

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Simple Faith International is the owner of a 0.915 acre tract situated in the Thomas Lagow Survey, Abstract No. 759, Dallas County, Texas and being all of Lots 11-15, and a part of Lot 16, Block 18/1387, El Molino, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume I, Page 29, Map Records, Dallas County, Texas; said 0.915 acre tract being all of that tract conveyed to Simple Faith International by Special Warranty Deed recorded in County Clerk's Instrument No. 200900223446, Official Public Records, Dallas County, Texas; by General Warranty Deed recorded in County Clerk's Instrument No. 20100294522, Official Public Records, Dallas County, Texas; by Deed Without Warranty recorded in County Clerk's Instrument No. 20100062654, Official Public Records, Dallas County, Texas; by Warranty Deed recorded in County Clerk's Instrument No. 20160207535, Official Public Records, Dallas County, Texas; said 0.915 acre tract being more particularly described by metes and bounds as follows:

**OWNER'S DEDICATION**  
NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Simple Faith International acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **TRUNK AVENUE TOWNHOMES**, 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 of 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 \_\_\_\_\_, 2019.

Simple Faith International

Rickey A. Williams - Director

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Rickey A. Williams of Simple Faith International, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Rickey A. Williams of Simple Faith International, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

**THENCE**, South 45 degrees 19 minutes 45 seconds West, leaving said southwest right-of-way line and with said northwest right-of-way line, a distance of 76.50 feet to a 3/4-inch aluminum monument stamped "TRUNK AVENUE TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod set at the easternmost south corner of said 0.915 acre tract; said point also being the east corner of a tract of land conveyed to Huey Hamilton, Jr. and Dianne Hamilton by Warranty Deed recorded in Volume 97137, Page 4488, Deed Records, Dallas County, Texas;

**THENCE**, North 45 degrees 00 minutes 00 seconds West, leaving said northwest right-of-way line and with the common line of said 0.915 acre tract and Hamilton tract, a distance of 50.00 feet to a 3/4-inch aluminum monument stamped "TRUNK AVENUE TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at an interior corner of said 0.915 acre tract; said point also being the north corner of said Hamilton tract; said point also being on the common line of said Lots 15 and 16, Block 18/1387;

**THENCE**, South 45 degrees 19 minutes 45 seconds West, continuing, with the common line of said 0.915 acre tract and Hamilton tract, a distance of 63.46 feet to a 3/4-inch aluminum monument stamped "TRUNK AVENUE TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the southern most south corner of said 0.915 acre tract; said point also being the south corner of said Lot 15, Block 18/1387; said point also being the west corner of said Hamilton tract; said point also being on the northeast right-of-way line of Trunk Avenue (140 feet wide);

**THENCE**, North 45 degrees 54 minutes 04 seconds West, with said northeast right-of-way line, a distance of 250.19 feet to a 3/4-inch aluminum monument stamped "TRUNK AVENUE TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod set at the west corner of said 0.915 acre tract; said point also being the west corner of said Lot 10, Block 18/1387; said point also being the south corner of Lot 10, Block 18/1387, of said El Molino;

**THENCE**, North 45 degrees 19 minutes 45 seconds East, leaving said northeast right-of-way line and with the common line of said Lots 10 and 11, Block 18/1387, a distance of 148.26 feet to a 3/4-inch aluminum monument stamped "TRUNK AVENUE TOWNHOMES, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod set at the north corner of said 0.915 acre tract; said point also being the north corner of said Lot 11, Block 18/1387; said point also being the east corner of said Lot 10, Block 18/1387; said point also being on the said southwest right-of-way line of a 10-foot alley;

**THENCE**, South 45 degrees 00 minutes 00 seconds East, with said southwest right-of-way line, a distance of 300.00 feet to the POINT OF BEGINNING;

CONTAINING, 39,852 square feet or 0.915 acres of land, more or less.

**LEGEND**

PROPERTY LINE  
ADJOINER PROPERTY LINE  
EASEMENT LINE  
CENTERLINE  
DEED RECORDS, DALLAS COUNTY, TEXAS  
MAP RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME  
PAGE  
CONTROLLING MONUMENT  
SQUARE FEET  
3 1/4" ALUMINUM MONUMENT STAMPED "TRUNK AVENUE TOWNHOMES, GSES, INC., RPLS 4804"

D.R.D.C.T.  
M.R.D.C.T.  
O.P.R.D.C.T.  
INST. No.  
V.  
P.  
CM  
sq.ft.  
AMS

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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 \_\_\_\_\_, 2019.

**RELEASED 05/22/2019 - FOR REVIEW ONLY  
NOT TO BE RECORDED**

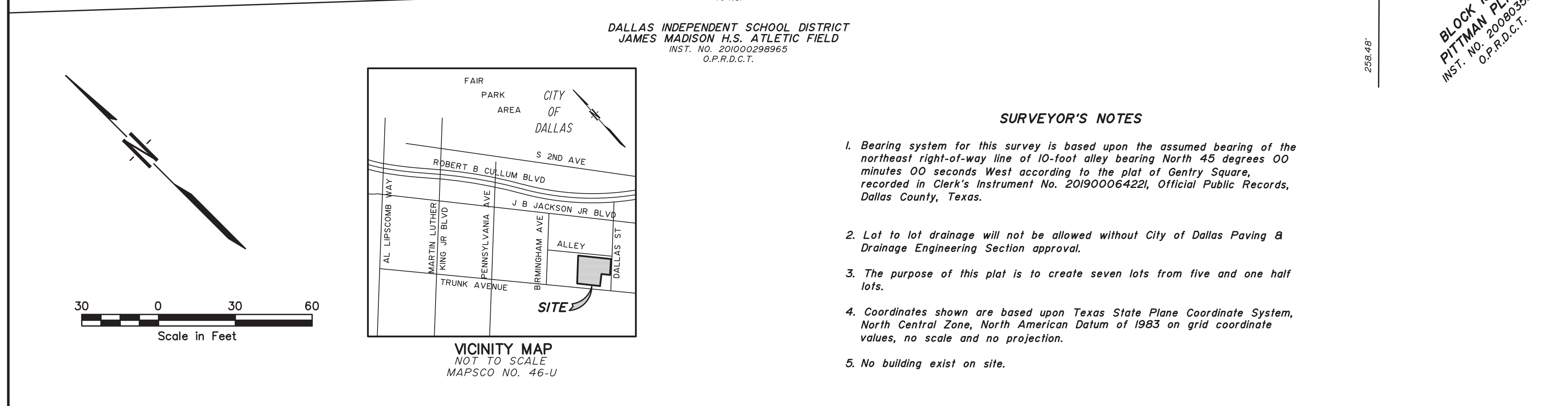
Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas



**PRELIMINARY PLAT  
TRUNK AVENUE TOWNHOMES  
LOT 11A-11B, 12A, 13A-13B  
LOT 14A & 15A, BLOCK 18/1387**

BEING A REPLAT OF  
LOTS 11-15, PART OF LOT 16 BLOCK 18/1387  
EL MOLINO  
V. 1, P. 29, M.R.D.C.T.  
AN ADDITION TO THE CITY OF DALLAS  
THOMAS LAGOW SURVEY, ABSTRACT NO. 759  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-221  
ENGINEERING NO. 311T-N/A

**Gonzalez & Schneeberg**  
engineers & surveyors

2100 Lakeside Boulevard  
Suite 200, Richardson, Texas 75082  
(972) 516-8855

TX ENGINEERING FIRM REG. NO. F-3376  
SCALE DATE 6873-19-04-02  
1" = 30' MAY, 2019 6873 pre-plot

**OWNER:**  
Simple Faith International  
Rickey A. Williams - Director  
P.O. BOX 210982  
DALLAS, TEXAS 75211

**ENGINEER - SURVEYOR:**  
Robert Schneeberg, P.E., R.P.L.S.  
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