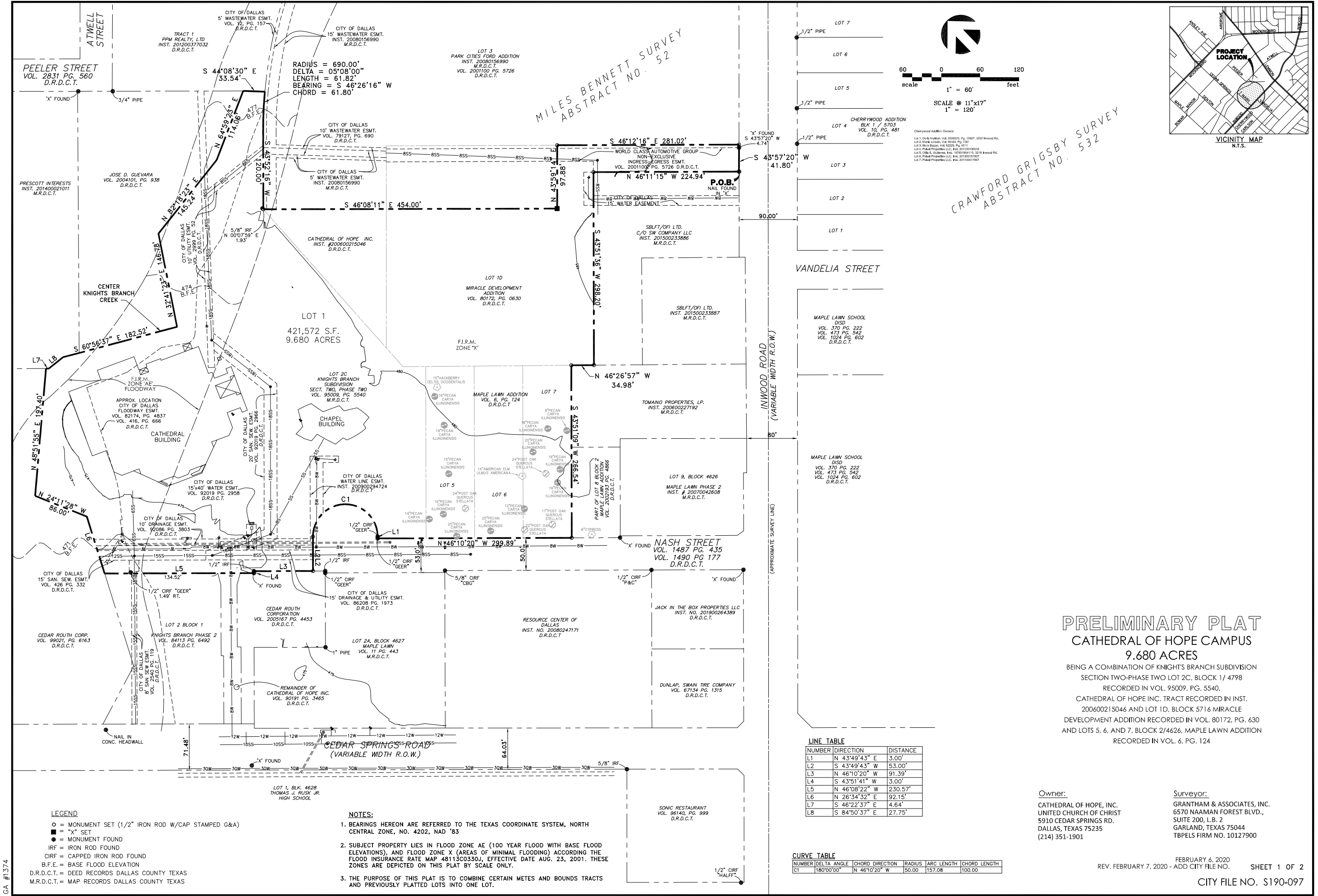
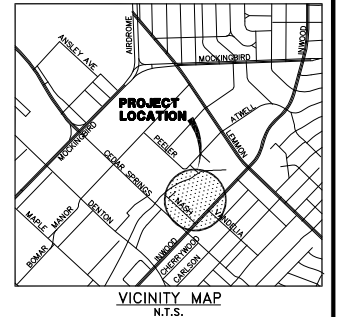
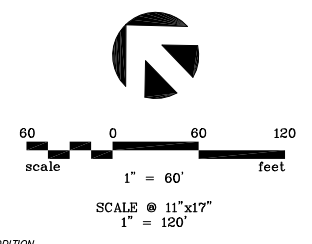


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MILES BENNETT SURVEY
ABSTRACT NO. 52

CRAWFORD GRIGSBY SURVEY
ABSTRACT NO. 532



- LEGEND**
- = MONUMENT SET (1/2" IRON ROD W/CAP STAMPED G&A)
 - = "X" SET
 - = MONUMENT FOUND
 - IRF = IRON ROD FOUND
 - CIRF = CAPPED IRON ROD FOUND
 - B.F.E. = BASE FLOOD ELEVATION
 - D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
 - M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS

- NOTES:**
1. BEARINGS HEREON ARE REFERRED TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NO. 4202, NAD '83
 2. SUBJECT PROPERTY LIES IN FLOOD ZONE AE (100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS), AND FLOOD ZONE X (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP 48113C0330J, EFFECTIVE DATE AUG. 23, 2001. THESE ZONES ARE DEPICTED ON THIS PLAT BY SCALE ONLY.
 3. THE PURPOSE OF THIS PLAT IS TO COMBINE CERTAIN METES AND BOUNDS TRACTS AND PREVIOUSLY PLATTED LOTS INTO ONE LOT.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 43°49'43" E	3.00'
L2	S 43°49'43" W	53.00'
L3	N 46°10'20" W	91.39'
L4	S 43°51'41" W	3.00'
L5	N 46°08'22" W	230.57'
L6	N 26°34'32" E	92.15'
L7	S 46°22'37" E	4.64'
L8	S 84°50'37" E	27.75'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	180°00'00"	N 46°10'20" W	50.00'	157.08'	100.00'

Owner:
CATHEDRAL OF HOPE, INC.
UNITED CHURCH OF CHRIST
5910 CEDAR SPRINGS RD.
DALLAS, TEXAS 75235
(214) 351-1901

Surveyor:
GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD.,
SUITE 200, L.B. 2
GARLAND, TEXAS 75044
TBPELS FIRM NO. 10127900

FEBRUARY 6, 2020
REV. FEBRUARY 7, 2020 - ADD CITY FILE NO.
SHEET 1 OF 2
CITY FILE NO. S190-097

GA #1374

OWNER'S CERTIFICATE

WHEREAS: Cathedral of Hope, Inc. is the sole owner of the following described property:

Mees and Bounds Description
9.680 Acres or 421,572 Square Feet

Being all that certain lot, tract or parcel of land situated in the Miles Bennett Survey, Abstract Number 52, City of Dallas, Dallas County, Texas, being all of Lot 2C, Block 1/4798 of the First Replot of Knights Branch Subdivision, Section Two, Phase Two, according to the plat thereof recorded in Volume 95009, Page 5540 of the Deed Records of Dallas County, Texas, all of Lots 5, 6, and 7 of Maple Lawn Addition according to the plat thereof recorded in Volume 6, Page 124 of the Map Records of Dallas County, Texas, that certain tract of land described in deed to Cathedral of Hope, Inc. recorded in Volume 93175, Page 2999 of the Deed Records of Dallas County, Texas, hereinafter referred to as Tract A, part of that certain called 4,4609 acre tract of land described in deed to cathedral of Hope, Inc. recorded in Volume 90191, Page 3465 of the Deed Records of Dallas County, Texas, and all of that certain called 0.472 acre tract of land described in deed to Cathedral of Hope, Inc. recorded in Instrument Number 200600215046 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a nail found in the top of a concrete curb at the easterly south corner of said Tract A, being on the northwest right-of-way line of Inwood Road (variable width R.O.W.);

THENCE N 46°11'15" W, 224.94 feet, along a southwest line of said Tract A, to a 1/2" capped iron rod (G&A) set;

THENCE S 43°51'36" W, 298.20 feet, along a southeast line of said Tract A, to a 1/2" capped iron rod (G&A) set on a southwest line of Miracle Development Addition according to the plat thereof recorded in Volume 80172, Page 630 of the Map Records of Dallas County, Texas, being on the westerly northeast line of that certain tract of land described in deed to SBLFT/OF I Ltd. Recorded in Instrument 2015002335996 of the Deed Records of Dallas County, Texas;

THENCE N 46°26'57" W, 34.98 feet, along said line, to a 1/2" capped iron rod (G&A) set at the east corner of Lot 7, Maple Lawn Addition recorded in Volume 6, Page 124 of the Map Records of Dallas County, Texas, being the westerly corner of said SBLFT/OF I Ltd. tract;

THENCE S 43°51'09" W, along the southeast line of said Lot 7, Maple Lawn Addition and the westerly northwest line of said SBLFT/OF I Ltd. Tract, passing the most westerly corner thereof and continuing along the northwest line of Lot 8, Maple Lawn Addition a total distance of 265.54 feet, to a 1/2" capped iron rod (G&A) set at the south corner of said Lot 7 and the west corner of Lot 8, being on the northeast right-of-way line of Nash Street (variable width R.O.W.);

THENCE N 46°10'20" W, along the northeast right-of-way line of Nash Street and the southwest lines of Lots 7, 6, and 5 Maple Lawn Addition, and along a southwest line of Lot 2C, Knight's Branch Subdivision, Section 2, Phase 2, to a 12" inch capped iron rod (Geer) found;

THENCE N 43°49'43" E, 3.00 feet, along said street right-of-way line and said lot line, to a 1/2" capped iron rod (Geer) found at the point of curvature of a curve to the left;

THENCE Northwestwesterly, continuing along said street and lot line and with the arc of said curve having a radius of 50 feet, a central angle of 180°00'00", whose chord bears N 46°10'20" W, an arc length of 157.08 feet, to the end of said curve;

THENCE S 43°49'43"W, 53.00 feet, along a southerly line of said Lot 2C, Knight's Branch Subdivision, to a 1/2" capped iron rod (G&A) set on the northeast line of that certain tract of land described in deed to Cedar Ruth Corporation recorded in Volume 2005167, Page 4453 of the Deed Records of Dallas County, Texas;

THENCE N 46°10'20" W, 91.39 feet, along the common line between said Cedar Ruth Corporation tract and said lot 2C Knight's Branch Subdivision, to a 1/2" iron rod found;

THENCE S 43°51'41" W, 3.00 feet, continuing along said line, to an "X" in concrete found;

THENCE N 46°08'22" W, along the northeast line of said Lot 2, Block 1, Knight's Branch Addition and the westerly southwest line of said Lot 2C, Knight's Branch Subdivision, Phase 2, passing at 190.32 feet, a 1/2" capped iron rod (Geer) found 1.49 feet to the right of the line and continuing a total distance of 174.75 feet, to a point in Knight's Branch Creek, being a westerly northwest corner of said Lot 2C and being on the southeasterly line of that certain tract of land described in deed to Cedar Ruth Corporation recorded in Volume 99021, Page 6163 of the Deed Records of Dallas County, Texas;

THENCE, along the northwest line of said Lot 2C and the southeasterly line of said Cedar Ruth tract, the following:

N 26°34'32" E, 92.16 feet;

N 24°11'28" W, 86.00 feet, and

N 48°51'56" E, 197.40 feet, to the east corner of said cedar Ruth tract, being on the southwest line of that certain tract of land described in deed to Prescott Interests recorded in Instrument 201400021011 of the Deed Records of Dallas County, Texas;

THENCE S 46°22'37" E, 4.64 feet, continuing in said creek, and along the southwest line of said Prescott Interests tract and the northerly line of said Lot 2C, Knight's Branch Subdivision, Phase 2;

THENCE S 84°50'37" E, 27.75 feet, continuing in said creek and along said common line;

THENCE S 60°56'37" E, continuing in said creek and along said common line, passing the south corner of said Prescott Interests tract and the west corner of that certain tract of land described in deed to Jose D. Guevara recorded in Volume 2004101, Page 938 of the Deed Records of Dallas County, Texas, and continuing a total distance of 182.52 feet;

THENCE, continuing in said creek and along the common line between said Lot 2C, Knight's Branch Subdivision, Phase 2, the following:

N 32°41'23" E, 146.78 feet;

N 82°18'23" E, 145.24 feet, and

N 64°59'23" E, 114.06 feet, to the east corner of said Guevara tract, being on the southwest line of that certain tract of land described in deed to PPM Realty, Ltd. described as Tract 1 in deed recorded in Instrument 201200377032 of the Deed Records of Dallas County, Texas;

THENCE S 44°08'30" E, 33.54 feet, along the most northerly northeast line of said Lot 2C, Knight's Branch Subdivision, Phase 2 and the southwest line of said PPM Realty tract, to the south corner thereof, being on the northerly line of Lot 3, Park Cities Ford Addition according to the plat thereof recorded in Instrument 20080156990 of the Map Records of Dallas County, Texas, and being in a curve to the left;

THENCE Southwestwesterly, along the common line between said Lot 3, Park Cities Ford Addition and Lot 2C Knight's Branch Subdivision, Phase 2, and with the arc of said curve having a radius of 690.00 feet, a central angle of 05°08'00", whose chord bears S 46°26'16" W, 61.80 feet, an arc length of 61.82 feet;

THENCE S 43°52'16" W, 120.00 feet, continuing along said common line, to a 1/2" capped iron rod (G&A) set at an inner ell corner of said Lot 2C, Knight's Branch Subdivision Phase 2 and the most westerly corner of said Lot 3, Park Cities Ford Addition, and the north corner of that certain tract of land described in deed to Cathedral of Hope, Inc. recorded in Instrument 200600215046 of the Deed Records of Dallas County, Texas, from which a 5/8" iron rod found bears N 00°07'59" E, 1.93 feet;

THENCE S 46°08'11" E, along the westerly southwest line of said Lot 3, Park Cities Ford Addition and the northeast line of said Cathedral of Hope, Inc. tract, passing the east corner thereof and the north corner of Lot 1D Miracle Development Addition according to the plat thereof recorded in Volume 80172, Page 630 of the Map Records of Dallas County, Texas, and continuing a total distance of 454.00 feet, to an "X" set in concrete at an outer ell corner of said Lot 3, Park Cities Ford Addition;

THENCE N 43°59'14" E, 97.88 feet, along the common line between said Lot 3, Park Cities Ford Addition and Lot 1D, Miracle Development Addition to a 1/2" capped iron rod (G&A) set at an ell corner thereof;

THENCE S 46°12'16" E, 281.02 feet, along the southerly southwest line of said Lot 3, Park Cities Ford Addition, to a 1/2" capped iron rod (G&A) set on the northwest right-of-way line of Inwood Road;

THENCE S 43°57'20" W, along the northwest right-of-way of Inwood Road, passing at 4.74 feet, an "X" in concrete found and continuing a total distance of 41.80 feet, to the POINT OF BEGINNING and containing approximately 9.680 acres or 421,572 square feet of land.

Now, therefore, know all men by these presents: that Cathedral of Hope, Inc., the sole owner of the hereinabove described tract of land, acting by and through their duly authorized representative, does hereby adopt this plat designating the same as Cathedral of Hope Campus, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever ant 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 growths shall be constructed, reconstructed or placed upon over or across the easements as shown. Said easements are 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 any 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, the full right of ingress or 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 obtaining 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 areas 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 our hand at Dallas, Texas, this _____ day of _____, 20____

Dr. Neil Thomas, Senior Pastor
Cathedral of Hope, Inc.

Before me, the undersigned authority, personally appeared Dr. Neil Thomas, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose and consideration therein stated, and in the capacity therein expressed.

Given under my hand and seal of office this, the _____ day of _____

Notary Public
State of Texas

My commission expires the _____ day of _____

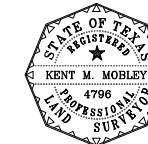
SURVEYOR'S STATEMENT:

I, Kent M. Mobley, 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 and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with 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 _____

**PRELIMINARY, NOT TO BE
FILED FOR RECORD**

Kent M. Mobley, Texas RPLS No. 4796



STATE OF TEXAS:
COUNTY OF DALLAS: BEFORE ME, the undersigned authority personally appeared Kent M. Mobley, RPLS and acknowledged that he executed the foregoing instrument for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____

Notary Public
State of Texas

My commission expires the _____ day of _____

**PRELIMINARY PLAT
CATHEDRAL OF HOPE CAMPUS
9.680 ACRES**

BEING A COMBINATION OF KNIGHTS BRANCH SUBDIVISION
SECTION TWO-PHASE TWO LOT 2C, BLOCK 1/ 4798
RECORDED IN VOL. 95009, PG. 5540,
CATHEDRAL OF HOPE INC. TRACT RECORDED IN INST.
200600215046 AND LOT 1D, BLOCK 5716 MIRACLE
DEVELOPMENT ADDITION RECORDED IN VOL. 80172, PG. 630
AND LOTS 5, 6, AND 7, BLOCK 2/4626, MAPLE LAWN ADDITION
RECORDED IN VOL. 6, PG. 124

Owner:
CATHEDRAL OF HOPE, INC.
UNITED CHURCH OF CHRIST,
5910 CEDAR SPRINGS RD.
DALLAS, TEXAS 75235
(214) 351-1901

Surveyor:
GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD.,
SUITE 200, L.B. 2
GARLAND, TEXAS 75044
TBPELS FIRM NO. 10127900