



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FIRST BAPTIST CHURCH OF DALLAS, TEXAS UTILITIES PROPERTIES, INC., AND ELIZABETH ORAM THORNE TRUST, are the Owners of a 0.669-acre tract of land out of the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, according to the special warranty deeds thereof recorded in Volume 89251, Page 3862; Volume 94105, Page 4629; and Volume 99038, Page 4570 of the Deed Records Dallas County, Texas (D.R.D.C.T.); and the quitclaim deed recorded in Instrument No. 201400295402 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being a part of Lots 10 and 15 of Block 236 of Bullington Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 32, Page 83, Map Records of Dallas County Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a cut "X" found on concrete at the intersection of the southwesterly right-of-way line of Ervay Street (a 60-foot right-of-way, Volume 32, Page 83, M.R.D.C.T.) and the northwesterly right-of-way line of Federal Street (a variable width right-of-way, Volume 32, Page 83, M.R.D.C.T.), being the most easterly corner of that tract of land conveyed to First Baptist Church of Dallas, according to the special warranty deed thereof recorded in Volume 89251, Page 3862, D.R.D.C.T.;

THENCE South 45 degrees 00 minutes 00 seconds West, along the northwesterly right-of-way line of said Federal Street, a distance of 261.94 feet to a cut "X" found on concrete at the intersection with the northeasterly right-of-way line of Bullington Street (a 40-foot right-of-way, Volume 32, Page 83, M.R.D.C.T.), being the most southerly corner of that tract of land conveyed to Texas Utilities Properties, Inc., according to the special warranty deed thereof recorded in Volume 99038, Page 4570, D.R.D.C.T.;

THENCE North 44 degrees 49 minutes 34 seconds West, departing the northwesterly right-of-way line of said Bullington Street, and along the northeasterly right-of-way line of said Bullington Street, a distance of 112.00 feet to a cut "X" found on concrete at the most westerly corner of that tract of land conveyed to Elizabeth Oram Thorne Trust, according to the quit claim deed thereof recorded in Instrument No. 201400295402, O.P.R.D.C.T.;

THENCE North 45 degrees 04 minutes 23 seconds East, departing the northeasterly right-of-way line of said Bullington Street, a distance of 151.01 feet to a 1/2-inch iron rod with cap found at the most northerly corner of that tract of land conveyed to Texas Utilities Properties, Inc., according to the special warranty deed thereof recorded in Volume 94105, Page 4629, D.R.D.C.T.;

THENCE South 44 degrees 47 minutes 23 seconds East, a distance of 1.50 feet to a 1/2-inch iron rod with cap found at the most westerly corner of said First Baptist Church of Dallas tract;

THENCE North 44 degrees 52 minutes 37 seconds East, a distance of 111.00 feet to a 1/2-inch iron rod with cap found at the most northerly corner of said First Baptist Church of Dallas tract, being in the southeasterly right-of-way line of said Ervay Street;

THENCE South 44 degrees 47 minutes 23 seconds East, along the southeasterly right-of-way line of said Ervay Street, a distance of 110.55 feet to the POINT OF BEGINNING and containing 29,152 square feet or 0.669 acres of land, more or less.

BASIS OF BEARING is the northwesterly line of Ervay Street, being North 45 degrees 00 minutes 00 seconds West, according to the deed thereof recorded in Volume 89251, Page 3862, D.R.D.C.T.

GENERAL NOTES:

1. NO LOT TO LOT DRAINAGE WILL BE ALLOWED WITHOUT APPROVAL OF ENGINEERING DIVISION.
2. THE PURPOSE OF THIS PLAT IS TO REPLAT PARTS OF TWO LOTS INTO ONE 0.669 ACRE LOT.
3. BASIS OF BEARING IS THE EAST LINE OF NORTHWESTERLY RIGHT-OF-WAY LINE OF ERVAY STREET, BEING NORTH 45 DEGREES WEST, ACCORDING TO THE DEED RECORDED IN VOLUME 89251, PAGE 3862, D.R.D.C.T.
4. MAXIMUM NUMBER OF LOTS TO BE CREATED IS ONE (1).
5. COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATES, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

LEGEND:

- C.M. - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- B.L. - BUILDING LINE
- FND. - FOUND

OWNER 1:
FIRST BAPTIST CHURCH OF DALLAS
DALLAS, TEXAS 75201

OWNER 2:
VISTRA EP PROPERTIES COMPANY
DALLAS, TEXAS 75201

OWNER 3:
ELIZABETH ORAM THORNE TRUST
ELIZABETH THORNE BLUM, TRUSTEE
ROBBYE ORAM JAGGI, TRUSTEE
AUSTIN, TEXAS 78733

SURVEYOR:

LM & ASSOCIATES, inc.
engineering & surveying consultants
TBPE Reg. F-3232, TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
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PRELIMINARY PLAT
ERVAY FEDERAL ADDITION
LOT 1, BLOCK 236
BEING
A REPLAT OF PARTS OF
LOTS 10 AND 15, BLOCK 236
BULLINGTON ADDITION
VOLUME 30, PAGE 83, M.R.D.C.T.
OUT OF
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-313
SEPTEMBER 6, 2018
SHEET 1 OF 2