

OLDE TOWNE ROWE (50' WIDE R.O.W.) VOL. 83025, PG. 2746 D.R.D.C.T.

COMMON AREA, BLOCK K/6735 VILLAGE BY THE CREEK VOL. 83025, PG. 2746 D.R.D.C.T.

BLOCK 6735 VILLAGE BY THE CREEK VOL. 83025, PG. 2746 D.R.D.C.T.

EASEMENT STRIP NO. 1 PERMANENT SEWER MAIN EASEMENT TO THE CITY OF DALLAS VOL. 54 D.R.D.C.T.

POINT OF BEGINNING

THOMAS M. JOHANSON SURVEY, ABSTRACT NO. 695

ST. AUGUSTINE ROAD (60' WIDE RIGHT-OF-WAY) NO DEED OF RECORD FOUND

LOT 21, BLOCK H/6756 ST. AUGUSTINE MANOR ADDITION INSTR. NO. 200600229552 O.P.R.D.C.T.

LOT 22, BLOCK H/6756 CHESTNUT VILLAGE ADDITION INSTR. NO. 2011005776 O.P.R.D.C.T.

(CALLED 6.392 ACRE TRACT) CHESTNUT VILLAGE, LTD. INSTR. NO. 20100180409 O.P.R.D.C.T.

(CALLED 6.4001 ACRE TRACT) ST. AUGUSTINE ESTATE APARTMENTS, L.P. VOL. 2006159, PG. 05259 O.P.R.D.C.T.

30'x20' WATER METER EASEMENT INSTR. NO. 200600229552 O.P.R.D.C.T.

26' FIRE LANE, DRAINAGE & UTILITY EASEMENT INSTR. NO. 200600229552 O.P.R.D.C.T.

5/8" FIR W/ CAP 'KADLECK 3952' BEARS 551'21'25"E 0.38'

5/8" FIR W/ CAP 'KADLECK 3952' BEARS 575'43'02"E 0.32'

5' WATER METER EASEMENT INSTR. NO. 200600229552 O.P.R.D.C.T.

10'x10' WATER METER EASEMENT INSTR. NO. 200600229552 O.P.R.D.C.T.

5' WATER METER EASEMENT INSTR. NO. 200600229552 O.P.R.D.C.T.

2' FOUND METAL POST BEARS S48°10'38"E 0.28'

5/8" FIR W/ CAP 'KADLECK 3952' BEARS S37°44'08"E 0.21'

5/8" FIR W/ CAP 'KADLECK 3952' BEARS S37°44'08"E 0.21'

27' UTILITY EASEMENT TO THE CITY OF DALLAS VOL. 69190, PG. 0804 D.R.D.C.T.

3/4" FIP C.M.

15' UTILITY EASEMENT VOL. 85129, PG. 2795 D.R.D.C.T.

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32.5' UTILITY & DRAINAGE EASEMENT VOL. 85129, PG. 2795 D.R.D.C.T.

1/2" FIR BEARS S58°55'47"W 0.32'

1/2" FIR BEARS S26°52'50"W 0.19'

15' SANITARY SEWER EASEMENT TO THE CITY OF DALLAS VOL. 84071, PG. 2614 D.R.D.C.T.

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BRUTON ROAD (ALSO KNOWN AS C.R. NO. 43) (100' WIDE RIGHT-OF-WAY) CENTER 60' DEDICATED BY DEED TO COUNTY OF DALLAS, TEXAS VOL. 2205, PG. 1 D.R.D.C.T.

LEGEND table with symbols for ER, TRS, WV, WH, ICV, FH, RCP, GW, PP, LP, SSMH, Ex, OHE, SET MON., FIR, FIP, D.R.D.C.T., O.P.R.D.C.T., INSTR. NO., VOL., PAGE, C.C., C.M., (XX)

NORTH 20' OF RIGHT-OF-WAY NO DEED OF RECORD FOUND

APPROXIMATE ABSTRACT LINE LOCATION

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LOT 1, BLOCK 6756 4.996 ACRES (217,632 SQ. FT.)

(CALLED 5.0000 ACRE TRACT) IGLESIA NUEVA VISION, INC. INSTR. NO. 20070066555 O.P.R.D.C.T.

10' STORM WATER DRAINAGE EASEMENT TO THE CITY OF DALLAS VOL. 532, PG. 1510 D.R.D.C.T.

20' DRAINAGE EASEMENT (BY THIS PLAT)

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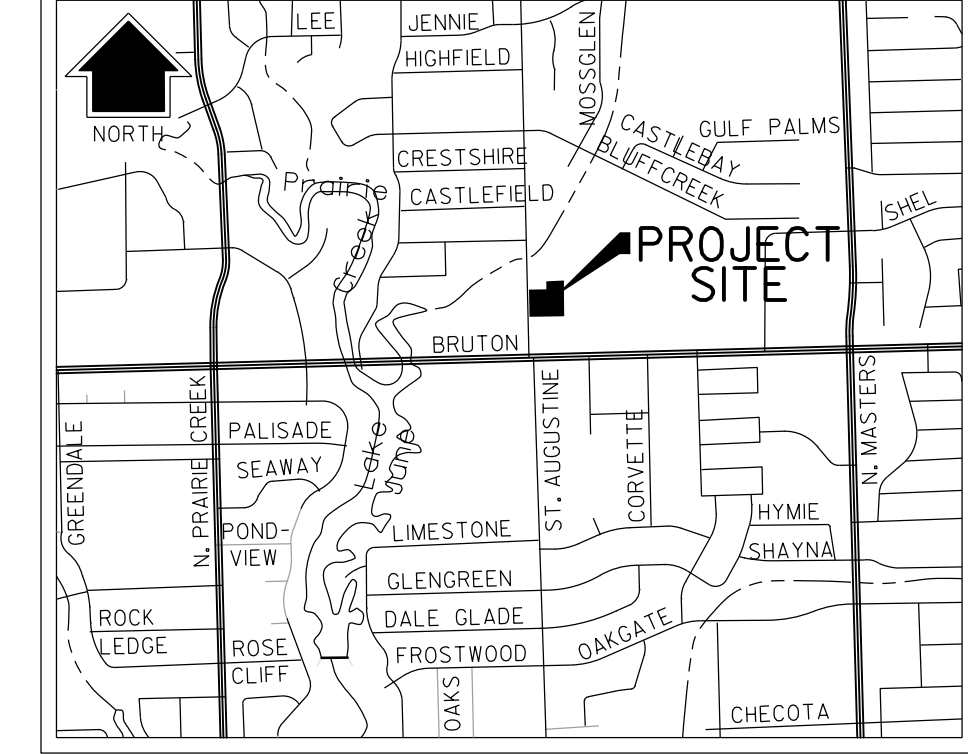
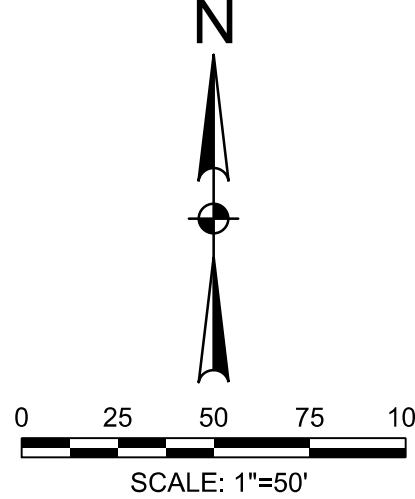
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- GENERAL NOTES: 1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 4.996 ACRE TRACT OF UNPLATTED LAND. 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL. 3. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. 4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. 5. NO STRUCTURES EXIST ON SITE.



OWNER'S CERTIFICATE COUNTY OF DALLAS STATE OF TEXAS

WHEREAS, Iglesia Nueva Vision, Inc. is the owner of a 217,632 square foot (4.996 acre) tract of land situated in the James B. Masters Survey, Abstract No. 935, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 6756, and being all of a called 5.0000 acre tract of land described in Warranty Deed to Iglesia Nueva Vision, Inc., as recorded in Instrument Number 20070066555 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at the northwest corner of said 5.0000 acre tract and the southwest corner of Lot 21, Block H/6756 of ST. AUGUSTINE MANOR ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 200600229552, O.P.R.D.C.T. on the east right-of-way line of Saint Augustine Road (a 60-foot wide right-of-way), from which a 2-inch found metal post for witness bears South 48 degrees 10 minutes 38 seconds East, a distance of 0.28 of a foot;

THENCE North 89 degrees 11 minutes 33 seconds East, with a north line of said 5.0000 acre tract and with a south line of Lot 21, Block H/6756 of said ST. AUGUSTINE MANOR ADDITION, a distance of 270.83 feet to an interior ell corner of said 5.0000 acre tract and the most southerly southeast corner of Lot 21, Block H/6756 of said ST. AUGUSTINE MANOR ADDITION, from which a 5/8-inch found iron rod with a cap stamped "KADLECK 3952" for witness bears South 37 degrees 44 minutes 08 seconds East, a distance of 0.21 of a foot;

THENCE North 00 degrees 48 minutes 27 seconds West, with a west line of said 5.0000 acre tract and with an east line of Lot 21, Block H/6756 of said ST. AUGUSTINE MANOR ADDITION, a distance of 160.60 feet to the most northerly northwest corner of said 5.0000 acre tract and an interior ell corner of Lot 21, Block H/6756 of said ST. AUGUSTINE MANOR ADDITION, from which a 5/8-inch found iron rod with a cap stamped "KADLECK 3952" for witness bears South 51 degrees 21 minutes 25 seconds East, a distance of 0.38 of a foot;

THENCE North 89 degrees 11 minutes 33 seconds East, with a north line of said 5.0000 acre tract and with a south line of Lot 21, Block H/6756 of said ST. AUGUSTINE MANOR ADDITION, a distance of 271.79 feet to a 5/8-inch found iron rod with a cap stamped "KADLECK 3952" for the northeast corner of said 5.0000 acre tract and the most northerly southeast corner of Lot 21, Block H/6756 of said ST. AUGUSTINE MANOR ADDITION on the west line of a called 17.44 acre tract of land described in deed to El Rancho Apartments, LLC, as recorded in Instrument Number 20140143186, O.P.R.D.C.T.;

THENCE South 00 degrees 21 minutes 51 seconds East, with the east line of said 5.0000 acre tract and with the west line of said 17.44 acre tract, a distance of 114.31 feet to a 3/4-inch found iron pipe for the southwest corner of said 17.44 acre tract and the northwest corner of Lot 2B, Block 6756 of SHADY OAKS APARTMENT COMPLEX NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2005099, Page 00056, O.P.R.D.C.T.;

THENCE South 00 degrees 42 minutes 18 seconds East, continuing with the east line of said 5.0000 acre tract and the west line of Lot 2B, Block 6756 of said SHADY OAKS APARTMENT COMPLEX NO. 3, addition, a distance of 308.13 feet to a 1/2-inch found iron rod for the southeast corner of said 5.0000 acre tract and the northeast corner of a called 0.5878 acre tract of land described in deed to Sandvic Investments, Ltd. (50% undivided interest) and Brian Rose (50% undivided interest), as recorded in Instrument Number 20100333859, O.P.R.D.C.T.;

THENCE South 89 degrees 17 minutes 41 seconds West, departing the west line of Lot 2B, Block 6756 of said SHADY OAKS APARTMENT COMPLEX NO. 3, addition, with the south line of said 5.0000 acre tract and with the north line of said 0.5878 acre tract, a distance of 206.79 feet to a 3/4-inch found iron rod for the northwest corner of said 0.5878 acre tract and the northeast corner of a called 2.0325 acre tract of land described in deed to Mahal Properties, Ltd. as recorded in Volume 2004145, Page 12801, O.P.R.D.C.T.;

THENCE South 89 degrees 11 minutes 16 seconds West, continuing with the south line of said 5.0000 acre tract, and with the north line of said 2.0325 acre tract, a distance of 334.30 feet to a 3.25-inch set aluminum disk stamped "KIPP/SAINT AUGUSTINE ADDITION, HALFF" on the east right-of-way of said Saint Augustine Road for the southwest corner of said 5.0000 acre tract and the northwest corner of said 2.0325 acre tract;

THENCE North 00 degrees 48 minutes 27 seconds West, with the east right-of-way line of said Saint Augustine Road and with the west line of said 5.0000 acre tract, a distance of 321.49 feet to the POINT OF BEGINNING AND CONTAINING 217,632 square feet or 4.996 acres of land, more or less.

OWNER IGLESIA NUEVA VISION, INC. P.O. BOX 171461 DALLAS, TX 75217 CONTACT: VICTOR GOMEZ (214) 517-0778

DEVELOPER TURNER IMPACT CAPITAL, LLC 3000 OLYMPIC BLVD., STE. 2120 SANTA MONICA, CA 90404 CONTACT: ROSHAN SONTHALIA (310) 752-9627

ENGINEER HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 CONTACT: DAN WARFIELD (214) 346-6200 T.B.P.E. FIRM # F-312

SURVEYOR HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 CONTACT: HEATH BROWN (214) 346-6200 TBPLS FIRM NO. 10029600

BEING 4.996 ACRES SITUATED IN THE JAMES B. MASTERS SURVEY, ABSTRACT NO. 935 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156 028



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Iglesia Nueva Vision, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as KIPP / SAINT AUGUSTINE ADDITION, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_, 2015.

Iglesia Nueva Vision, Inc.

By: Victor Gomez

Date: \_\_\_\_\_

COUNTY OF DALLAS STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Victor Gomez, 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 \_\_\_, 2015.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Heath W. Brown, 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 Signed Final Plat.

Dated this the \_\_\_ day of \_\_\_, 2015.

Heath W. Brown

Texas Registered Professional Land Surveyor No. 6189

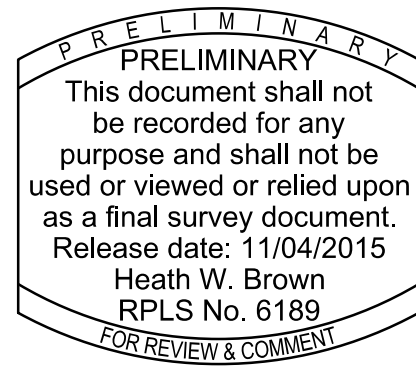
COUNTY OF DALLAS STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Heath W. Brown, 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 \_\_\_, 2015.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_



PRELIMINARY PLAT KIPP / SAINT AUGUSTINE ADDITION LOT 1, BLOCK 6756