

TREE TABLE

Table with columns: POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION, POINT NO., DESCRIPTION. Contains 1028 rows of tree data.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, Concord Missionary Baptist Church, is the owner of a 4.499 acre tract of land situated in the Samuel B. Fryor Survey, Abstract No. 1117, Dallas County, Texas and in City Block 6046, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Warranty Deed to Concord Missionary Baptist Church recorded in Instrument No. 201200258044 of the Official Public Records of Dallas County, Texas; said 4.499 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the east line of Pastor Bailey Road (variable width right-of-way); said point being the southwest corner of Lot 1A, Block 6046, Hillcrest Baptist Church Addition, an addition to the City of Dallas recorded in Volume 85049, Page 1329 in the Deed Records of Dallas County, Texas;

THENCE, along the south line of said Lot 1A, Block 6046 the following two (2) calls;

North 89 degrees, 20 minutes, 34 seconds East, a distance of 937.00 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH - LAC" set for corner; said point being an ell corner of said Lot 1A, Block 6046;

South 24 degrees, 14 minutes, 34 seconds West, at a distance of 66.37, passing a 3-1/4 inch aluminum disk stamped "PACHECO KOCH - LAC" set for a reference point, continuing in all a total distance of 116.37 feet to a point for corner in the northerly line of Lot 3, Block 6046, Redbird Square, an addition to the City of Dallas recorded in Volume 85049, Page 750 of the said Deed Records; said point also being in the approximate centerline of Boulder Branch Creek;

THENCE, departing a west line of said Lot 1A, Block 6046 and along the northwesterly line of said Lot 3, Block 6046, and along the approximate centerline of Boulder Branch Creek, the following four (4) calls;

North 55 degrees, 01 minutes, 34 seconds West, a distance of 22.27 feet to an angle point;

North 79 degrees, 19 minutes, 34 seconds West, a distance of 63.00 feet to a point for corner;

South 38 degrees, 49 minutes, 54 seconds West, a distance of 179.83 feet to an angle point;

South 30 degrees, 41 minutes, 38 seconds West, a distance of 28.54 feet to a point for corner; said point being the northeast corner of Lot 2, Block 6046, Camp Wisdom Shopping Center, an addition to the City of Dallas recorded in Volume 76065, Page 1737 of said Deed Records;

THENCE, South 89 degrees, 12 minutes, 34 seconds West, departing the said northwesterly line of Lot 3, Block 6046 and along the north line of said Lot 2, Block 6046, at a distance of 50.00 feet passing a 3-1/4 inch aluminum disk stamped "PACHECO KOCH - LAC" set for a reference point, continuing in all a total distance of 678.92 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH - LAC" set for corner; said point being in the said west line of Pastor Bailey Road, being the northwest corner of said Lot 2, Block 6046, and the southeast corner of said Concord Missionary Baptist Church tract;

THENCE, North 00 degrees, 39 minutes, 26 seconds West, along the said west line of Pastor Bailey Road, a distance of 244.94 feet to THE POINT OF BEGINNING;

CONTAINING: 196,013 square feet or 4.499 acres of land, more or less

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Concord Missionary Baptist Church, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as LOFTS AT CONCORD, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. 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 easements 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 as shown. 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 building, 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 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. (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. Additional 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 2018.

By: _____

Bryan Carter

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Bryan Carter 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

THAT I, Michael C. Clover, 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. I 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 Preliminary Plat.

Dated this the ____ day of _____, 2018

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 7/23/18.

Michael C. Clover Registered Professional Land Surveyor, No. 5225 mcllover@pkce.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

LOFTS AT CONCORD LOTS 2 AND 3, BLOCK 6046

LOCATED IN BLOCK 6046, OFFICIAL BLOCK NUMBERS OF THE CITY OF DALLAS, TEXAS AND BEING OUT OF THE SAMUEL B. FRYOR SURVEY, ABSTRACT NO. 1117, CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: S178-270 ENGINEERING PLAN NO.: 3111-_____

SHEET 3 OF 3

SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: MICHAEL CLOVER

OWNER:

CONCORD MISSIONARY BAPTIST CHURCH 6808 PASTOR BAILEY DRIVE DALLAS, TEXAS 75237 PH: (214) 331-8522 CONTACT: BRYAN CARTER

Table with columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Includes Pacheco Koch logo and contact information.

PRELIMINARY PLAT - LOFTS AT CONCORD, LOTS 2 AND 3, BLOCK 6046

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