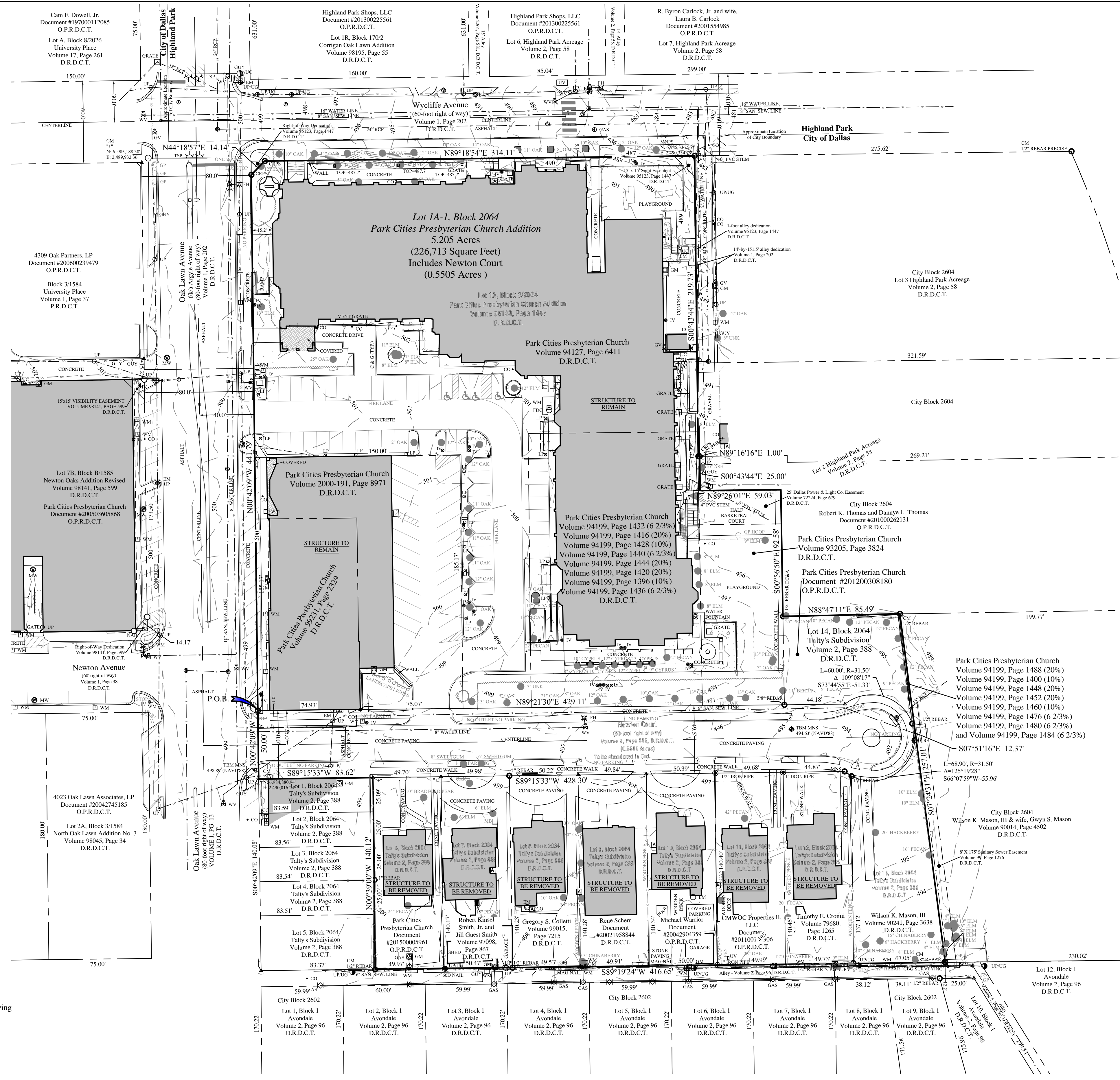


**LEGEND OF SYMBOLS**

- air conditioner
- borchhole
- 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.



**OWNER'S CERTIFICATE**

COUNTY OF DALLAS  
STATE OF TEXAS  
WHEREAS, Park Cities Presbyterian Church is the owner of that certain tract situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, said tract being all of Lots 6 - 14 and Newton Court of Talty's Subdivision, Block 2064 an addition in the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 2, Page 388 of the Deed Records of Dallas County, Texas, and described in the \_\_\_\_\_ deeds to said Presbyterian Church recorded under Instrument Number \_\_\_\_\_ (Lot 6), Instrument Number \_\_\_\_\_ (Lot 7), Instrument Number \_\_\_\_\_ (Lot 8), Instrument Number \_\_\_\_\_ (Lot 9), Instrument Number \_\_\_\_\_ (Lot 10), Instrument Number \_\_\_\_\_ (Lot 11), Instrument Number \_\_\_\_\_ (Lot 12), Instrument Number \_\_\_\_\_ (Lot 13), Instrument Number 20120030810 (Lot 14), and Instrument Number \_\_\_\_\_ (Newton Court); all Lot 1A, Block 3/2064 of Park Cities Presbyterian Church Addition an addition in the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 95123, Page 1447 of the Deed Records of Dallas County, Texas, and described in the Warranty Deeds to said Park Cities Presbyterian Church recorded in Volume 94199, Page 1432, Volume 94199, Page 1416, Volume 94199, Page 1428, Volume 94199, Page 1440, Volume 94199, Page 1444, Volume 94199, Page 1423, Volume 94199, Page 1396, Volume 94199, Page 1436, Volume 94199, Page 1438, Page 3824, and the General Warranty Deed recorded in Volume 94127, Page 6411 of the Deed Records of Dallas County, Texas; all of the called 0.3976-acre tract described in the Special Warranty Deed With Vendor's Lien to said Park Cities Presbyterian Church recorded in Volume 2000-191, Page 8971 of the Deed Records of Dallas County, Texas; all of the called 0.016-acre tract and called 0.223-acre tract described in the Special Warranty Deed to Park Cities Presbyterian Church recorded in Volume 99231, Page 2329 of the Deed Records of Dallas County, Texas; and all of the called 3.1-foot wide strip described in the Warranty Deeds to said Park Cities Presbyterian Church recorded in Volume 94199, Page 1488, Volume 94199, Page 1400, Volume 94199, Page 1448, Volume 94199, Page 1452, Volume 94199, Page 1460, Volume 94199, Page 1476, Volume 94199, Page 1480, and Volume 94199, Page 1484 of the Deed Records of Dallas County, Texas; the subject tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the intersection of the north line of Newton Court (50-foot right of way as dedicated in Volume 2, Page 388 of the Deed Records of Dallas County, Texas) and the east line of Oak Lawn Avenue (dedicated in Volume 1, Page 15, of the Deed Records of Dallas County, Texas), from which a found nail in concrete bears SOUTH 00 degrees 42 minutes 09 seconds EAST a distance of 50.00 feet;

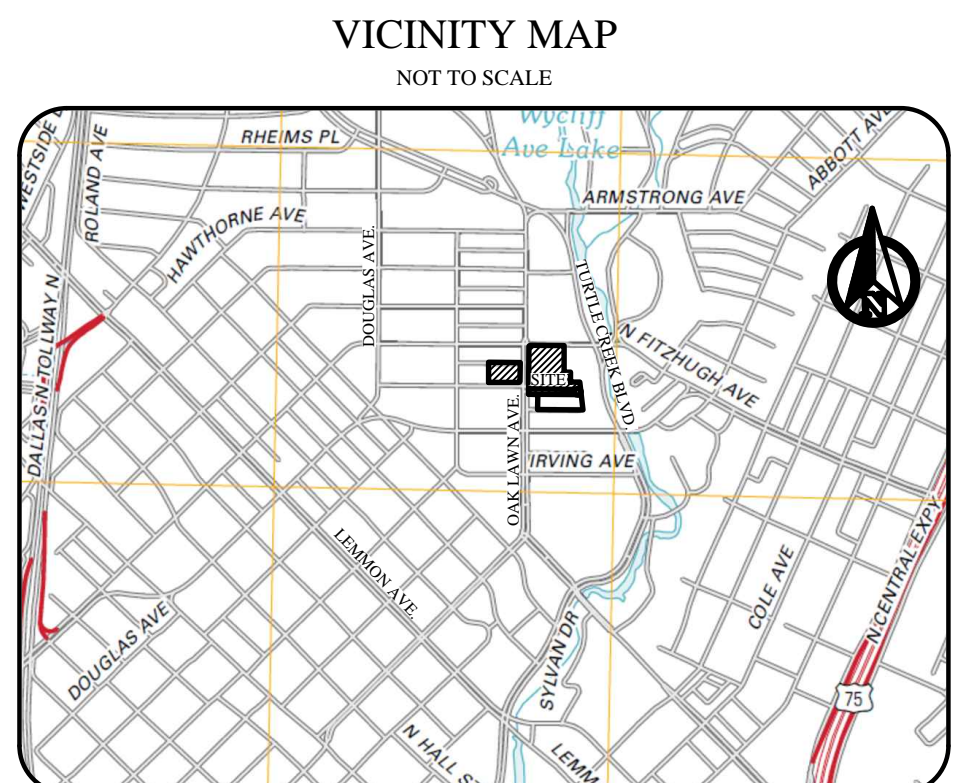
THENCE NORTH 00 degrees 42 minutes 09 seconds WEST, with the west line of Talty's Subdivision as recorded in Volume 2, Page 388 of the Deed Records of Dallas County, Texas, passing a distance of 185.17 feet the most westerly southwest corner of Lot 1A, Block 3/2064 of Park Cities Presbyterian Church Addition as recorded in Volume 95123, Page 1447 of the Deed Records of Dallas County, Texas, in all, a total distance of 441.79 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at a corner of said Lot 1A;

THENCE with the perimeter of Lot 1A, the following calls:

- NORTH 44 degrees 18 minutes 57 seconds EAST, a distance of 14.14 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying", from which an "x" cut found bears SOUTH 89 degrees 18 minutes 54 seconds WEST a distance of 90.00 feet;
- NORTH 89 degrees 18 minutes 54 seconds EAST, a distance of 314.11 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying", from which a found 1/2 inch capped rebar stamped "Precise" bears NORTH 89 degrees 18 minutes 54 seconds EAST a distance of 275.62 feet;
- SOUTH 00 degrees 43 minutes 44 seconds EAST, a distance of 219.73 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";
- NORTH 89 degrees 16 minutes 16 seconds EAST, a distance of 1.00 feet to a found 1/2 inch rebar;
- SOUTH 00 degrees 43 minutes 44 seconds EAST, a distance of 25.00 feet to a point for corner north of a wall (unable to gain access to corner);
- NORTH 89 degrees 26 minutes 01 second EAST, a distance of 59.03 feet to a point for corner (unable to gain access to corner);
- SOUTH 00 degrees 56 minutes 50 seconds EAST, a distance of 92.58 feet to a found 1/2 inch capped rebar stamped "DC&A" found at the northwest corner of Lot 14 of said Talty's Subdivision;
- NORTH 88 degrees 47 minutes 11 seconds EAST, with the north line of said Lot 14, passing an "x" cut found at the northeast corner of Lot 14 at a distance of 84.02 feet, and continuing on said course, in all, a total distance of 85.49 feet to a 1/2 inch rebar found at the northwest corner of the tract described in the deed to Wilson K. Mason, III & wife, Gwyn S. Mason (hereinafter referred to as the "Mason tract") recorded in Volume 90014, Page 4502 of the Deed Records of Dallas County, Texas;
- SOUTH 07 degrees 24 minutes 31 seconds EAST, with the west line of the said Mason tract, a distance of 257.01 feet to a 5/8 inch rebar found at the southwest corner of the Mason tract, from which a 3/8 inch rebar found at the southeast corner of the Mason tract bears NORTH 89 degrees 18 minutes 35 seconds EAST a distance of 230.02 feet and an "x" cut found at the southwest corner of Lot 5 of Talty's Subdivision bears SOUTH 89 degrees 18 minutes 35 seconds WEST a distance of 500.15 feet;
- SOUTH 89 degrees 19 minutes 24 seconds WEST, with the south line of said Talty's Subdivision, a distance of 416.65 feet to a 1/2 inch rebar found at the southwest corner of Lot 6 of Talty's Subdivision;
- NORTH 00 degrees 39 minutes 00 seconds WEST, with the west line of said Lot 6, a distance of 140.12 feet to an "x" cut found on concrete at the northwest corner of Lot 6 on the south right of way of said Newton Court;
- SOUTH 89 degrees 15 minutes 33 seconds WEST, with the south right of way of Newton Court, a distance of 83.62 feet to a nail found on the said east right of way of Oak Lawn Avenue at the southwest corner of Newton Court;
- NORTH 00 degrees 42 minutes 09 seconds WEST, with the east right of way of Oak Lawn Avenue, a distance of 50.00 feet returning to the Point of Beginning and enclosing 5.205 acres (0.5505 being Newton Court).

**SURVEYOR'S NOTES**

- Monuments are found, unless marked CRS or MNS.
- Bearings are, Grid North, based on the Texas Coordinate System of 1983, North Central Zone.
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
- According to the plat of Park Cities Presbyterian Church Addition recorded Volume 95123, Page 1447 of the Deed Records of Dallas County, Texas, the dividing line between the City of Dallas and the City of Highland Park appears to be along the north line of Lot 1A.
- Last field date was March 8, 2016.
- Elevations shown hereon are referenced to NAVD88 by GPS observation, Texas RTK Network.
- Benchmarks: Two Mag nails with washer stamped "JPH Land Surveying" set in concrete along Newton Court, having elevations of 498.89 and 494.63'.

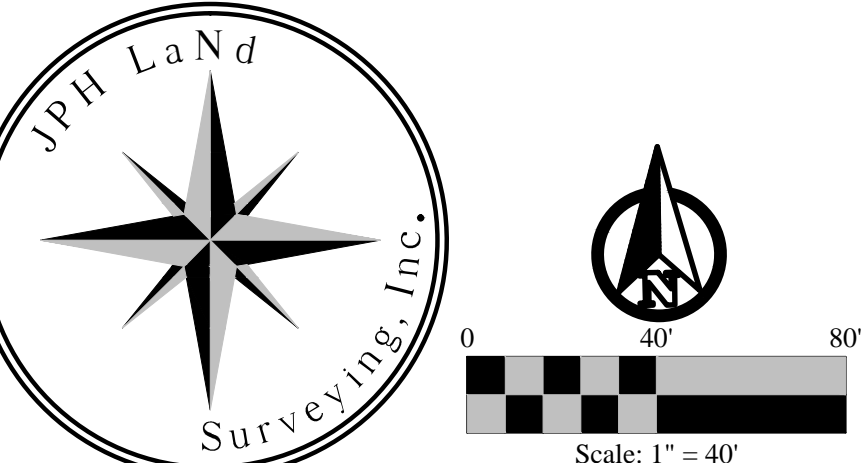


THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 6 - 14, BLOCK 2064, TALTY'S SUBDIVISION LOT 1A, BLOCK 3/2064, PARK CITIES PRESBYTERIAN CHURCH ADDITION THOSE TRACTS DESCRIBED IN DEEDS TO PARK CITIES PRESBYTERIAN CHURCH RECORDED IN VOL. 99231, PG. 2329; VOL. 2000-191, PG. 8971; VOL. 94199, PG. 1400; VOL. 94199, PG. 1448; VOL. 94199, PG. 1452; VOL. 94199, PG. 1460; VOL. 94199, PG. 1476; VOL. 94199, PG. 1480; VOL. 94199, PG. 1484; & VOL. 94199, PG. 1488, D.R.D.C.T. AND NEWTON COURT INTO A SINGLE LOT.

**PRELIMINARY PLAT**  
**PARK CITIES PRESBYTERIAN CHURCH ADDITION**  
**LOT 1A-1, BLOCK 2064**  
BEING  
LOTS 6 - 14, BLOCK 2064, TALTY'S SUBDIVISION  
VOLUME 2, PAGE 388, D.R.D.C.T.  
LOT 1A, BLOCK 3/2064  
PARK CITIES PRESBYTERIAN CHURCH ADDITION  
VOLUME 95123, PAGE 1447, D.R.D.C.T.  
NEWTON COURT  
VOLUME 2, PAGE 388, D.R.D.C.T.  
TRACTS TO PARK CITIES PRESBYTERIAN CHURCH  
RECORDED IN VOL. 99231, PG. 2329; VOL. 2000-191, PG. 8971; VOL. 94199, PG. 1400; VOL. 94199, PG. 1448; VOL. 94199, PG. 1452; VOL. 94199, PG. 1460; VOL. 94199, PG. 1476; VOL. 94199, PG. 1480; VOL. 94199, PG. 1484; & VOL. 94199, PG. 1488, D.R.D.C.T.  
SITUATED IN THE  
**5.205 ACRES**  
CITY OF DALLAS, DALLAS COUNTY, TEXAS - CITY PLAN FILE NO. S156-148  
PAGE ONE OF TWO

Drafter: JDJ - 2016/03/21  
Drafter/Revision:  
Drafter/Revision:  
Drafter/Revision:  
Drafter/Revision:  
Drafter/Revision:

**Date of Preparation & Revisions**  
March 21, 2016 preliminary planning drawing



JPH Job No. 2013.031.006 Park Cities Presbyterian - PRELIM PLAT.dwg  
© 2016 JPH Land Surveying, Inc. - All Rights Reserved  
807 Bluebonnet Drive, Suite C Keller, Texas 76248  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
DFW | Austin | Abilene

**Existing Owner**  
Park Cities Presbyterian Church  
4124 Oak Lawn Avenue  
Dallas, TX 75219  
Jeff Barber  
Executive Director  
jeff.barber@pcpc.org

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

**Engineer**  
Walter P. Moore & Associates, Inc.  
Shana L. Heffler, P.E.  
1845 Woodall Rodgers Freeway, Suite 1650  
Dallas, Texas 75201  
sheffler@walterpmoore.com

**FLOOD ZONE CLASSIFICATION**  
This property lies within ZONE(S) X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48113C0335K, dated 2014/07/07, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**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.SyF/TxCS, 83,NCZ  
Elevations, if shown, are NAVD88  
Bearings are based on grid north (TDCS, 83,NCZ)

**LEGEND OF ABBREVIATIONS**  
US.SyF. United States Survey Feet  
TxCS, 83,NCZ Texas Coordinate System of 1983, North Central Zone  
NAVD88 North American Vertical Datum of 1988  
P.R.D.C.T. Plat 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  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line

**LIST OF ONSITE TREE TYPES**  
Oak Quercus buckleyi  
Ash Fraxinus americana  
Elm Ulmus crinitifolia  
Pecan Carya illinoensis  
Cypress Taxodium distichum  
Hackberry Celtis occidentalis  
Chinaberry Melia azadirach  
Sweetgum Liquidambar styraciflua  
Bradford Pear Pyrus calleryana