3-1/4" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201200373860) at the intersection of the north line of said variable width alley (being 16.8 feet wide at this point) and a right-of-way dedication by said Nexus Addition, said disk being the most southerly southwest corner of said Lot 2B;

THENCE North 00° 31' 00" West along the common line between said Lot 2B and said right-of-way dedication a distance of 97.50 feet to a found 3-1/4" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201200373860) at an angle point in said Lot 2B and said right-of-way dedication;

THENCE North 89° 50' 57" West, continuing along the common line between said Lot 2B and said right-of-way dedication, a distance of 100.00 feet to a found 3-1/4" aluminum disk stamped "NEXUS ADDITION" (Instrument No. 201200373860) at the intersection of said right-of-way dedication and the east right-of-way line of said Shiloh Road (being 64.7 feet wide at this point), said disk being the most westerly southwest corner of said Lot 2B;

THENCE North 00° 31' 00" West, continuing along the common line between said Lot 2B and said Shiloh Road a distance of 691.88 feet to the POINT OF BEGINNING and containing 680,413 square feet or 15.620 acres, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NEXUS INCORPORATED, acting by and through its duly authorized agent, Ann Rebecca Crowell, and THE CENTRAL AMERICAN MISSION, acting by and through its duly authorized agent, Philip O'Day, do hereby adopt this plat, designating the herein described property as NEXUS 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.

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

Signature: _____

Name: Ann Rebecca Crowell

Title: CEO & Executive Director

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ann Rebecca Crowell, 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.

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

Notary Public in and for the State of Texas

My commission expires:

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

Signature: _____

Name: Philip O'Day

Title: COO & Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Philip O'Day, 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.

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

Notary Public in and for the State of Texas

My commission expires:

SURVEYOR'S STATEMENT

I, Dale R. White, 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 _____, 2017.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

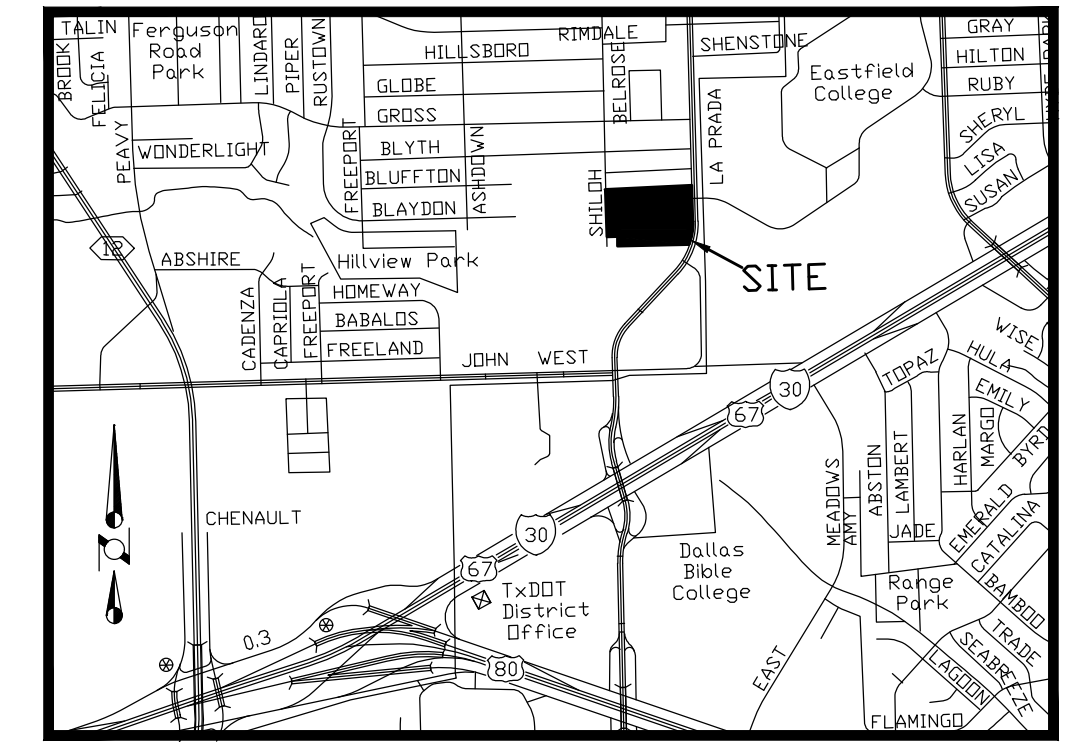
Dale R. White
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority on this day personally appeared Dale R. White, 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 and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas



VICINITY MAP
NOT TO SCALE

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.

PRELIMINARY PLAT
OF
NEX
LOTS 1A & 2C, BLOCK A/7357
REPLAT
OF
NEXUS ADDITION & REVISED BEACH ADDITION
BLOCK A/7357

JACOB W. HALFORD SURVEY, ABSTRACT NO. 600
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-210
ENGINEERING NO. 3117-____

SCALE: 1" = 50' DATE: 05/16/2017

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DALLAS, TX 75228
214-321-0156
C/O REBECCA CROWELL

OWNER: CENTRAL AMERICAN MISSION
8625 LA PRADA DRIVE
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C/O PHILIP O'DAY

SURVEYOR: RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
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