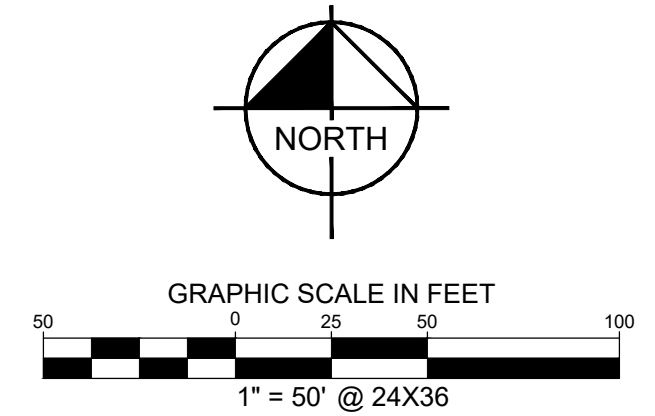


**LOT 1A, BLOCK 7/8733**  
**5.537 ACRES**  
**241,184 SQ. FT.**

**LEGEND**

□	BOX OR PEDESTAL	C	COMMUNICATIONS
○	HANDHOLE	E	ELECTRIC OR POWER
○	MANHOLE	F	FIBER OPTIC
▲	MANHOLE SIGN	G	NATURAL GAS
○	METER	P	PETROLEUM OR PIPELINE
○	MARKER PINFLAG	R	RAILROAD
○	POLE	S	SEWER OR WASTEWATER
○	STORAGE TANK	D	STORM SEWER
○	VALVE (EXCEPT WATER)	T	TELEPHONE
○	WELL	TR	TRAFFIC
○	CABLE TV	U	UNIDENTIFIED
○	WATER	W	WATER
○	ROOF DRAIN	○	SECURITY CAMERA
○	ELEVATION BENCHMARK	○	SANITARY SEWER BOX
○	FLOW DIRECTION	○	SANITARY SEWER CLEAN OUT
○	MONITORING WELL	○	SANITARY SEWER LIFT STATION
○	FUEL TANK	○	STORM SEWER DRAIN
○	FLOOD LIGHT	○	TRAFFIC BARRIER
○	GLY ANCHOR	○	TRAFFIC BOLLARD
○	GLY ANCHOR POLE	○	TRAFFIC CAMERA
○	UTILITY POLE	○	TRAFFIC SENSOR
○	ELECTRIC SWITCH	○	TRAFFIC SIGNAL
○	ELECTRIC TRANSFORMER	○	TRASH BIN
○	HANDICAPPED PARKING	○	TREE
○	PARKING METER	○	WATER BOX
○	RAILROAD SIGNAL	○	FIRE SPRINKLER CONNECTION
○	RAILROAD SIGN	○	FIRE HYDRANT
○	SIGN	○	WATER VALVE
○	MARQUEE/BILLBOARD	○	AIR RELEASE VALVE
○	AVC UNIT	○	WATER WELL
○	BASKET BALL GOAL	○	IRFC 2" IRON ROD W/ "M" CAP SET
○	BORE LOCATION	○	IRFC IRON ROD WITH CAP FOUND
○	FLAG POLE	○	PKS PK NAIL SET
○	GOAL POST	○	PKS PK NAIL FOUND
○	GREASE TRAP	○	IRFC IRON ROD FOUND
○	IRRIGATION VALVE	○	"X" CUT IN CONCRETE SET
○	LIGHT STANDARD	○	"X" CUT IN CONCRETE FOUND
○	MAIL BOX	○	P.O.B. POINT OF BEGINNING
○	NEWS STAND	○	P.O.C. POINT OF COMMENCING
○	PHONE BOOTH		



- Notes:**
- Bearings are based upon the Texas Coordinate System of 1983, Zone 4202, NAD 83 datum, as determined by GPS observations resulting in a bearing of North 23°09'28" East along the easterly right of way line of Central Expressway. The bearings listed are Grid values and the distances listed are surface values. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998606167.
  - Lot to lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
  - The purpose of this plat is to add unplatted property to a platted lot.
  - The distances shown on the property lines of the adjoiners are called distances.
  - The coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, no scale and no projection.
  - All buildings are to remain.
  - No construction is planned within the platted property.

**PLAT LEGEND**

IRF = Iron rod found  
 IRFC = 5/8-inch iron rod with cap found  
 ADS = 3-1/2" aluminum disk, stamped "CHURCH HOLY COMM-KHA" on 5/8-inch iron rod set.  
 MNS = aluminum disk, stamped "CHURCH HOLY COMM-KHA" with Mag Nail set in drilled hole.  
 VOL. = Volume  
 PG. = Page  
 L.R.C.C.T. = Deed Records of Collin County, Texas  
 P.R.C.C.T. = Plat Records of Collin County, Texas  
 O.P.R.C.C.T. = Official Public Records of Collin County, Texas  
 CM = Controlling Monument  
 Δ = Central angle or Delta angle  
 C = Chord Distance  
 INST. No. = Instrument Number

**PRELIMINARY PLAT**  
**CHURCH OF THE HOLY COMMUNION, PHASE 2**  
**LOT 1A, BLOCK 7/8733**

**5.537 ACRES**  
 BEING A REPLAT OF  
 LOTS 1, BLOCK 7/8733  
 CHURCH OF THE HOLY COMMUNION ADDITION  
 AN ADDITION TO THE CITY OF DALLAS,  
 RECORDED IN CABINET C, PAGE 54,  
 PLAT RECORDS, COLLIN COUNTY, TEXAS  
 AND AN UNPLATTED TRACT SITUATED IN THE  
 A. Y. BONE SURVEY, ABSTRACT NO. 83,  
 CITY OF DALLAS, COLLIN COUNTY, TEXAS  
**CITY PLAN FILE NO. S189-280**

**SURVEYOR:**  
 Kimley-Horn and Assoc. Inc.  
 6160 Warren Parkway, Suite 210  
 Frisco, Texas 75034  
 Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779  
 Contact: Michael Marx, R.P.L.S.  
 Email: michael.marx@kimley-horn.com

**OWNER:**  
 The Church of the Holy Communion of  
 Frankford, Inc.  
 17405 Muirfield Drive  
 Dallas, Texas 75287  
 Tel. No. (972) 248-6505  
 Contact: Bud Longuev

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
 Frisco, Texas 75034 FIRM # 10193822  
 Tel. No. (972) 335-3580  
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	08/05/2019	063219900	1 OF 2

DWG NAME: K:\P\F\_SURVEY\903219900\CHURCH OF HOLY COMMUNION\DWG\063219900\PRELIM\PLAT.DWG PLOTTED BY: MARX, MICHAEL 8/7/2019 4:26 PM LAST SAVED: 8/7/2019 1:55 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS THE CHURCH OF THE HOLY COMMUNION OF FRANKFORD, INC., is the owner of a 5.573-acre tract of land situated in the A. Y. Bone Survey, Abstract No.83, City of Dallas, Collin County, Texas and being all of Lot 1, Block 7/8733 of the Church of the Holy Communion Addition, an addition to the City of Dallas, according to the final plat, recorded in Cabinet C, Page 54 of the Plat Records of Collin County, Texas, same being all of Tract No. One and all of Tract No. Two, conveyed to the Church of the Holy Communion of Frankford, Inc., as evidenced in a Corrected Warranty Deed, recorded in Volume 2436, Page 853 of the Land Records of Collin County, Texas, and being all of a called 0.91-acre tract of land, conveyed to The Church of the Holy Communion of Frankford, Inc., as evidenced in a General Warranty Deed, recorded in Instrument No. 20150123000076700 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap (not readable), found for the northeast corner of said 0.91-acre tract, same being the intersection of the westerly line of a 15' wide alley with the southerly line of a 15' wide alley, both as dedicated in Bent Tree North No. 2, an addition to the City of Dallas, according to the final plat, recorded in Cabinet C, Page 17 of the Plat Records of Collin County, Texas;

THENCE South 0°37'16" East, along the easterly line of said 0.91-acre tract and the westerly line of the 15' wide alley as dedicated in Bent Tree North No. 2 and the westerly line of the 15' wide alley as dedicated in Bent Tree North, an addition to the City of Dallas, according to the final plat, recorded in Cabinet B, Page 138 of the Plat Records of Collin County, Texas, a distance of 396.66 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "NELSON CORP", found for the southeast corner of said 0.91-acre tract, same being the northeast corner of a called 0.3788-acre tract of land, conveyed to Jack W. Brady and Sonia M. Brady, as evidenced in a Special Warranty Deed, recorded in Volume 3913, Page 635 of the Land Records of Collin County, Texas;

THENCE South 89°23'35" West, departing the westerly line of said 15' wide alley, along the southerly line of said 0.91-acre tract and the northerly line of said 0.3788-acre tract, a distance of 99.63 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "NELSON CORP", found for the southwest corner of said 0.91-acre tract, same being the northwest corner of said 0.3788-acre tract of land, same being on the easterly line of a called 4.549-acre tract of land, conveyed to the Frankford Preservation Foundation, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20161122001585680 of the Official Public Records of Collin County, Texas;

THENCE North 0°47'43" West, along the westerly line of said 0.91-acre tract and the easterly line of said 4.549-acre tract, a distance of 140.71 feet to the southeast corner of aforesaid Lot 1, Block 7/8733, from said corner, a found 1/2-inch iron rod with a red plastic cap, stamped "FD" bears South 26°46' East, 0.95 feet;

THENCE South 89°13'36" West, departing the westerly line of said 0.91-acre tract, along the northerly line of said 4.549-acre tract and the southerly line of said Lot 1, Block 7/8733, a distance of 707.03 feet to a point in a creek for the southwest corner of said Lot 1, same being on the easterly line of a called 3.08-acre tract of land, conveyed to the Frankford Cemetery Association, as evidenced in a Warranty Deed, recorded in Volume 568, Page 125 of the Land Records of Collin County, Texas;

THENCE In a northwesterly direction, departing the northerly line of said 4.549-acre tract, along the westerly lines of said Lot 1, Block 7/8733, the easterly lines of said 3.08-acre tract and generally along said creek, the following:

North 11°32'22" West, a distance of 128.88 feet to a point for corner;

North 57°47'22" West, a distance of 37.01 feet to a point for corner;

North 65°32'22" West, a distance of 222.03 feet to a 1/2-inch iron rod with a red plastic cap, stamped "FD" found for the westerly, southwest corner of said Lot 1 and the northwesterly corner of said 3.08-acre tract, same being on the easterly line of a Floodway Easement, Common Area and Utility Easement as dedicated in aforesaid Bent Tree North No. 2;

THENCE North 1°26'50" West, along the westerly line of said Lot 1, Block 7/8733 and the easterly line of said Floodway Easement, Common Area and Utility Easement, distance of 14.25 feet to the northwest corner of said Lot 1, from said corner, a found 1/2-inch iron rod bears South 37°41' West, 3.85 feet;

THENCE North 89°13'36" East, along the northerly line of said Lot 1, Block 7/8733, a southerly line of said a distance of 1063.90 feet to the POINT OF BEGINNING and containing 5.537 acres or 241184 square feet of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That THE CHURCH OF THE HOLY COMMUNION OF FRANKFORD, INC., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as CHURCH OF THE HOLY COMMUNION, PHASE 2, 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 the \_\_\_\_ day of \_\_\_\_\_, 2019.

By: THE CHURCH OF THE HOLY COMMUNION OF FRANKFORD, INC, a Delaware limited liability company

By: Dr. Russell Smith, President of the Board of Trustees and Sr. Warden of the Church of the Holy Communion of Frankford, Inc.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dr. Russell Smith, 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 therein stated.

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

Notary Public in and for the State of Texas

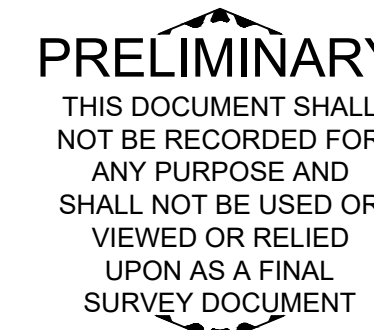
SURVEYOR'S STATEMENT

I, MICHAEL B. MARX, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2019.

RELEASED 08/05/19 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Michael B. Marx, Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
972-335-3580
972-335-3779
Fax 972-335-3779



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Marx, 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 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
CHURCH OF THE HOLY COMMUNION, PHASE 2
LOT 1A, BLOCK 7/8733

5.537 ACRES
BEING A REPLAT OF
LOTS 1, BLOCK 7/8733
CHURCH OF THE HOLY COMMUNION ADDITION
AN ADDITION TO THE CITY OF DALLAS,
RECORDED IN CABINET C, PAGE 54,
PLAT RECORDS, COLLIN COUNTY, TEXAS
AND AN UNPLATTED TRACT SITUATED IN THE
A. Y. BONE SURVEY, ABSTRACT NO. 83,
CITY OF DALLAS, COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. S189-280

SURVEYOR:
Kimley-Horn and Assoc. Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Tel. No. (972) 335-3779
Fax No. (972) 335-3779
Contact: Michael Marx, R.P.L.S.
Email: michael.marx@kimley-horn.com

OWNER:
The Church of the Holy Communion of
Frankford, Inc.
17405 Muirfield Drive
Dallas, Texas 75287
Tel. No.: (972) 248-6505
Contact: Bud Longuev

Kimley >>> Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale Drawn by Checked by Date Project No. Sheet No.
N/A MBM KHA 08/05/2019 063219900 2 OF 2

DWG NAME: P:\P\ SURVEY\063219900-CHURCH OF HOLY COMMUNION\DWG\063219900.PRELIUM.PLAT.DWG PLOTTED BY: MARX, MICHAEL 8/7/2019 4:27 PM LAST SAVED: 8/7/2019 1:55 AM