

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Upper Room Dallas, acting by and through its duly authorized agent, Peter Slover, does hereby adopt this plat, designating the herein described property as URD 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 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.

Upper Room Dallas.

By: _____
Peter Slover, Executive Pastor

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Slover, 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 considerations therein expressed and in the capacity stated.

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

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Upper Room Dallas, is the sole owner of a 59,282 square foot (1.3609 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, being all of a called 1.361 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Upper Room Dallas, recorded in Instrument No. 202100182890, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "BOUNDARY-SURVEYORS" found on the northwest right-of-way line of Corinth Street (a variable width right-of-way) for the southerly southeast corner of said 1.361 acre tract;

THENCE North 88°48'23" West, along the common line between said 1.361 acre tract and said Corinth Street, a distance of 13.78 feet to an aluminum disk stamped "URD & RLG INC" set in the northeast right-of-way line of Wall Street (a 40' right-of-way per Dana Map #593, a 60' right-of-way per Volume 96, Page 342, Map Records, Dallas County, Texas) for a corner of said 1.361 acre tract;

THENCE North 42°20'23" West, along the common line between said Wall Street and said 1.361 acre tract, a distance of 673.41 feet to a point at the intersection of the northeast line of said Wall Street and the southwest line of a called 0.9890 acre tract described in a Deed Without Warranty to Dallas Area Rapid Transit, recorded in Volume 92165, Page 1176, Deed Records, Dallas County, Texas, for the northwest corner of said 1.361 acre tract, from which a found chiseled "X" bears South 49°28'35" West, a distance of 2.53 feet;

THENCE South 56°46'32" East, along the common line between said 0.9890 acre tract and said 1.361 acre tract, a distance of 696.50 feet to a point at the intersection of said 0.9890 acre tract and said Corinth Street, for the east corner of said 1.361 acre tract, from which a found 1/2" iron rod with yellow plastic cap stamped "BOUNDARY-SURVEYORS" bears North 39°31'11" West, a distance of 0.59 feet;

THENCE South 44°43'36" West, along the common line between said 1.361 acre tract and said Corinth Street, a distance of 163.86 feet to the POINT OF BEGINNING containing 59,281 square feet or 1.3609 acres of land, more or less.

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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.

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.

Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 considerations therein expressed and in the capacity stated.

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

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
OF
URD ADDITION
LOTS 1 & 2, BLOCK A/902
1.3609 ACRES**

**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-164R
ENGINEERING NO. 311T-____**

SCALE: 1" = 30'

DATE: 4/10/2023

OWNER:
UPPER ROOM DALLAS
1350 MANUFACTURING ST STE 111
DALLAS, TEXAS, 75207
972-590-8555
PETER SLOVER

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-483
TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2211.009	E-FILE	2211.009PP2	DWG NO.	28,141W
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