

### LINE/TYPE TABLE

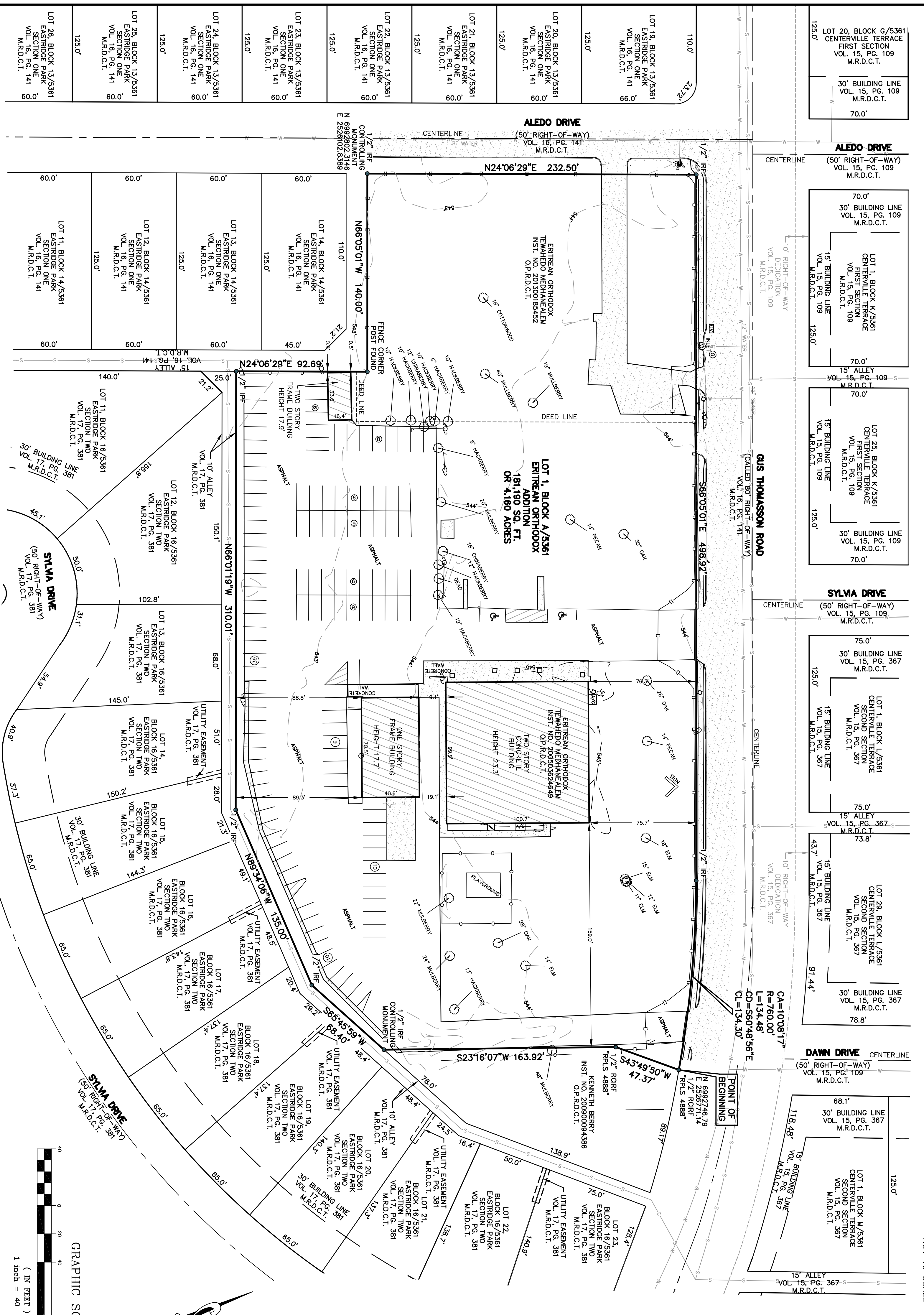
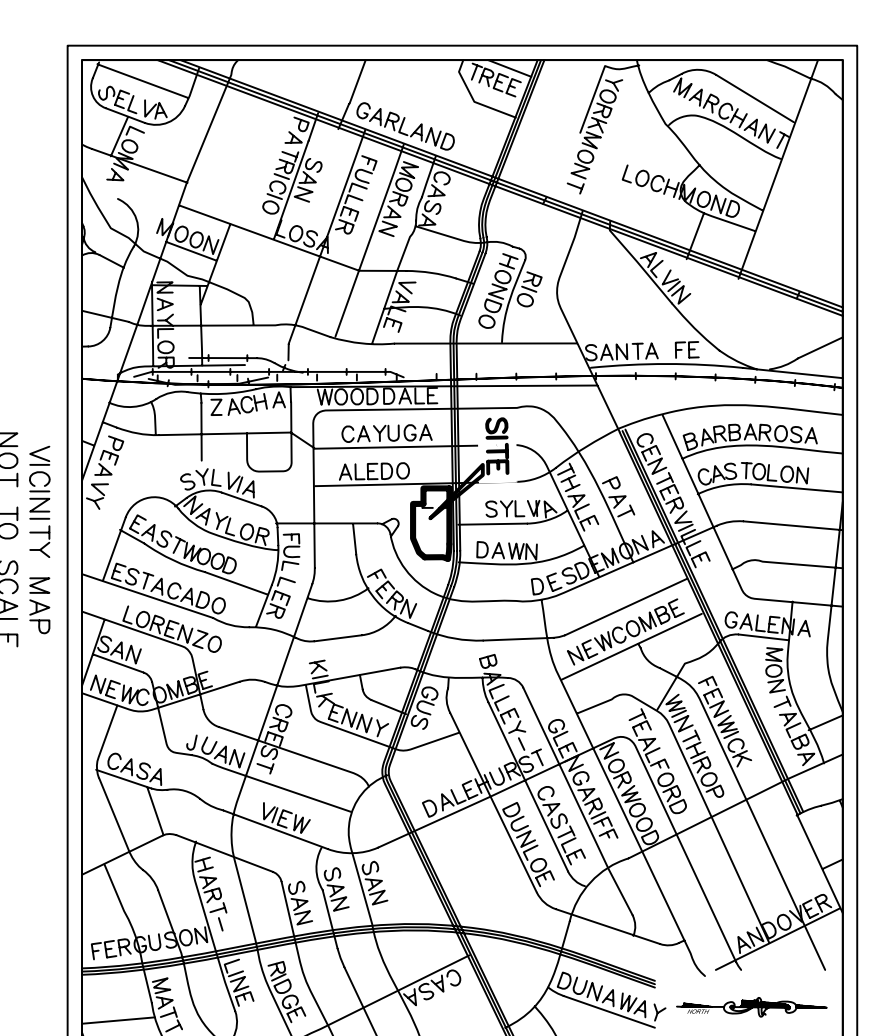
---	BOUNDARY LINE
- - -	ADJACENT LINE
---	CONTOUR LINE
---	WATER LINE
---	CHAIN LINK FENCE
---	SEWER LINE
---	SEWER DRAIN LINE
---	IRON PIPE FENCE
---	ESSENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

### LEGEND

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
IRF - IRON ROD FOUND  
INST. NO. - INSTRUMENT NUMBER  
VOL. - VOLUME  
PG. - PAGE  
1/2" IRF - 1/2 INCH IRON ROD FOUND  
IRP - IRON PIPE FOUND  
RICH - IRON ROD FOUND WITH RED CAP

- ### GENERAL NOTES:
1. BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM.
  2. ALL PROPERTY LINES ARE SHOWN AS STRAIGHT LINES UNLESS OTHERWISE INDICATED.
  3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN, NOR DOES HE GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE PHYSICALLY LOCATED IN THE UNDERGROUND UTILITIES.
  4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  5. COORDINATE VALUES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

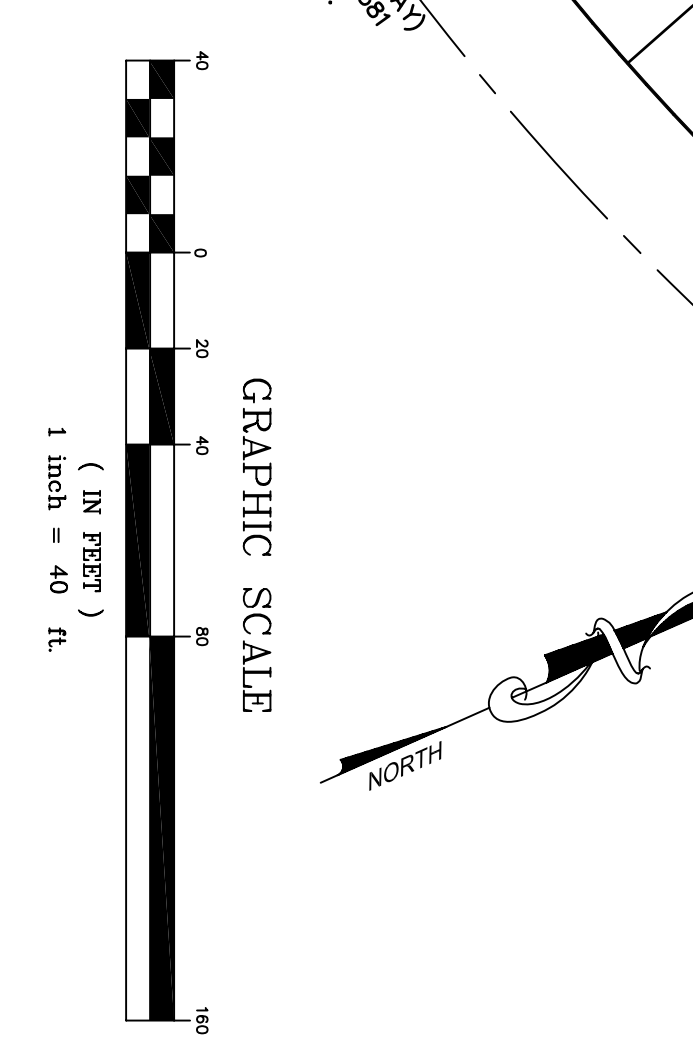


### LEGEND

⊗	GAS METER	⊗	WATER MANHOLE	⊗	SIGN
⊗	IRR CONTROL VALVE	⊗	WATER METER	⊗	LIGHT POLE
⊗	TELEPHONE pedestal	⊗	FULL PORTAGE	⊗	TRAFFIC SIGNAL POLE
⊗	DOMESTIC CITY	⊗	TRANSFORMER PAD	⊗	WIRE FENCE
⊗	S.S. MANHOLE	⊗	ELECTRIC METER	⊗	ROLL UP
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE	⊗	COVERED AREA
⊗		⊗	HANDICAP SPACE	⊗	A.C. PAD

### FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property does not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/2014. Community Panel No. 481300360L, dated 7/7/2014, subject lot is located in Zone X. The flood hazard data shown on this map is based on data provided by the Flood Insurance Rate Study and does not imply that this site is not within a flood hazard area. This flood statement does not imply that the information on this map is complete or accurate. It is the responsibility of the owner to determine flood hazards and flood heights on the part of the Surveyor.



OWNER:  
ERITREAN ORTHODOX  
TEWAHEDO MEDHANEALEM  
1720 GUS THOMASSON  
DALLAS, TX 75228  
CONTACT: MENESTEAB T. TEKLE

### OWNER'S CERTIFICATE:

STATE OF TEXAS X  
COUNTY OF DALLAS X

Whereas Eritrean Orthodox Tewahedo Medhanealem, the owner of a tract of land situated in the W. S. B. Anderson Survey, Abstract No. 8, City Block 5361, City of Dallas, Dallas County, Texas, being all that certain property conveyed to Eritrean Orthodox Tewahedo Medhanealem by General Warranty Deeds with Vendor's Lien, recorded under Instrument Numbers 200029824649 and 201300185452 Official Public Records, Dallas County, Texas, and being more particularly described as follows:  
BEGINNING of a 1/2 inch iron rod with red cap stamped "RPS 4888" found for the most easterly north corner of said Eritrean tract, same being the northeast corner of that certain tract of land conveyed by deed recorded under Instrument Number 20090934386, said Official Public Records, same being in the southerly right-of-way line of Gus Thomasson Road (called 80 foot right-of-way) (Volume 16, Page 14);  
THENCE along the common line of said Eritrean tract and said Barry tract as follows:  
South 43 deg. 49 min. 07 sec. West, a distance of 47.37 feet to a 1/2 inch iron rod found for the southeast corner of said Eritrean tract, same being the south corner of said Barry tract, same being in the northerly line of a 10 foot alley way, according to the plat thereof recorded in Volume 17, Page 361, Map Records, Dallas County, Texas;  
THENCE along the common line of said Eritrean tract and said 10 foot alley way as follows:  
South 65 deg. 45 min. 59 sec. West, a distance of 68.40 feet to a 1/2 inch iron rod found for angle point;  
South 69 deg. 04 min. 19 sec. West, a distance of 33.00 feet to a 1/2 inch iron rod found for corner;  
North 19 deg. 13 min. 19 sec. West, a distance of 18.78 feet to the intersection of said 10 foot alley way and said 15 foot alley way, according to the plat thereof recorded in Volume 16, Page 141, said Map Records;  
THENCE along the common line of said Eritrean tract and said 15 foot alley way as follows:  
North 24 deg. 06 min. 29 sec. East, a distance of 92.69 feet to a fence corner post found for internal corner;  
North 66 deg. 05 min. 01 sec. East, a distance of 140.00 feet to a 1/2 inch iron rod found for the most westerly corner of said Eritrean tract, same being in the intersection of said 15 foot alley way and Aledo Drive (50 foot right-of-way) (Volume 16, Page 141);  
THENCE along the common line of said Eritrean tract and said Aledo Drive, a distance of 232.50 feet and dorsward Gus Thomasson Road;

### OWNER'S DEDICATION:

STATE OF TEXAS X  
COUNTY OF DALLAS X

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:  
**THAT ERITREAN ORTHODOX TEWAHEDO MEDHANEALEM**, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **ERITREAN ORTHODOX ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, SHOWING THEREON THE ESSENTIALS HEREIN RESERVED FOR THE PURPOSES INTENDED. THE UTILITY AND FIRE LINE EASMENTS SHALL BE GIVEN TO THE PUBLIC FIRE, POLICE, LIGHTS, GARBAGE, AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC RESPONSIBILITY OF THE PROPERTY OWNER, OR BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPEDIMENTS OR GROUNDS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASMENTS AS SHOWN, SAID EASMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL AND ANY PUBLIC IMPROVEMENTS OR GROUNDS WHICH IN ANY WAY MAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM OR PARTS OF THE SAME, SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS, AND MAINTAINING AND ADDING TO OR REMOVING ALLEYS OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR REPAIRS REQUIRED BY THAT UTILITY).  
WATER MAIN AND WASTEWATER ESSENTIALS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE STAIRWAYS, WATER SERVICES, AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PERMANENT OF WAY. AND THIS PLAY APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.  
WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: MENESTEAB T. TEKLE [TITLE]

STATE OF TEXAS:  
COUNTY OF DALLAS:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MENESTEAB T. TEKLE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
NOTARY PUBLIC IN AND FOR DALLAS COUNTY

### SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 INFORMATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLETES THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE INFORMATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLETES THE GROUND DURING FIELD OPERATIONS AMENDED, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, I FURTHER AFFIRM THAT KNOWINGMENT SHOW HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(9)(C) & (E); AND THAT THE DIGITAL DRAWING AND ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

**NOT TO BE RECORDED FOR ANY REASON**  
**NOT FOR JUDICIAL ENFORCEMENT**

TIMOTHY R. MANKIN, LAND SURVEYOR  
2100 R. MANKIN PROFESSIONAL LAND SURVEYOR, NO. 6122  
STATE OF TEXAS  
COUNTY OF TARRANT:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT  
**ERITREAN ORTHODOX ADDITION**  
**LOT 1, BLOCK A/5361**  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 ENGINEERING PLAN NO. 5178-233

OWNER:  
ERITREAN ORTHODOX  
TEWAHEDO MEDHANEALEM  
1720 GUS THOMASSON  
DALLAS, TX 75228  
CONTACT: MENESTEAB T. TEKLE

DATE: 5/9/2018  
JOB NO.: 18-0335  
FIELD DATE: 5/9/2018

SCALE: 1" = 40'  
FIELD: AS-M  
CHECKED: J.M.  
DRAWN: T.M.

**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com

623 E. DALLAS ROAD  
GRAPEVINE, TEXAS 76051  
(817) 481-1866 (O)  
(817) 481-1869 (F)

Texas Board of Professional Surveyors  
Member Since: 1977

1720 GUS THOMASSON

ENGINEERING PLAN NO. 5178-233

1 SHEET