

**LEGEND**

P.O.B. = POINT OF BEGINNING  
 XF = "X" CUT IN CONCRETE FOUND  
 IRFC = IRON ROD W/ CAP FOUND  
 IRF = IRON ROD FOUND  
 R.O.W. = RIGHT-OF-WAY  
 C.M. = CONTROLLING MONUMENT  
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 VOL. = VOLUME  
 PG. = PAGE  
 INST. NO. = INSTRUMENT NUMBER

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM EIGHT EXISTING LOTS.
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
  4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  5. THE THREE STORY BUILDING AT THE NORTHWEST CORNER OF THE PROPERTY IS TO REMAIN. ALL OTHER STRUCTURES ARE TO BE REMOVED.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, INTERFAITH HOUSING COALITION is the owner of a tract of land situated in the Robert Ray Survey, Abstract No. 1242, City of Dallas, Dallas County, Texas and being all of Lots 1-8, Block L/1478, Ross Avenue Heights Addition, an addition to the City of Dallas according to the plat recorded in Volume 118, Page 63 of the Deed Records, Dallas County, Texas; and being all of that tract of land described in Special Warranty Deed to Interfaith Housing Coalition recorded in Instrument No. 201400105400 of the Official Public Records of Dallas County, Texas; and being all of that tract of land described in Special Warranty Deed to Interfaith Housing Coalition recorded in Instrument No. 201400163279 of said Official Public Records; and being all of that tract of land described in General Warranty Deed to Interfaith Housing Coalition recorded in Volume 2000195, Page 2236 of said Deed Records; and being all of that tract of land described in Special Warranty Deed to Presbyterian Housing Coalition recorded in Volume 85124, Page 165 of said Deed Records; and being more particularly described as follows:

**BEGINNING** at an "X" cut in concrete found at the intersection of the south right-of-way line of Ross Avenue (a 60-foot wide right-of-way) and the west right-of-way line of Matilda Street (a 50-foot wide right-of-way);

**THENCE** with said west right-of-way line of Matilda Street, South 1°14'24" East, a distance of 333.00 feet to an "X" cut in concrete found at the intersection of said west right-of-way line of Matilda Street and the north right-of-way line of Hudson Street (a 60-foot wide right-of-way);

**THENCE** with said north right-of-way line of Hudson Street, South 89°18'21" West, a distance of 200.00 feet to a 5/8-inch iron rod with "KHA" cap found at the intersection of said north right-of-way line of Hudson Street and the east right-of-way line of Hope Street (a 50-foot wide right-of-way);

**THENCE** with said east right-of-way line of Hope Street, North 1°14'24" West, a distance of 333.00 feet to a 5/8-inch iron rod with "KHA" cap found at the intersection of said east right-of-way line of Hope Street and said south right-of-way line of Ross Avenue;

**THENCE** with said south right-of-way line of Ross Avenue, North 89°18'21" East, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 1.529 acres or 66,598 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **INTERFAITH HOUSING COALITION**, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **INTERFAITH 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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**INTERFAITH HOUSING COALITION**

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

STATE OF \_\_\_\_\_ \$  
 COUNTY OF \_\_\_\_\_ \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, J. Andy Dobbs, 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.

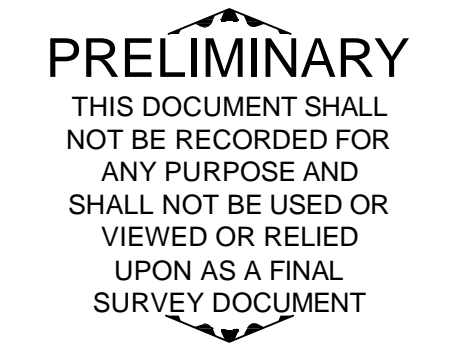
J. Andy Dobbs  
 Registered Professional Land Surveyor No. 6196  
 Kimley-Horn and Associates, Inc.  
 12750 Merit Drive, Suite 1000  
 Dallas, Texas 75251  
 972-770-1300

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 J. Andy Dobbs 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



**PRELIMINARY PLAT**  
**INTERFAITH ADDITION**  
**LOT 1, BLOCK L/1478**  
**BEING A REPLAT OF**  
**LOTS 1-8, BLOCK L/1478**  
**ROSS AVENUE HEIGHTS ADDITION**  
**AND BEING 1.529 ACRES OUT OF THE**  
**ROBERT RAY SURVEY, ABSTRACT NO. 1242**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S156-077**

**Kimley»Horn**

ENGINEER:  
 KIMLEY-HORN AND ASSOC., INC.  
 12750 MERIT DRIVE, SUITE 1000  
 DALLAS, TEXAS 75251  
 CONTACT: NICK SULKOWSKI, P.E.  
 972-770-1300

APPLICANT:  
 INTERFAITH HOUSING COALITION  
 5600 ROSS AVENUE  
 DALLAS, TEXAS 75251  
 CONTACT: KIMBERLY WILLIAMS  
 PHONE: 469-828-1817

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	JAD	DAB	JAN. 2016	064488100	1 OF 1

DWB: NAME: KCDL SURVEY\064488100-5600 ROSS AVE.PJ.DWG PLOTTED BY: DOBBS, ANDY 1/20/16 2:29 PM LAST SAVED: 1/20/16 2:14 PM