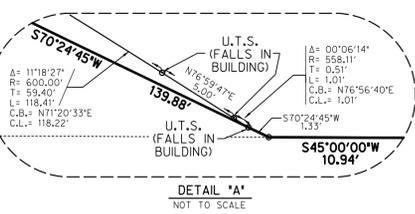
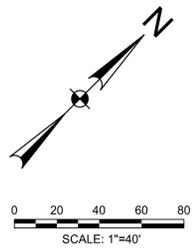


LOCATION MAP  
N.T.S.



DETAIL 'A'  
NOT TO SCALE

**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, First Methodist Episcopal Church, South, First United Methodist Church of Dallas, Texas, First Methodist Church of Dallas, The Board of Trustees of First Methodist Church, Dallas, Texas, and First United Methodist Church of Dallas are the owners of a 2.007 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 242, and being all of Lot 1, Block A/242 of FIRST UNITED METHODIST CHURCH, an addition to the City of Dallas, recorded in Instrument Number 20130011958, Official Public Records of Dallas County, Texas, and being all of those tracts of land described in Warranty Deeds to First Methodist Episcopal Church, South, as recorded in Volume 683, Page 641, Volume 687, Page 168, Volume 700, Page 218 and Volume 787, Page 64 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of that tract of land described in Warranty Deed to the Board of Trustees of First Methodist Church, Dallas, Texas, as recorded in Volume 5283, Page 189, D.R.D.C.T., and being part of that tract of land described in Warranty Deed to First Methodist Church of Dallas, as recorded in Volume 5432, Page 394, D.R.D.C.T., and being all of that tract of land described as Exhibit B in Special Warranty Deed to First United Methodist Church of Dallas, Texas, as recorded in Volume 76188, Page 1969, D.R.D.C.T., and being all of that tract of land described in Special Warranty Deed to First United Methodist Church of Dallas, as recorded in Volume 2002033, Page 04884, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a found "X" in concrete for the north corner of said FIRST UNITED METHODIST CHURCH addition, and the north corner of said First Methodist Episcopal Church, South tract, as recorded in Volume 683, Page 641, D.R.D.C.T., said point being the intersection of northeast right-of-way line of Ross Avenue (an 80-foot wide right-of-way) with the southwest right-of-way line of Harwood Street (a 60-foot wide right-of-way);

THENCE South 44 degrees 48 minutes 00 seconds East, with the northeast line of said First Methodist Episcopal Church, South tract, as recorded in Volume 683, Page 641, D.R.D.C.T., and the southwest right-of-way line of said Harwood Street, passing at a distance of 239.00 feet to a north corner of said The Board of Trustees of First Methodist Church, Dallas, Texas tract and the east corner of said First Methodist Episcopal Church, South tract, as recorded in Volume 683, Page 641, D.R.D.C.T., and continuing with the southwest right-of-way line of said Harwood Street and with a northeast line of said The Board of Trustees of First Methodist Church, Dallas, Texas tract, passing at a cumulative distance of 242.50 feet to the east corner of said The Board of Trustees of First Methodist Church, Dallas, Texas tract and the north corner of said First Methodist Church of Dallas tract, as recorded in Volume 5432, Page 394, D.R.D.C.T., and continuing with the southwest right-of-way line of said Harwood Street and with the northeast line of said First Methodist Church of Dallas tract, as recorded in Volume 5432, Page 394, D.R.D.C.T., in all, a total distance of 341.77 feet to a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF" for the north corner of that tract of land described as Exhibit A in Special Warranty Deed to the City of Dallas, as recorded in Volume 76188, Page 1969, D.R.D.C.T., said point being on the corner cut-off line between the northeast right-of-way line of said San Jacinto Street (a variable width right-of-way) and the southwest right-of-way line of said Harwood Street;

THENCE South 03 degrees 20 minutes 21 seconds West, departing the northeast line of said First Methodist Church of Dallas tract, as recorded in Volume 5432, Page 394, D.R.D.C.T., and with said corner cut-off line and the northwest line of said City of Dallas Exhibit A tract, a distance of 8.01 feet to a found crown's foot in concrete on the northwest right-of-way line of said San Jacinto Street, said point being the point of curvature of a non-tangent circular curve to the right having a radius of 558.11 feet, whose chord bears South 63 degrees 36 minutes 46 seconds West, a distance of 228.74 feet;

THENCE Southwesterly, continuing with the northwest line of said City of Dallas Exhibit A tract, with the northwest right-of-way line of said San Jacinto Street and with said curve, through a central angle of 23 degrees 39 minutes 51 seconds, to a point of intersection of said City of Dallas Exhibit A tract and the east corner of said First United Methodist Church of Dallas, Texas Exhibit B tract, and continuing with the northwest right-of-way line of said San Jacinto Street and said curve and with the southeast line of said First United Methodist Church of Dallas, Texas Exhibit B tract, in all, a total arc distance of 230.37 feet to a found "X" in concrete for the end of said curve, said point being on the northeast line of that tract of land described as Exhibit A in Special Warranty Deed to the City of Dallas, as recorded in Volume 76188, Page 1969, D.R.D.C.T., said point also being a south corner of said First United Methodist Church of Dallas, Texas Exhibit B tract;

THENCE North 44 degrees 48 minutes 00 seconds West, continuing with the northwest right-of-way line of said San Jacinto Street, with a southwest line of said First United Methodist Church of Dallas, Texas Exhibit B tract and with the northeast line of said City of Dallas tract, as recorded in Volume 78019, Page 1168, D.R.D.C.T., and an east corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE South 45 degrees 00 minutes 00 seconds West, continuing with the northwest right-of-way line of said San Jacinto Street and the southwest line of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T., and with the northwest line of said City of Dallas tract, as recorded in Volume 78019, Page 1168, D.R.D.C.T., a distance of 10.94 feet to a found building corner, said point being the east corner of that tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 77217, Page 1963, D.R.D.C.T., and an angle point of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE South 70 degrees 24 minutes 45 seconds West, departing the northwest line of said City of Dallas tract, as recorded in Volume 78019, Page 1168, D.R.D.C.T., and continuing with the northwest right-of-way line of said San Jacinto Street and the southwest line of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T., and with the northwest line of said City of Dallas tract, as recorded in Volume 77217, Page 1963, D.R.D.C.T., a distance of 139.88 feet to a found building corner at the intersection of the northeast right-of-way line of St. Paul Street (a 60-foot wide right-of-way) with the northwest right-of-way line of said San Jacinto Street, said point being the west corner of said City of Dallas tract, as recorded in Volume 77217, Page 1963, D.R.D.C.T., and the south corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 44 degrees 48 minutes 00 seconds West, departing the northwest right-of-way line of said San Jacinto Street and the southwest line of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T., and with the northeast right-of-way line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, departing the northeast right-of-way line of said St. Paul Street and the southwest line of said St. Paul Place tract and the northeast line of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T., a distance of 102.50 feet to a point (unable to set) from which a found PK nail in face of wall for witness bears North 45 degrees 00 minutes 00 seconds East, a distance of 4.99 feet, for the east corner of said St. Paul Place tract and a south corner of said First Methodist Episcopal Church, South tract, as recorded in Volume 700, Page 218, D.R.D.C.T.;

THENCE North 44 degrees 48 minutes 00 seconds West, departing the northwest line of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T., and with the northeast right-of-way line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

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THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

THENCE North 45 degrees 00 minutes 00 seconds East, with the northwest line of said First Methodist Episcopal Church, South tracts, as recorded in Volume 700, Page 218, D.R.D.C.T., and with the northeast line of said St. Paul Street, a distance of 43.30 feet to a found building corner for the south corner of that tract of land described in Special Warranty Deed to the St. Paul Place Acquisition Partners, LP, as recorded in Instrument Number 200600196284 of the Official Public Records of Dallas County, Texas and the west corner of said First United Methodist Church of Dallas tract, as recorded in Volume 2002033, Page 04884, D.R.D.C.T.;

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That First Methodist Episcopal Church, South, First United Methodist Church of Dallas, Texas, First Methodist Church of Dallas, The Board of Trustees of First Methodist Church, Dallas, Texas, and First United Methodist Church of Dallas, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FIRST UNITED METHODIST CHURCH**, 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. 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 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.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

First Methodist Episcopal Church, South, First United Methodist Church of Dallas, Texas, First Methodist Church of Dallas, The Board of Trustees of First Methodist Church, Dallas, Texas, and First United Methodist Church of Dallas

By: \_\_\_\_\_  
Jim Mabile, Operations Director

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jim Mabile, Operations Director, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I, Andrew J. Shafer, 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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-9.617 (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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Andrew J. Shafer  
Texas Registered Professional Land Surveyor No. 5017

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Andrew J. Shafer, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**PRELIMINARY/REPLAT**  
OF

**FIRST UNITED  
METHODIST CHURCH**  
LOT 1R & LOT 2, BLOCK A/242

BEING 2.007 ACRES SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S167-259

BY



**SURVEYOR**  
HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ANDREW J. SHAFER  
(214) 346-6200

**OWNER**  
FIRST UNITED METHODIST CHURCH DALLAS  
1928 ROSS AVENUE  
DALLAS, TEXAS 75201  
CONTACT: JIM MABILE  
(214) 220-2727

TEPLS FIRM NO. 10029600  
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS  
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275  
SCALE: 1"=40' TELE: 214-346-6200 AVO. 32611 JULY, 2017

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**LEGEND**

|                        |   |
|------------------------|---|
| FND. BLD. COR.         | FOUND BUILDING CORNER   |
| U.T.S.                 | UNABLE-TO-SET   |
| 1/2" SIR W/ BLUE CAP   | 1/2-INCH SET IRON ROD WITH A BLUE PLASTIC CAP STAMPED "HALFF ESMT"            |
| 1/2" SIR W/ YELLOW CAP | 1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF"               |
| 1/2" FIR W/CAP         | 1/2-INCH FOUND IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC." |
| (C.M.)                 | CONTROLLING MONUMENT  |
| R.O.W.                 | RIGHT-OF-WAY  |
| D.R.D.C.T.             | DEED RECORDS OF DALLAS COUNTY, TEXAS  |
| O.P.R.D.C.T.           | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS                               |
| INSTR. NO.             | INSTRUMENT NUMBER   |
| FND.                   | FOUND</   |