

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, **THE SANCTUARY OF GRACE, AND MILLBROOK ACQUISITION FUNDING GROUP** are the owners of those certain lots situated in the John S. Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas, and being all of Lots 1 and 26, Block D/7590, of Beckley Gardens, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 8, Page 7, of the Map Records of Dallas County, Texas, and being all that certain land to MILLBROOK ACQUISITION FUNDING GROUP, by General Warranty Deed recorded in Instrument No. 201900124812, Official Public Records, Dallas County, Texas, and being all that certain tract of land conveyed to THE SANCTUARY OF GRACE, by General Warranty Deed recorded in Instrument No. 201900118166, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of the herein described tract, same being the southwest corner said of Lot 26, same being the northwest corner of Lot 25, said Block D/7590, same being on the east right-of-way line of Sedgemoor Avenue (A 50' right-of-way);

THENCE North 01 degrees 12 minutes 18 seconds West, along the common line of said Lot 26 and said Sedgemoor Avenue, a distance of 115.70 feet to a disk monument stamped "Block D/7590 Rose Addition RPLS 6122" set for the northwest corner of the herein described tract, from which a 5/8 inch iron rod with a yellow cap bears North 45 degrees 38 minutes 58 seconds West, a distance of 1.61 feet, same being the northwest corner of said Lot 26, same being the intersection of the east right-of-way line of said Sedgemoor Avenue with the south right-of-way line of Beckleymeade Avenue (A 53' right-of-way, at this point);

THENCE North 88 degrees 38 minutes 29 seconds East, along the common line of said Lot 26 and the south right-of-way line of said Beckleymeade Avenue, passing at a distance of 200.00 feet the northeast corner of said Lot 26, same being the northwest corner of aforesaid Lot 1, continuing along the common line of said Lot 1 and said Beckleymeade Avenue, a total distance of 400.00 feet to a disk monument stamped "Block D/7590 Rose Addition RPLS 6122" set for the northeast corner of the herein described tract, same being the northeast of said Lot 1, same being the intersection of the south right-of-way line of said Beckleymeade Avenue with the west right-of-way line of Bluecrest Drive (A 50' right-of-way);

THENCE South 01 degrees 12 minutes 18 seconds East, along the common line of said Lot 1 and said Bluecrest Drive, a distance of 115.70 feet to a 1/2 inch iron rod found for the southeast corner of the herein described tract, same being the southeast corner of said Lot 1, same being the northeast corner of Lot 2, aforesaid Block D/7590, Beckley Gardens;

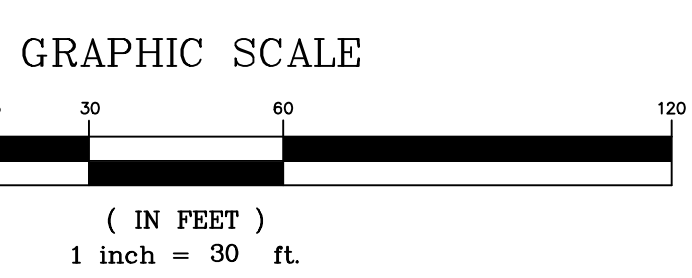
THENCE South 88 degrees 38 minutes 29 seconds West, along the common line of said Lot 1 and said Lot 2, passing at a distance of 200.00 feet, the southwest corner of said Lot 1, same being the southeast corner of aforesaid Lot 26, same being the northwest corner of said Lot 2, same being the northeast corner of aforesaid Lot 25, and continuing along the common line of said Lot 26 and said Lot 25, a total distance of 400.00 feet to the POINT OF BEGINNING and containing 46,280 square feet or 1.062 acres of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. DMS - 3" Aluminum Disk Monument Set stamped "Block D/7590 ROSE ADDITION, RPLS 6122"
3. M.R.D.C.T. - Map Records Dallas County Texas
4. D.R.D.C.T. - Deed Records Dallas County Texas
5. O.P.R.D.C.T. - Official Public Records Dallas County Texas
6. VOL. - Volume
7. PG. - Page
8. INST. NO. - Instrument Number
9. Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), on Grid Coordinate Values, no scale and no projection.
10. Purpose of Plat - To create one lot out of two lots.
11. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
12. Lot-to-lot drainage is not permitted without Engineering Section approval.
13. Structures to remain.

LINTYPE TABLE	
—	BOUNDARY LINE
—	ADJOINER LINE
—	CONTOUR LINE
—	WATER LINE
—	OVERHEAD SERVICE LINE
—	SEWER LINE
—	STORM DRAIN LINE
—	GAS LINE
—	UNDERGROUND ELEC. LINE
—	EASEMENT LINE
—	BUILDING LINE
—	STREET CENTERLINE

LEGEND					
	GAS METER		FIRE HYDRANT		CONCRETE
	IRR. CONTROL VALVE		LIGHT POLE		WROUGHT IRON FENCE
	POWER POLE		MAILBOX		CHAIN LINK FENCE
	DOWN GUY		ELECTRIC METER		WOOD FENCE
	S.S. MANHOLE		HANDICAP SPACE		
	CLEAN OUT				



PRELIMINARY PLAT  
ROSE ADDITION

LOT 1A, BLOCK D/7590

REPLAT OF LOTS 1 & 26, BLOCK D/7590 OF

BECKLEY GARDENS

JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-285

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

OWNER:  
MILLBROOK ACQUISITION FUNDING GROUP  
8906 SEDGEMOOR  
DALLAS, TEXAS 75232  
BARRY BREWER

OWNER:  
THE SANCTUARY OF GRACE  
PO BOX 563  
CEDAR HILL, TX 75106  
972-674-4435  
JACKIE T. LEWIS

JOB NO.:	17-0114		<b>PEISER &amp; MANKIN SURVEYING, LLC</b> <a href="http://www.peisersurveying.com">www.peisersurveying.com</a>	SHEET
DATE:	08/07/2019			1
FIELD DATE:	02/23/2017	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
SCALE:	1" = 30'	J.W.		2
FIELD:		A.M.B.		
DRAWN:		T.R.M.		
CHECKED:		tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977