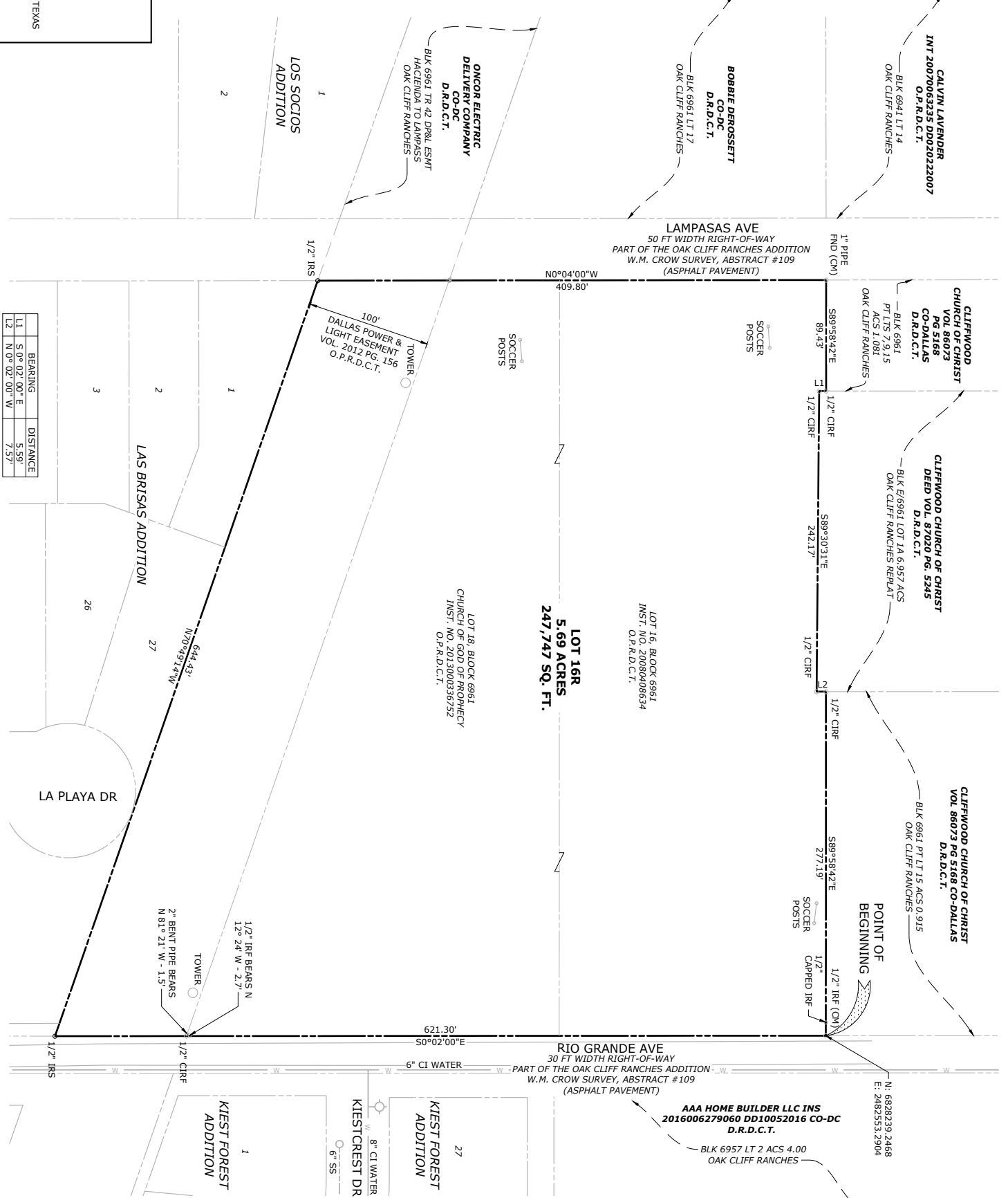


LEGEND

- o IRS
- o IRF
- o CIRS
- CM
- R.O.W.
- O.P.R.D.C.T.
- D.R.D.C.T.
- FENCE LINE
- POWER LINE
- WATER LINE
- WASTEWATER LINE
- TOWER W/ 8' GROSS ARM

GENERAL NOTES:

1. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUST REALIZATION 2011.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM LOTS 16, 18 & EASEMENT.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. ANY NEW OR EXISTING STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE GRID COORDINATE VALUES, IN SCALE AND NO PROJECTION.
6. NO EXISTING STRUCTURE ON SITE.



LINE	BEARING	DISTANCE
L1	S 0° 02' 00" E	5.59'
L2	N 0° 02' 00" W	7.57'

SURVEYOR'S STATEMENT

I, ERNEST HEDGCOTH, 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 COMPLES 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, 1 FURTHER AFFIRM THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a)(b)(c)(d) 8, (g); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2019.

RELEASED FOR PRELIMINARY REVIEW, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ERNEST HEDGCOTH
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 2804

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, CHURCH OF GOD OF PROPHECY, IS THE SOLE OWNER OF LOTS 16, 18 & EASEMENT, BLOCK 6961, OF OAK CLIFF RANCHES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN ABSTRACT NO. 298, PAGE 495 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT IN THE WEST LINE OF RIO GRANDE AVENUE, (A 30' R.O.W.), SAID POINT BEING THE COMMON EASTERLY CORNER OF SAID TRACT 16 AND TRACT 15 OF SAID ADDITION, A 1/2" INCH IRON ROD BEING THE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, WITH THE SAID WEST LINE OF RIO GRANDE AVENUE, A DISTANCE OF 621.30 FEET TO THE SOUTHEAST CORNER OF SAID EAST LINE OF A 100 FOOT DALLAS POWER & LIGHT COMPANY EASEMENT, A 1/2" INCH IRON ROD SET FOR CORNER;
THENCE NORTH 70 DEGREES 49 MINUTES 14 SECONDS WEST WITH THE SOUTH LINE OF SAID 100 FOOT DALLAS POWER & LIGHT COMPANY EASEMENT, A DISTANCE OF 644.43 FEET TO A POINT IN THE EAST LINE OF LAMPAS AVENUE, (A 50' R.O.W.), SAME BEING THE SOUTHWEST CORNER OF SAID DALLAS POWER & LIGHT EASEMENT, A POINT FOR CORNER AND 1/2" IRON ROD SET FOR CORNER;
THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST, WITH THE SAID EAST LINE OF LAMPAS AVENUE, A DISTANCE OF 409.80 FEET TO THE COMMON WESTERLY CORNER OF SAID TRACTS 15 AND 16, A 1" PIPE FOUND FOR CORNER;
THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, WITH THE COMMON LINE OF SAID TRACTS 15 AND 16, A DISTANCE OF 69.43 FEET TO A POINT IN THE WEST LINE OF LOT 1-4, BLOCK E/6961 OF OAK CLIFF RANCHES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 86073, PAGE 5176, MAP RECORDS, DALLAS COUNTY, TEXAS, A 1/2" CAPPED IRON ROD SET FOR CORNER;
THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 1-4, A DISTANCE OF 5.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-4, A 1/2" INCH CAPPED IRON ROD SET FOR CORNER;
THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 1-4, A DISTANCE OF 242.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1-4, A 1/2" INCH IRON ROD SET FOR CORNER;
THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST, WITH AN EAST LINE OF SAID LOT 1-4, A DISTANCE OF 7.57 FEET TO A POINT IN THE COMMON LINE OF SAID TRACTS 15 AND 16, A 1/2" INCH CAPPED IRON ROD SET FOR CORNER;
THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, WITH THE COMMON LINE OF SAID TRACTS 15 AND 16, A DISTANCE OF 277.19 FEET TO THE PLACE OF BEGINNING AND CONTAINING 247,747 SQUARE FEET OR 5.69 ACRES OF LAND MORE OR LESS,

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHURCH OF GOD OF PROPHECY PASTOR, ARMANDO CONTRERAS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE HOWEVER 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 AND BUILDING OWNERS, TREES, SHRUBS, OR OTHERS 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 KNOW THE PURPOSE OF REMOVAL METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR OTHERWISE 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 COVERED 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 LOCATIONS 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 _____, 2019.

BY: _____ CHURCH OF GOD OF PROPHECY PASTOR: ARMANDO CONTRERAS, OWNER
STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS CHURCH OF GOD OF PROPHECY PASTOR: ARMANDO CONTRERAS, 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 _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

**PRELIMINARY PLAT
M KAIROS ADDITION
LOT 16R, BLOCK 6961**

BEING A REPLAT OF
ALL OF LOTS 16 & 18 & EASEMENT, BLOCK 6961
OAK CLIFF RANCHES ADDITION
OUT OF THE
W. M. CROW SURVEY, ABSTRACT NO. 0298
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAN FILE NO. S 3111-_____
ENGINEERING PLAN NO. 3111-_____
THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____