



LOCATION MAP
NOT TO SCALE
MAPSCO 37-A

- LEGEND**
- PROPERTY LINE
 - - - ADJOINER PROPERTY LINE
 - - - EASEMENT LINE
 - - - CENTERLINE
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. No. INSTRUMENT NUMBER
 - V. VOLUME
 - P. PAGE
 - CM CONTROLLING MONUMENT
 - Sq. Ft. SQUARE FEET
 - AMS 3-1/4-INCH ALUMINUM MONUMENT STAMPED
 - MNS "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" SET
 - MNS MAG NAIL W/ BRASS WASHER STAMPED
 - MNS "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" SET

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
LT	S 45°08'00" W	20.38'

PROPERTY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	14°00'00"	341.24'	41.85'	83.28'	83.07'	N 19°27'30" E

- SURVEYOR'S NOTES**
- Bearing system for this survey is based on the southeast right-of-way line of Town North Drive bearing North 12 degrees 28 minutes 00 seconds East as shown on City Block 5438, Berean Baptist Church Subdivision, according to the plat recorded in Volume 35, P. 243, M.R.D.C.T.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - The purpose of this plat is to create one lot from a platted block and a tract out of City Block 5438.
 - Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Existing buildings to remain.

SHEET 1 OF 2
PRELIMINARY PLAT
TOWN NORTH FELLOWSHIP NO. 1
LOT 1, BLOCK A/5438
1.390 ACRE TRACT
BEING A REPLAT OF
CITY BLOCK 5438
BEREAN BAPTIST CHURCH SUBDIVISION
V. 35, P. 243, M.R.D.C.T.
AN ADDITION TO THE CITY OF DALLAS
AND A TRACT OUT OF
CITY BLOCK 5438
D. A. MURDOCK SURVEY, ABSTRACT NO. 997
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-096
ENGINEERING NUMBER DP23-XXX

OWNER:
WHITE ROCK FELLOWSHIP
Attn: Nicholas Smith
9330 N CENTRAL EXPY
DALLAS, TEXAS 75231
nicholassmith12@gmail.com
Phone: 903-520-0231

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
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GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
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(972) 516-8855
TX ENGINEERING FIRM REG. NO. F-3376
TX SURVEYING FIRM REG. NO. 100752-00
SCALE DATE PROJ. NO. DWG. NO.
1" = 30' FEBRUARY, 2023 7422-22-11-06 7422-pre-plat.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, White Rock Fellowship are the owners of a 1.390 acre tract of land situated in the D. A. Murdock Survey, Abstract No. 997, City of Dallas, Dallas County, Texas and being all of City Block 543B, Berean Baptist Church Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 35, Page 243, Map Records, Dallas County, Texas; said 1.390 acre tract also being a portion of City Block 543B; said tract also being known as Tract I and Tract II according to the Special Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 20150028885, Official Public Records, Dallas County, Texas; said 1.390 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the north corner of said 1.390 acre tract; said point also being the north corner of said City Block 543B, Berean Baptist Church Subdivision; said point also being at the intersection of the southeast right-of-way line of Town North Drive (variable width at this point) and the southwest right-of-way line of a 15-foot alley;

THENCE, South 77 degrees 32 minutes 00 seconds East, with said southwest right-of-way line, a distance of 139.25 feet to a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the northernmost northeast corner of said 1.390 acre tract; said point also being the northernmost northeast corner of said City Block 543B, Berean Baptist Church Subdivision; said point also being the southeast corner of said 15-foot alley; said point also being on the northwest right-of-way line of a 5-foot alley;

THENCE, South 45 degrees 08 minutes 00 seconds West, with said northwest right-of-way line, a distance of 20.38 feet to a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at an interior corner of said 1.390 acre tract;

THENCE, South 44 degrees 59 minutes 00 seconds East, passing, at a distance of 5.00 feet a point at the southeast corner of said 5-foot alley; said point also being the west corner of Lot I, Block A/543B, Merriman Manor Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 42, Page 135, Map Records, Dallas County, Texas; continuing, in all, a total distance of 138.93 feet to a 5/8-inch iron rod found at the east corner of said 1.390 acre tract; said point also being the south corner of said Lot I, Block A/543B; said point also being the west corner of Arboreal Drive (50 feet wide); said point also being the north corner of a 10-foot public right-of-way;

THENCE, South 45 degrees 07 minutes 43 seconds West, with the northwest right-of-way line of said 10-foot public right-of-way, a distance of 294.77 feet to a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the south corner of said 1.390 acre tract; said point also being the south corner of said City Block 543B, Berean Baptist Church Subdivision; said point also being at the intersection of said northwest right-of-way line and the northeast right-of-way line of Northwest Highway (State Highway Loop 12) (141-feet wide at this point);

THENCE, North 77 degrees 32 minutes 00 seconds West, with said northeast right-of-way line of Northwest Highway, a distance of 96.39 feet to a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the west corner of said 1.390 acre tract; said point also being the west corner of said City Block 543B, Berean Baptist Church Subdivision; said point also being at the intersection of said northeast right-of-way line of Northwest Highway and said southeast right-of-way of Town North Drive;

THENCE, with said southeast right-of-way of Town North Drive the following metes and bounds;

North 12 degrees 28 minutes 00 seconds East, a distance of 257.60 feet to a Mag Nail with brass washer stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the beginning of a curve to the right having a radius of 341.24 feet;

Northeasterly, with said curve to the right through a central angle of 14 degrees 00 minutes 00 seconds, an arc distance of 83.28 feet (chord bears North 19 degrees 27 minutes 30 seconds East, 83.07 feet) to the POINT OF BEGINNING;

CONTAINING, 60,569 square feet or 1.390 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, White Rock Fellowship, do hereby adopt this plat, designating the herein described property as TOWN NORTH FELLOWSHIP NO. 1, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown hereon. 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 of 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 _____, 2023.

WHITE ROCK FELLOWSHIP
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 Engineers and Land Surveyors, 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 _____, 2023.

RELEASED 02/22/23 FOR REVIEW - 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

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

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