

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CONGREGATION SHAARE TEFILLA, A TEXAS NON-PROFIT CORPORATION & SHARRE TEFILA CONGREGATION, A TEXAS NON-PROFIT CORPORATION, ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS DYKES SURVEY, ABSTRACT NO. 405, SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1 OF BLOCK A/7451 OF LYNCH ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 PAGE 55 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1B OF BLOCK 7452 OF CONGREGATION SHAARE TEFILLA, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87006, PAGE 3404 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CONGREGATION SHAARE TEFILLA, A TEXAS NON-PROFIT CORPORATION AND RECORDED IN VOLUME 94090, PAGE 3941 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO SHARRE TEFILA CONGREGATION, A TEXAS NON-PROFIT CORPORATION AND RECORDED IN VOLUME 87250, PAGE 3741 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY (55' WIDTH RIGHT-OF-WAY AT THIS POINT) AND THE WEST RIGHT-OF-WAY LINE OF WHITLEY LANE (60' RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1B;

THENCE SOUTH 88° 38' 05" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF CHURCHILL WAY AND THE SOUTH LINE OF SAID LOT 1B AND PASSING AT A DISTANCE OF 180.24 FEET THE COMMON CORNER OF SAID LOT 1B AND LOT 1 AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CHURCHILL WAY AND THE SOUTH LINE OF SAID LOT 1 FOR A TOTAL DISTANCE OF 267.85 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2A OF BLOCK A/7451 OF DALLAS INTERNATIONAL SCHOOL ADDITION REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001117 PAGE 30 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 17' 41" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID CHURCHILL WAY AND ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2A, FOR A DISTANCE OF 200.25 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SOUTH LINE OF A 15 FOOT ALLEY;

THENCE NORTH 88° 33' 02" EAST AND ALONG THE SOUTH LINE OF SAID 15 FOOT ALLEY AND THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 87.85 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF AFORESAID LOT 1B;

THENCE NORTH 00° 13' 36" WEST AND PASSING AT A DISTANCE OF 15.00 FEET THE EASTERLY CORNER OF SAID LOT 2A AND ALONG THE COMMON LINE OF SAID LOT 1B AND LOT 2A FOR A TOTAL DISTANCE OF 194.57 FEET TO A 1/2" IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 1B AND LOT 2A, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF TURNER WAY (55' WIDTH RIGHT-OF-WAY AT THIS POINT);

THENCE NORTH 88° 54' 47" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TURNER WAY AND THE NORTH LINE OF SAID LOT 1B FOR A DISTANCE OF 180.63 FEET TO A PIPE FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TURNER WAY AND THE WEST RIGHT-OF-WAY LINE OF AFORESAID WHITLEY LANE, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 1B;

THENCE SOUTH 00° 10' 00" EAST AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID WHITLEY LANE AND THE EAST LINE OF SAID LOT 1B FOR A DISTANCE OF 394.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 88,740 SQUARE FEET OR 2.0372 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CONGREGATION SHAARE TEFILLA, A TEXAS NON-PROFIT CORPORATION & SHARRE TEFILA CONGREGATION, A TEXAS NON-PROFIT CORPORATION, acting by and through their duly authorized agent or officer, do hereby adopt this plat, designating the herein above described property as CONGREGATION SHAARE TEFILLA NO. 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 if any. 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 easement 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 shown, provided, however, that paving, curbing, directional signage, lighting standards, and ancillary fixtures approved by the City may be located on said easements; 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 buildings, 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 and upon 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 upon the conditions that the City of Dallas and such public utility entities will at all times after doing any work in connection with the construction, reconstruction, inspection, patrol, maintenance and additions to or removal of all or parts of their respective systems, restore only paving, curbing and sod to substantially the condition in which they were found before such work was undertaken, but no other improvements located, constructed or erected in the easement area, and that in the use of the rights and privileges herein granted, the City of Dallas and such public utility entities will not create a nuisance or do any act that will be detrimental to said premises or to the business operations located thereon. (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. The 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.

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2016.

CONGREGATION SHAARE TEFILLA
A TEXAS NON-PROFIT CORPORATION

NAME:
TITLE:

SHARRE TEFILA CONGREGATION
A TEXAS NON-PROFIT CORPORATION

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, DAVID R. PETREE, 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 212.1 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 _____, 2016.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY USE

DAVID R. PETREE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID R. PETREE, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

**PRELIMINARY PLAT
OF
CONGREGATION SHAARE TEFILLA NO. 2
LOT 1, BLOCK A/7452**

BEING A RE-PLAT OF
LOT 1B, BLOCK 7452
CONGREGATION SHAARE TEFILLA
AND

LOT 1, BLOCK A/7451
LYNCH ADDITION NUMBER 1
2.0372 AC. OUT OF THE
THOMAS DYKES SURVEY, ABSTRACT NO. 405
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER:
CONGREGATION SHAARE TEFILLA &
SHARRE TEFILA CONGREGATION
6131 CHURCHILL WAY
DALLAS, TEXAS, 75230
(214) 923-1227
CONTACT: STEVEN P. ROSENBERG

SURVEYOR:
BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS, 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS, 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.