

- LEGEND OF SYMBOLS**
- air conditioner
 - borehole
 - cable TV
 - electric meter
 - fence or handrail
 - fire dept. connection
 - fire hydrant
 - guard rail
 - grease trap
 - bollard
 - grate inlet
 - gas meter
 - gas line
 - utility pole anchor
 - irrigation valve
 - landscape or tree line
 - light pole
 - mailbox
 - monitoring well
 - overhead utility lines
 - pool equipment
 - road sign
 - silt fence
 - spot elevation
 - sanitary sewer manhole
 - sanitary sewer pipe
 - storm water manhole
 - storm water pipe
 - telephone manhole
 - tank fill lid
 - telephone riser
 - traffic signal pole
 - utility clean out
 - utility cabinet
 - utility vault
 - utility markings (line color = color of markings)
 - utility pole
 - utility pole with riser
 - utility sign
 - water shutoff
 - water valve
 - water manhole
 - water meter
 - well
 - water line
 - one-foot contour lines (NAVD 1988)
 - tree
 - diameter in inches at breast height
 - ornamental tree

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

- LEGEND OF ABBREVIATIONS**
- US.SyFt. United States Survey Feet
 - TxCS.83.NCZ Texas Coordinate System of 1983, North Central Zone
 - NAVD88 North American Vertical Datum of 1988
 - M.R.D.C.T. Map Records of Dallas County, Texas
 - O.P.R.D.C.T. Official Public Records of Dallas County, Texas
 - D.R.D.C.T. Deed Records of Dallas County, Texas
 - POB Point of Beginning
 - POC Point of Commencing
 - VOL. Volume
 - PG. Page
 - TYP. Typical
 - RCP Reinforced Concrete Pipe
 - CM Controlling Monument

- MONUMENTS / DATUMS / BEARING BASIS**
- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 - MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 - Monuments are found if not marked MNS or CRS.
 - TBM ◆ Site benchmark (see vicinity map for general location)
 - Coordinate values, if shown, are US.SyFt./TxCS.83.NCZ
 - Elevations, if shown, are NAVD88
 - Bearings are based on grid north (TxCS.83.NCZ)

- FLOOD ZONE CLASSIFICATION**
- This property lies within ZONE(S) X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0485J, dated August 23, 2001, via scaled map location and graphic plotting only.

Date of Preparation & Revisions
August 13, 2015



JPH Job No.
2015.022.016 Sunnyvale, Dallas PLAT.dwg
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DFW | Austin | Abilene

OWNER'S CERTIFICATE

COUNTY OF DALLAS
STATE OF TEXAS

WHEREAS, Grace Tabernacle Missionary Baptist Church, is the owner of Lot 28 and Lot 29, Block 44/5845 of *The Third Unit of Kessler Heights Addition* an addition situated in the James K. Sloan Survey, Abstract No. 1310, City of Dallas, Dallas County, Texas according to the plat recorded in Volume 5, Pages 253 & 254 of the Map Records of Dallas County, Texas and described in the Warranty Deed to said Grace Tabernacle Missionary Baptist Church recorded under Instrument Number 200503582421 of the Official Public Records of Dallas County, Texas; the subject tract being more particularly described as follows:

Beginning at the north corner of Lot 28, Block 44/5845 of *The Third Unit of Kessler Heights Addition* recorded in Volume 5, Pages 253 & 254 of the Map Records of Dallas County, Texas;

THENCE SOUTH 30 degrees 59 minutes 25 seconds EAST, with the northeast line of said Lot 28, passing at a distance of 100.00 feet the most northerly common corner of Lot 28 and Lot 29, of said Block 44/5845 of *The Third Unit of Kessler Heights Addition*, and continuing on said course, now with the northeast line of said Lot 29, in all, a total distance of 200.00 feet to the east corner of Lot 29, being the north corner of Lot 30 of Block 44/5845 of *The Third Unit of Kessler Heights Addition*;

THENCE SOUTH 58 degrees 22 minutes 18 seconds WEST, with the common line of said Lot 29 and Lot 30, passing at a distance of 20.94 feet the south corner of the Easement For Street Purposes to the City of Dallas recorded in Volume 5367, Page 362 of the Deed Records of Dallas County, Texas, being the west corner of the Easement For Street Purposes to the City of Dallas recorded in Volume 5323, Page 472 of the Deed Records of Dallas County, Texas, and continuing on said course, the common line of Lot 29 and Lot 30, in all, a total distance of 436.62 feet to a 5/8 inch rebar found at the most southerly common corner of Lot 29 and Lot 30;

THENCE NORTH 31 degrees 12 minutes 14 seconds WEST, with the northeast line of Lot 27 of Block 44/5845 of *The Third Unit of Kessler Heights Addition*, being the southwest line of Lot 29 and Lot 28, passing at a distance of 99.90 feet a 5/8 inch rebar found at the most southerly common corner of Lot 29 and Lot 28, and continuing on said course, in all, a total distance of 200.41 feet to a 1/2 inch capped rebar stamped "TXHS" found at west corner of Lot 28, being the north corner of said Lot 27;

THENCE NORTH 58 degrees 25 minutes 35 seconds EAST, with the northwest line of Lot 28, being the southeast right of way of 52nd Street as dedicated on the said plat of *The Third Unit of Kessler Heights Addition*, passing at a distance of 416.19 feet a Mag nail with a metal washer stamped "JPH Land Surveying" set at the west corner of the said Easement For Street Purposes to the City of Dallas recorded in Volume 5367, Page 362 of the Deed Records of Dallas County, Texas, in all, a total distance of 437.36 feet returning to the Point of Beginning and enclosing 2.008 acres.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
That Grace Tabernacle Missionary Baptist Church, acting herein by and through its duly-authorized officer, does hereby adopt this plat designating the herein above-described property as **The Third Unit of Kessler Heights Addition, Lot 28R, Block 44/5845**, an addition in the City of Dallas, Texas, and does hereby dedicate, in fee simple, THENCE the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever.
This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Dallas.
WITNESS MY HAND THIS ____ DAY OF _____, 2015.

Grace Tabernacle Missionary Baptist Church officer Position in corporation / entity

STATE OF TEXAS COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

Notary Public in and for the State of Texas My commission expires:

SURVEYOR'S STATEMENT:

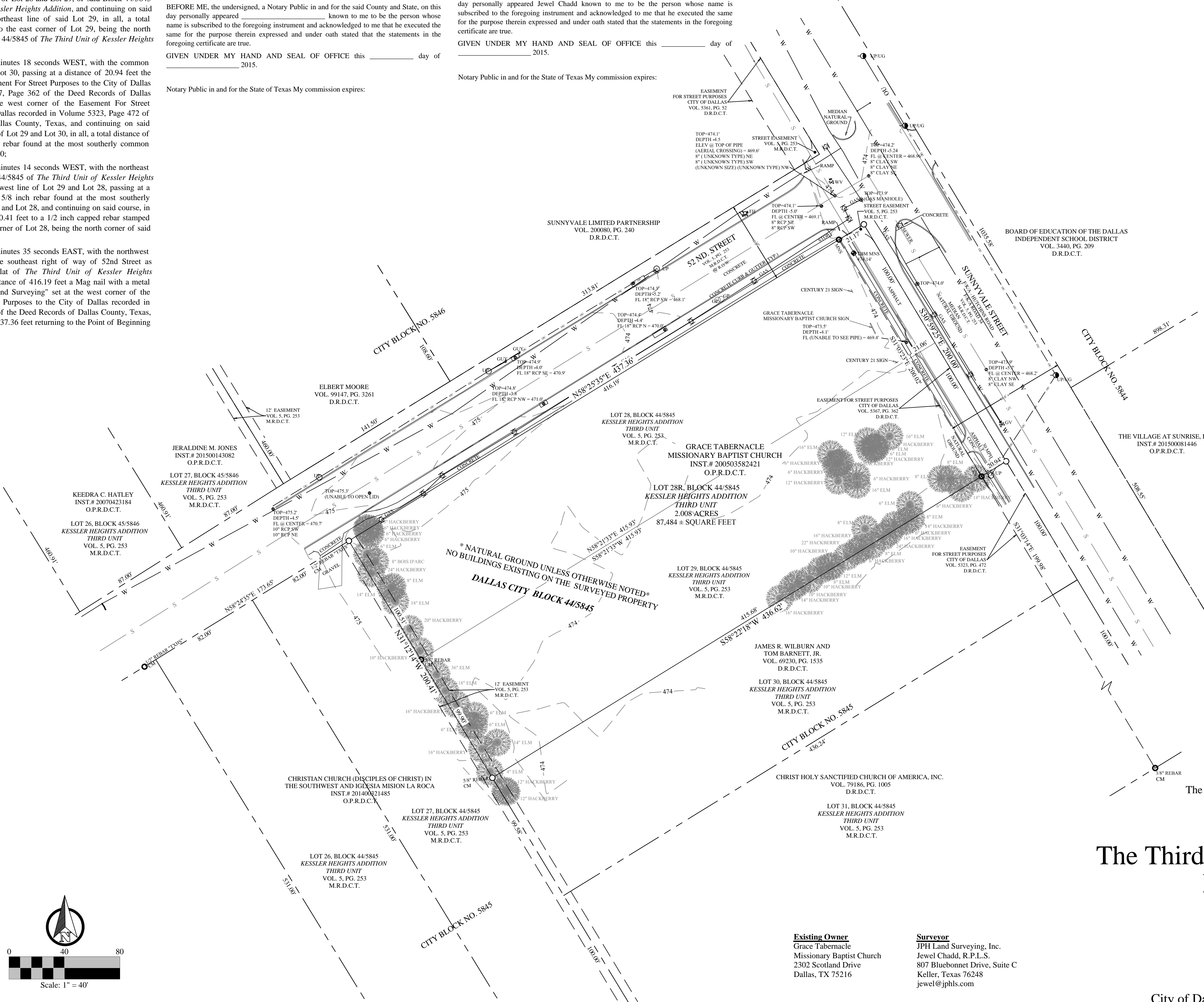
I, Jewel Chadd, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially 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 _____, 2015

PRELIMINARY, THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE.

Jewel Chadd, Texas Registered Professional Land Surveyor No. 5754

STATE OF TEXAS COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jewel Chadd 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2015.

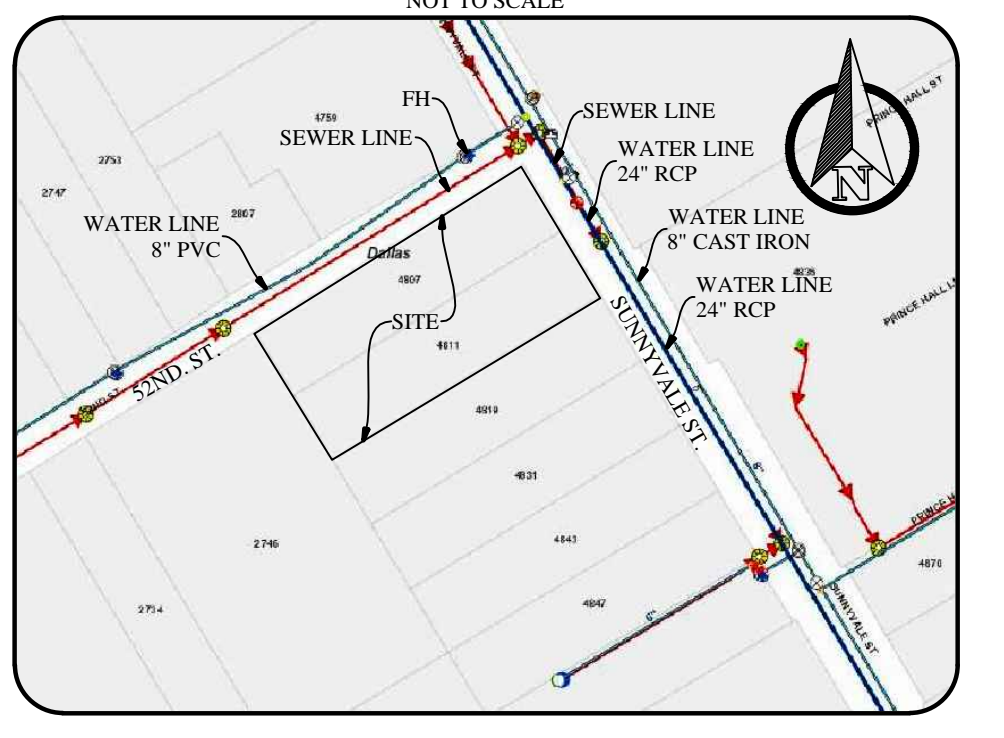
Notary Public in and for the State of Texas My commission expires:



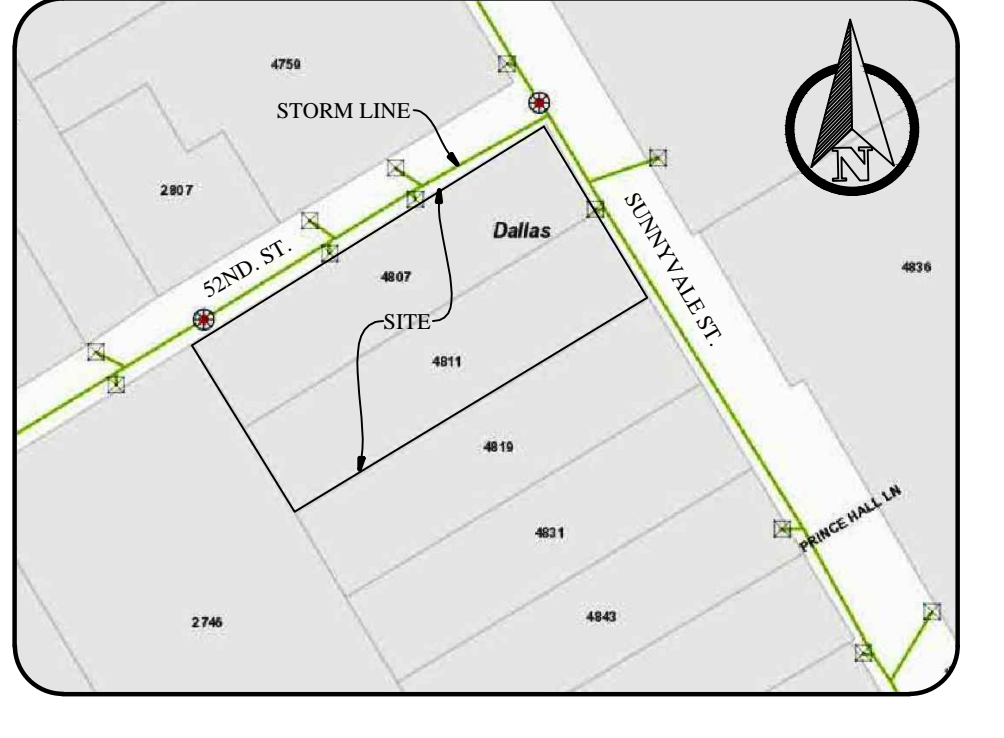
SURVEYOR'S NOTES:

1. Site Benchmark - Mag nail with washer stamped "JPH LAND SURVEYING" set in concrete of south right of way of Sunnyvale Street approximately 57 feet southwest of the intersection of Sunnyvale Street and 52nd Street - Elevation = 474.14'
2. Parking spaces - there are no marked parking spaces on site.
3. Utility markings provided by DIGTESS ticket number 551579392. The water, sewer and storm GIS Maps were provided by Mitchell Lanett (Lanett.mitchell@dallascityhall.com) Researcher of the City of Dallas and shape files were provided by Paul Sill (paul.sill@dallascityhall.com) GIS Technical Manager.
4. No observed evidence of current earth moving work, building construction or building additions.
5. No observed evidence of site being used as a solid waste dump, sump or sanitary landfill.

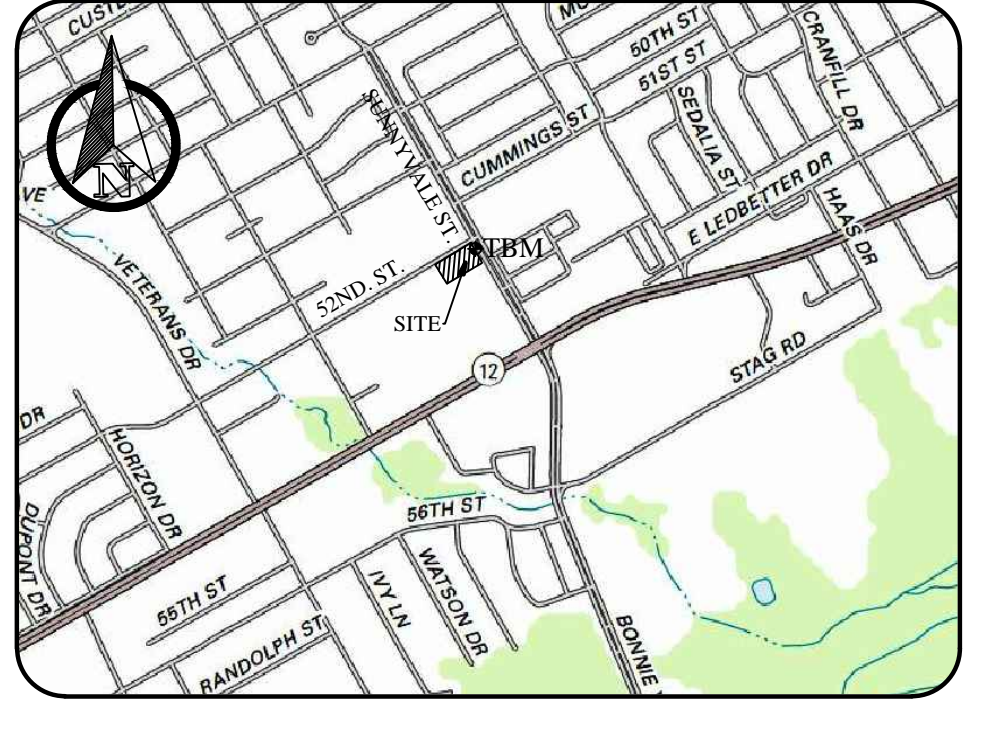
WATER & SEWER MAP
NOT TO SCALE



STORM MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



The purpose of this plat is to combine Lots 28 & 29, Block 44/5845, Kessler Heights Addition, into a single lot.

Preliminary Plat
The Third Unit of Kessler Heights Addition
Lot 28R, Block 44/5845
Being Lot 28 & Lot 29, Block 44/5845,
Kessler Heights Addition
Volume 5, Page 253, P.R.D.C.T.,
and situated within the
James K. Sloan Survey, Abstract No. 1310
2.008 ACRES
City of Dallas, Dallas County, Texas - City Plan File No. S145-280

Existing Owner
Grace Tabernacle
Missionary Baptist Church
2302 Scotland Drive
Dallas, TX 75216

Surveyor
JPH Land Surveying, Inc.
Jewel Chadd, R.P.L.S.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
jewel@jphls.com