

**LEGEND**

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- ⊕ FH - FIRE HYDRANT
- ⊗ TOWER CENTROID
- ⊙ LP - LIGHT POLE
- ⊕ EM - ELECTRIC METER
- ⊕ (MH) SANITARY SEWER MAN HOLE
- XXX --- CONTOUR LINE
- ⊔ STORM LINE
- ⊙ GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM BENCH MARK
- ▭ BUILDING LINES
- X - FENCE LINE
- OHP - POWER LINE
- SS - SANITARY SEWER LINE
- WTR - WATER LINE
- OHP - POWER LINE

**SITE PLAN DATA SUMMARY TABLE**

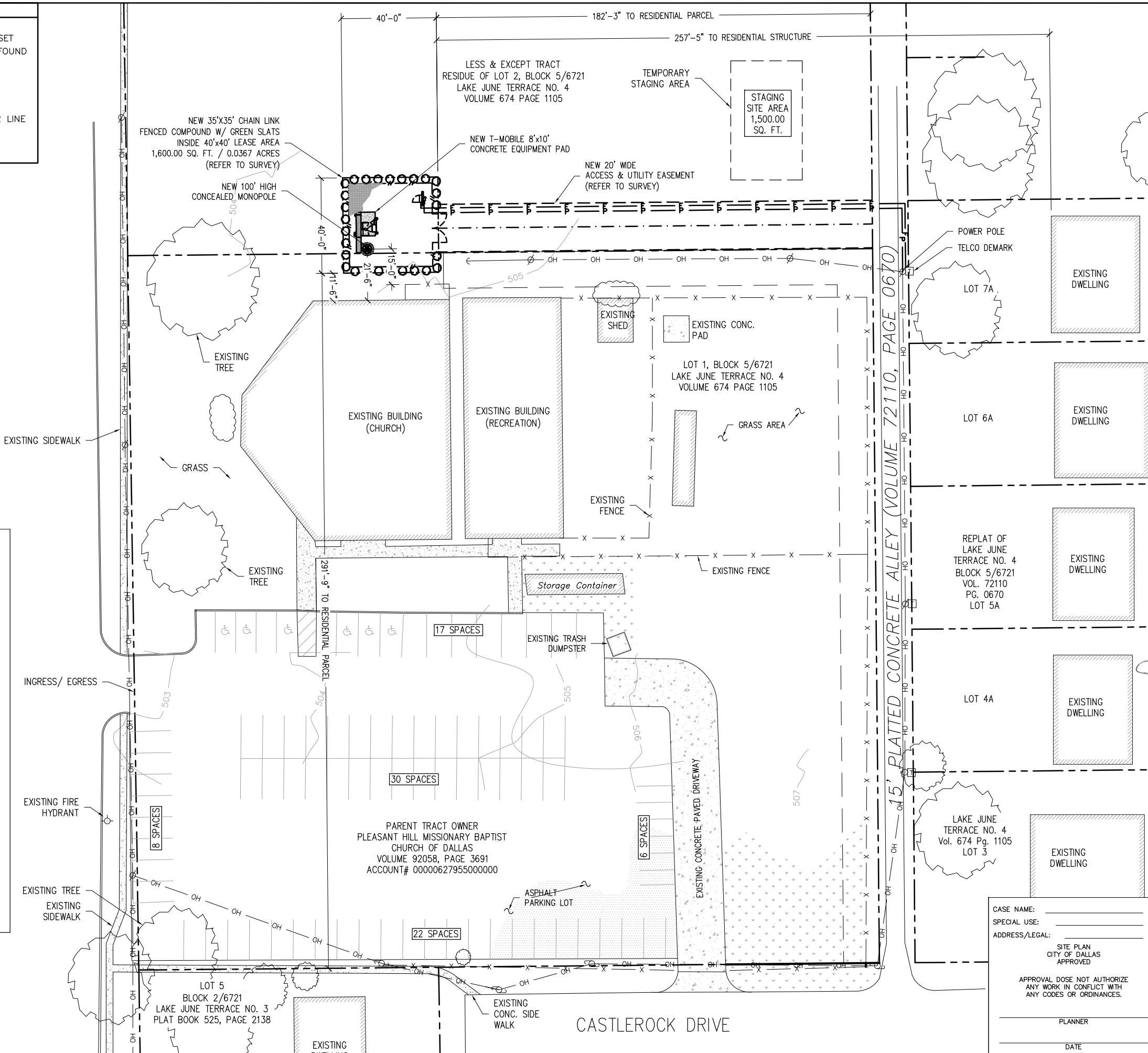
ITEM:	TOTAL
<b>GENERAL SITE DATA</b>	
ZONING	R-7.5
LAND USE	RELIGIOUS FACILITY
TOTAL AREA	142,876.8 SQ. FT. - 3.28 ACRE
PARKING LOT AREA	31,327.8 SQ. FT. - .72 ACRE
BUILDING FOOTPRINT AREA (CHURCH)	7,292.74 SQ. FT.
BUILDING FOOTPRINT AREA (RECREATION)	4,257.94 SQ. FT.
BUILDING FOOTPRINT AREA (SHED)	274.40 SQ. FT.
BUILDING FOOTPRINT AREA (CONC. PAD)	112.55 SQ. FT.
TOTAL BUILDING AREA	11,937.58 SQ. FT.
BUILDING HEIGHT (CHURCH)	20-30 FT.
BUILDING HEIGHT (RECREATION)	20-30 FT.
PROPOSED SITE ACCESS RD.	4,896.85 SQ. FT.
<b>PARKING</b>	
PARKING RATIO	1 SPACE PER 5 SEATS IN AUDITORIUM OR SANCTUARY
PROVIDED PARKING	83
ACCESSIBLE PARKING PROVIDED	7
PARKING IN EXCESS OF 110% REQUIRED PARKING	
<b>COVERAGE</b>	
PERMEABLE AREA	94,767.38 SQ. FT.
IMPERVIOUS AREA	48,109.42 SQ. FT.

**PARENT TRACT**

PARENT TRACT DESCRIPTION BEING a 3,2800 acre tract of land situated in the WM. T. STEWART SURVEY, ABSTRACT NO. 1343 and being 2,1132 acres platted as LOT 1, BLOCK 5, LAKE JUNE TERRACE NO. 4 and the South 1.1678 acres platted as LOT 2, BLOCK 5, LAKE JUNE TERRACE NO. 4, originally filed on October 14, 1965, in County Plat June, 1972, in County Plat Book, Volume 72110, Page 670, and further being described as part of City of Dallas Block 6721 and all of Lot 1, Block 5, and Lot 2, Block 5, less 1.0185 acres of Lot 2, as described in a deed from Presbyterian Extension Committee of Dallas, Inc., to T.E. Frossard, Jr. filed May 23, 1972, in Volume 72102, Page 0392, DALLAS County Deed Records and with the entire 3,2800 acre tract being described as follows: COMMENCING at the Northwest corner of the original Lot 2, Block 5, Lake June Terrace No. 4, said point also being Lot 11, Block 5, Lake June Terrace re-plot, that point also being in the East line of Masters Drive, a 100 foot right-of-way, and the South line of Oak Gate Lane, a 60 foot right-of-way; THENCE South 0 degrees 06 minutes East along the East right-of-way line of Masters Drive and the West line of Lot 11, Block 5, Lake June Terrace re-plot, passing the Southwest corner of that lot at 125 feet, a distance of 140 feet to a point in the South line of a 15 foot alley for the Northwest corner of the replatted Lot, Block 5, and the POINT AND PLACE OF BEGINNING of this 3,2800 acre tract; THENCE South 0 degrees 06 minutes East along the East right-of-way line of Masters Drive, 100 foot right-of-way, and the West line of this tract a distance of 478.56 feet to a point in the North line of Lake June Terrace No. 3 which is the South line of Lake June Terrace No. 4, said point being the Southwest corner of this tract; THENCE South 89 degrees 45 minutes East long the South line of this tract and the South line of Lake June Terrace No. 4 a distance of 310.97 feet to a point in the North right-of-way line of Castlerock Drive and the West line of a 15 foot alley for the Southeast corner of this tract; THENCE North 0 degrees 15 minutes East along the West line of a 15 foot alley and the East line of this tract a distance of 403.61 feet to a point for the beginning of a curve to the left (Northwest), THENCE in a Northwesterly direction along the South line of a 15 foot alley with a curve having a radius of 40 feet, a delta angle of 84 degrees 53 minutes 02 seconds, a distance of 59.26 feet to a point intersecting a curve to the right; THENCE Westerly along a curve having a radius of 886.00 feet, a delta angle of 7 degrees 59 minutes 52 seconds, a distance of 120.88 feet to a point of tangency; THENCE North 76 degrees 38 minutes 10 seconds West, continuing along the South line of a 15 foot alley a distance of 10 feet to point for the beginning of a curve to the left; THENCE continuing in a Westerly direction, along a curve on the South line of a 15 foot alley having a radius of 526 feet, a delta angle of 13 degrees 06 minutes 50 seconds, a distance of 120.39 feet to a point of tangency; THENCE North 89 degrees 45 minutes West along the South line of the alley and the North line of this property a distance of 28.97 feet to a point in the East line of Masters Drive for the Northwest corner of this tract and the POINT AND PLACE OF BEGINNING, CONTAINING 3,2800 acres of land.

FOR 24" X 36" PLOT - 1" = 20'  
FOR 11" X 17" PLOT - 1" = 40'

**OVER ALL SITE PLAN**



**T-Mobile**  
DUKE BRIDGES CAMPUS  
7668 WARREN PARKWAY  
FRISCO, TX 75034  
OFFICE: (972) 464-3510

PRODUCED FOR:  
**BRANCH**  
COMMUNICATIONS  
1516 S. BRISTOL AVE. STE. 210  
TULSA, OKLAHOMA 74119  
(918) 848-6551

ACGI NO: 16-3480

DRAWN BY: CG

CHECKED BY: R. SEHGAL

A 10/06/16	PRELIM ZD FOR REVIEW
B 10/12/16	PRELIM ZD FOR REVIEW
C 12/19/16	PRELIM ZD FOR REVIEW
D 1/5/17	PRELIM ZD FOR REVIEW
O 02/27/17	FINAL ZD
1 03/01/17	FINAL ZD - REDLINE

**ALLPRO**  
CONSULTING GROUP, INC.  
9221 Lyndon B Johnson Frey  
Suite 204 Dallas, TX 75243  
Phone: 866-364-8375  
www.allpro.com  
registration no. 8242

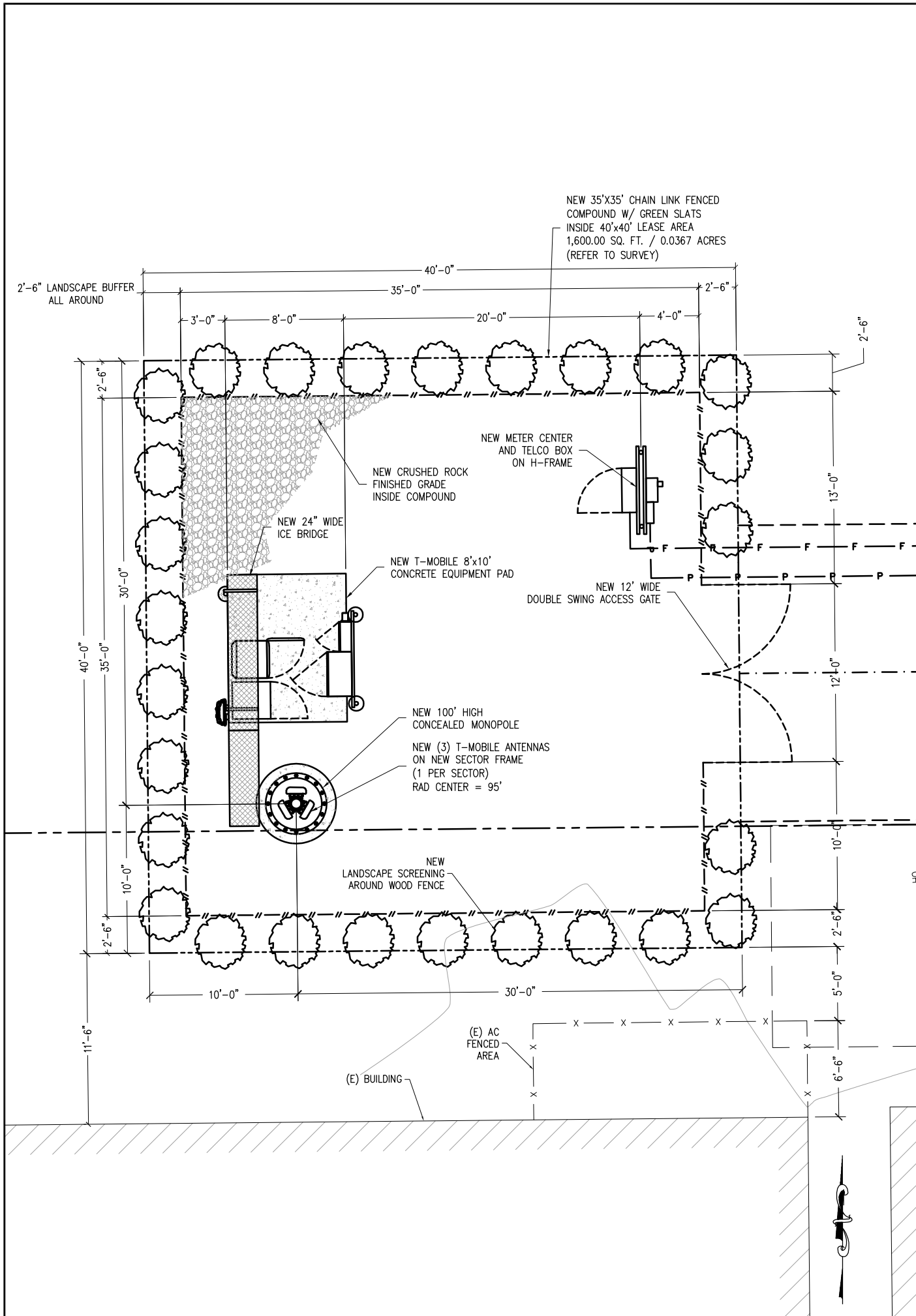
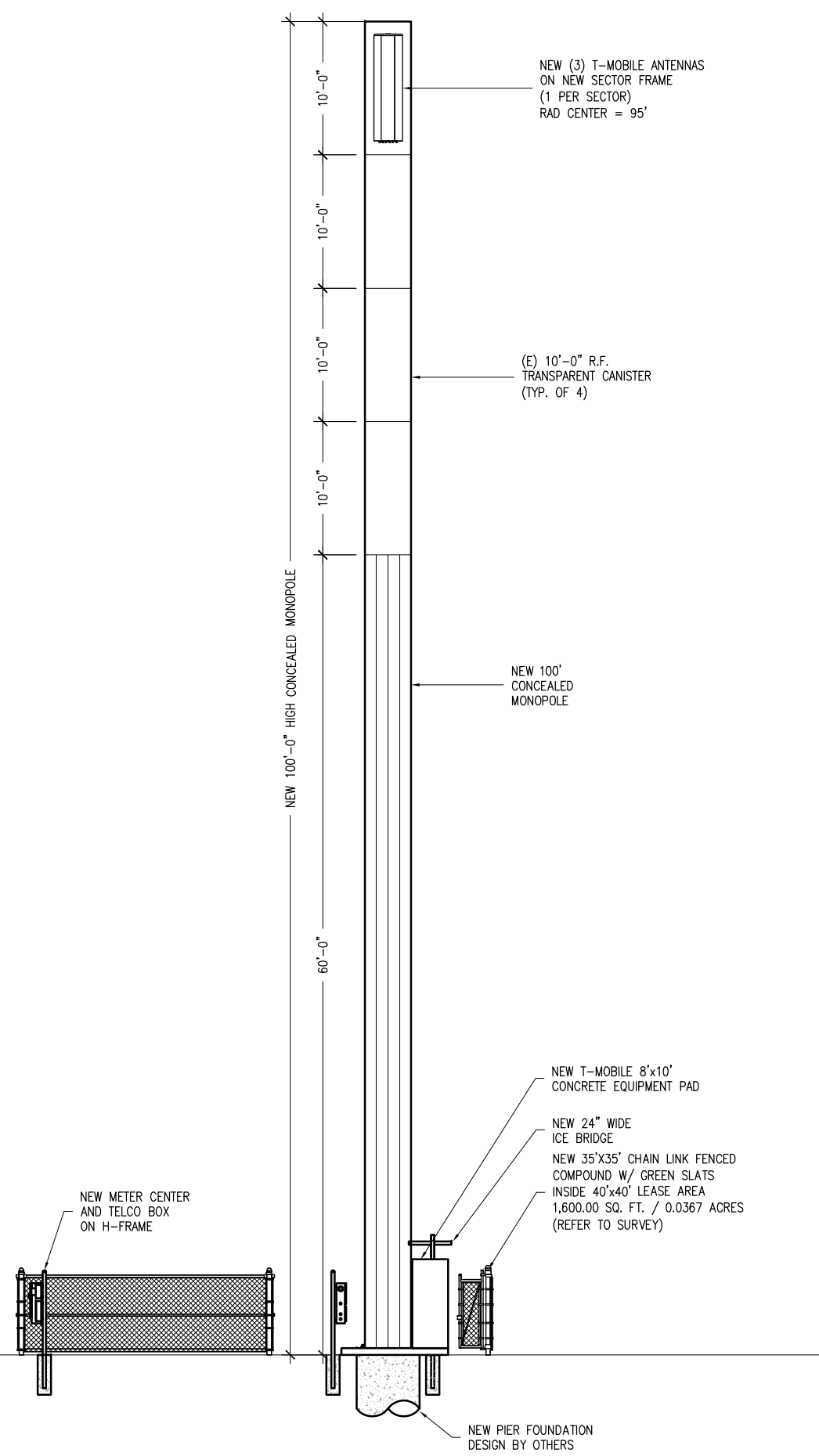
STATE OF TEXAS  
JOJI MOTTACKAL GEORGE  
91793  
LICENSED PROFESSIONAL ENGINEER

DA03528A  
BRANCH# TX-0074  
PLEASANT HILL  
BAPTIST CHURCH  
1636 N MASTERS DRIVE  
DALLAS, TX 75217

CASE NAME: \_\_\_\_\_  
SPECIAL USE: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
SITE PLAN  
CITY OF DALLAS  
APPROVED  
APPROVAL DOSE NOT AUTHORIZE  
ANY WORK IN CONFLICT WITH  
ANY CODES OR ORDINANCES.  
PLANNER \_\_\_\_\_  
DATE \_\_\_\_\_  
SHEET: 3 OF 4  
DEPARTMENT OF DEVELOPMENT SERVICES

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
**Z-1**

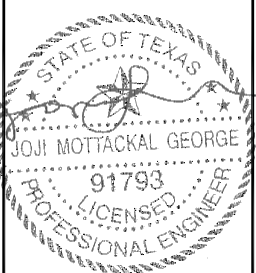
**ENLARGED SITE PLAN**FOR 24" X 36" PLOT - 1/4" = 1'0 1' 2' 4'  
FOR 11" X 17" PLOT - 1/8" = 1' 2' 4' 8'**ELEVATION PLAN**FOR 24" X 36" PLOT - 3/16" = 1'0 2' 4' 8'  
FOR 11" X 17" PLOT - 3/32" = 1' 2' 4' 8'**T-Mobile**  
DUKE BRIDGES CAMPUS  
7668 WARREN PARKWAY  
FRISCO, TX 75034  
OFFICE: (972) 464-3510PRODUCED FOR:  
**BRANCH**  
COMMUNICATIONS, LLC  
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registration no. 8242DA03528A  
BRANCH# TX-0074  
PLEASANT HILL  
BAPTIST CHURCH  
1636 N MASTERS DRIVE  
DALLAS, TX 75217CASE NAME: \_\_\_\_\_  
SPECIAL USE: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_SITE PLAN  
CITY OF DALLAS  
APPROVEDAPPROVAL DOES NOT AUTHORIZE  
ANY WORK IN CONFLICT WITH  
ANY CODES OR ORDINANCES.

PLANNER

DATE

SHEET: **4** OF: **4**

DEPARTMENT OF DEVELOPMENT SERVICES

SHEET TITLE  
ENLARGED & ELEVATION  
SITE PLAN

SHEET NUMBER

**Z-2**