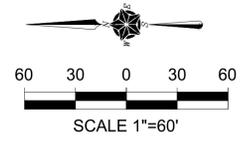
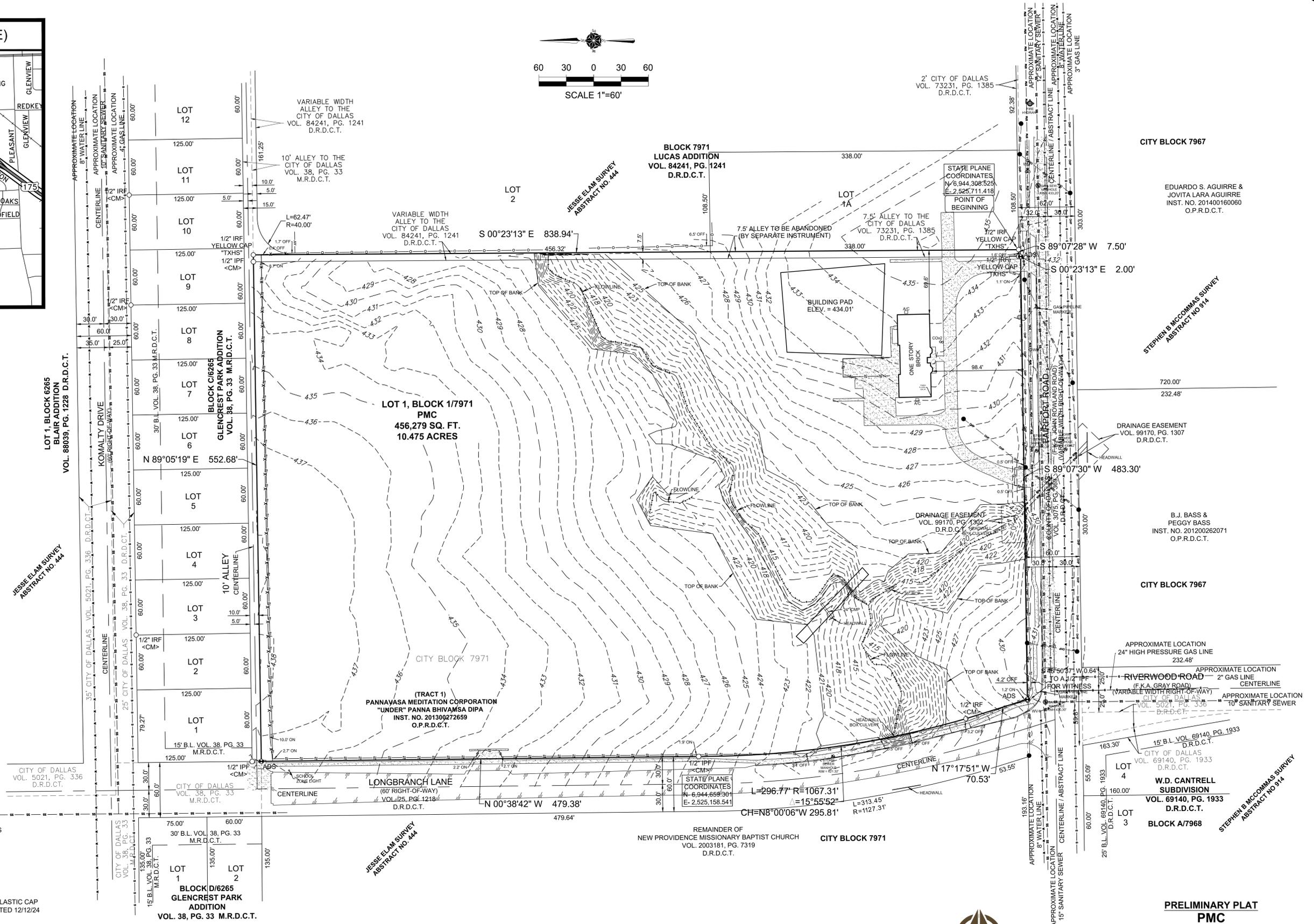


VICINITY MAP (NOT TO SCALE)



- GENERAL NOTES:**
- The purpose of this plat is to create one lot out of one unplatted tract of land and the adjoining alley abandonment.
 - The maximum number of lots permitted by this plat is one.
 - Bearings and Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
 - Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0505J, with a date of identification of 08/23/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - Dallas Department of Water Benchmarks used:
 #2183 SWDBM on the center of radius of concrete curb, northeast corner of the intersection of Murdock Road & Pond Street.
 Northing- 6,942,955.586 Easting- 2,527,344.142 Elevation= 436.77'
 #2184 Square cut on top step southwest corner of concrete porch at south entrance of Murdock Rd. First Baptist Church.
 Northing- 6,941,810.968 Easting- 2,527,577.361 Elevation= 438.47'
 - See tree survey.
 - Structure to remain on subject property.

- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL., PG. VOLUME, PAGE
 SQ. FT. SQUARE FEET
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 ADS 3-1/4" ALUMINUM DISK STAMPED "RPLS 5382 & PMC" SET ON AN IRON ROD FOR CORNER
 X FND/SET X CUT FOUND/SET
 1/2" IRF YELLOW CAP "TXHS" 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXHS" FROM PREVIOUS SURVEY DATED 12/12/24
 <CM> CONTROL MONUMENT
 F.K.A. FORMERLY KNOWN AS
- ASPHALT
 EASEMENT LINE
 BUILDING LINE
 BOUNDARY LINE
 CENTERLINE
 SANITARY SEWER LINE SS
 STORM SEWER LINE STM
 GAS LINE G
 WATER LINE W
 OVERHEAD SERVICE LINE OES
 OVERHEAD POWER LINE OHP
 CHAINLINK FENCE C
 WROUGHT IRON FENCE W
 BARBED WIRE FENCE X



TEXAS HERITAGE SURVEYING, LLC
 SURVEYOR

OWNER
 PANNAVASA MEDITATION CORPORATION,
 "UNDER" PANNA BHIVAMSA DIPA
 7505 FAIRPORT ROAD
 DALLAS, TEXAS 75217-6431

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

**PRELIMINARY PLAT
 PMC
 LOT 1, BLOCK 1/7971**
 BEING PART OF CITY BLOCK 7971
 SITUATED IN THE
 JESSE ELAM SURVEY,
 ABSTRACT NO. 444
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-059
 ENGINEERING PLAN NO. DP _____

DATE: 12/18/2024 / JOB # 2401844-1 / SCALE= 1" = 50' / DRAWN: KO
 PAGE 1 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEING a tract of land situated in the Jesse Elam Survey, Abstract No. 444, City Block 7971, City of Dallas, Dallas County, Texas, being a tract of land described as Tract 1 in the General Warranty Deed to Pannavasa Meditation Corporation, "under" Panna Bhivamsa Dipa as recorded in Instrument Number 201300272659, Official Public Records, Dallas County, Texas, along with that tract of land described in a Alley Abandonment as shown in Ordinance # _____, same being recorded in Instrument Number _____ Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southwest corner of said Lot 1A, Block 7971, Lucas Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 84241, Page 1241, Deed Records, Dallas County, Texas, same lying in the north right-of-way line of Fairport Road (F.K.A. John Rowland Road)(variable width right-of-way)(dedicated by Subdivision of Part of Block 7971, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 73231, Page 1385, Deed Records, Dallas County, Texas, and being the southeast corner of a 7.50 foot alley dedicated by said Subdivision of Part of Block 7971;

THENCE South 89 degrees 07 minutes 28 seconds West, along the said north right-of-way line of Fairport Road and the south line of said 7.50 foot alley, a distance of 7.50 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southeast corner of said 7.5 foot alley and lying in the east line of Pannavasa Meditation Corporation Tract 1, and being an ell corner in said north right-of-way line of Fairport Road;

THENCE South 00 degrees 23 minutes 13 seconds East, continuing along the said north right-of-way line of Fairport Road, a distance of 2.00 feet to a 3 1/4 inch aluminum disk set stamped "RPLS 5382 & PMC" set on an iron rod for an ell corner;

THENCE South 89 degrees 07 minutes 30 seconds West, along the said north right-of-way line of Fairport Road, a distance of 483.30 feet to a 3 1/4 inch aluminum disk set stamped "RPLS 5382 & PMC" set on an iron rod for the intersection of the said north right-of-way line of Fairport Road and the east right-of-way line of Longbranch Lane (60' right-of-way), from which a 1/2 inch iron pipe found bears South 45 degrees 50 minutes 37 seconds West 0.64 feet for reference;

THENCE North 17 degrees 17 minutes 51 seconds West, along the said east right-of-way line of Longbranch Lane, a distance of 70.53 feet to a 1/2 inch iron rod found for the start of a tangent curve to the right having a radius of 1,067.31 feet, a delta angle of 15 degrees 55 minutes 52 seconds and a chord bearing and distance of North 8 degrees 00 minutes 06 seconds West 295.81 feet;

THENCE along said tangent curve to the right and said east right-of-way line of Longbranch Lane, an arc distance of 296.77 feet to a 1/2 inch iron pipe found for the end of said curve;

THENCE North 00 degrees 38 minutes 42 seconds West, continuing along said east right-of-way line of Longbranch Lane, a distance of 479.38 feet to a 3 1/4 inch aluminum disk set stamped "RPLS 5382 & PMC" set on an iron rod for the intersection of said east right-of-way line of Longbranch Lane and the south line of a 10 foot alley;

THENCE North 89 degrees 05 minutes 19 seconds East, along the south line of said 10 foot alley, a distance of 552.68 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS";

THENCE South 00 degrees 23 minutes 13 seconds East, along the west line of Lot 2, City Block 7971 of said Lucas Addition, passing at a distance of 456.32 feet the northwest corner of said Lot 1A, Block 7971, and continuing for a total distance of 838.94 feet to the PLACE OF BEGINNING and containing 456,279 square feet of 10.475 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PANNAVASA MEDITATION CORPORATION, "UNDER" PANNA BHIVAMSA DIPA, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **PMC** 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).

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

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

PANNAVASA MEDITATION CORPORATION, "UNDER" PANNA BHIVAMSA DIPA

By: _____
PANNA DIPA - President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared PANNA DIPA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2024.

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

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (12/20/2024)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 _____, 2024.

Notary Public in and for the State of Texas

My commission expires: _____

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shidd, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

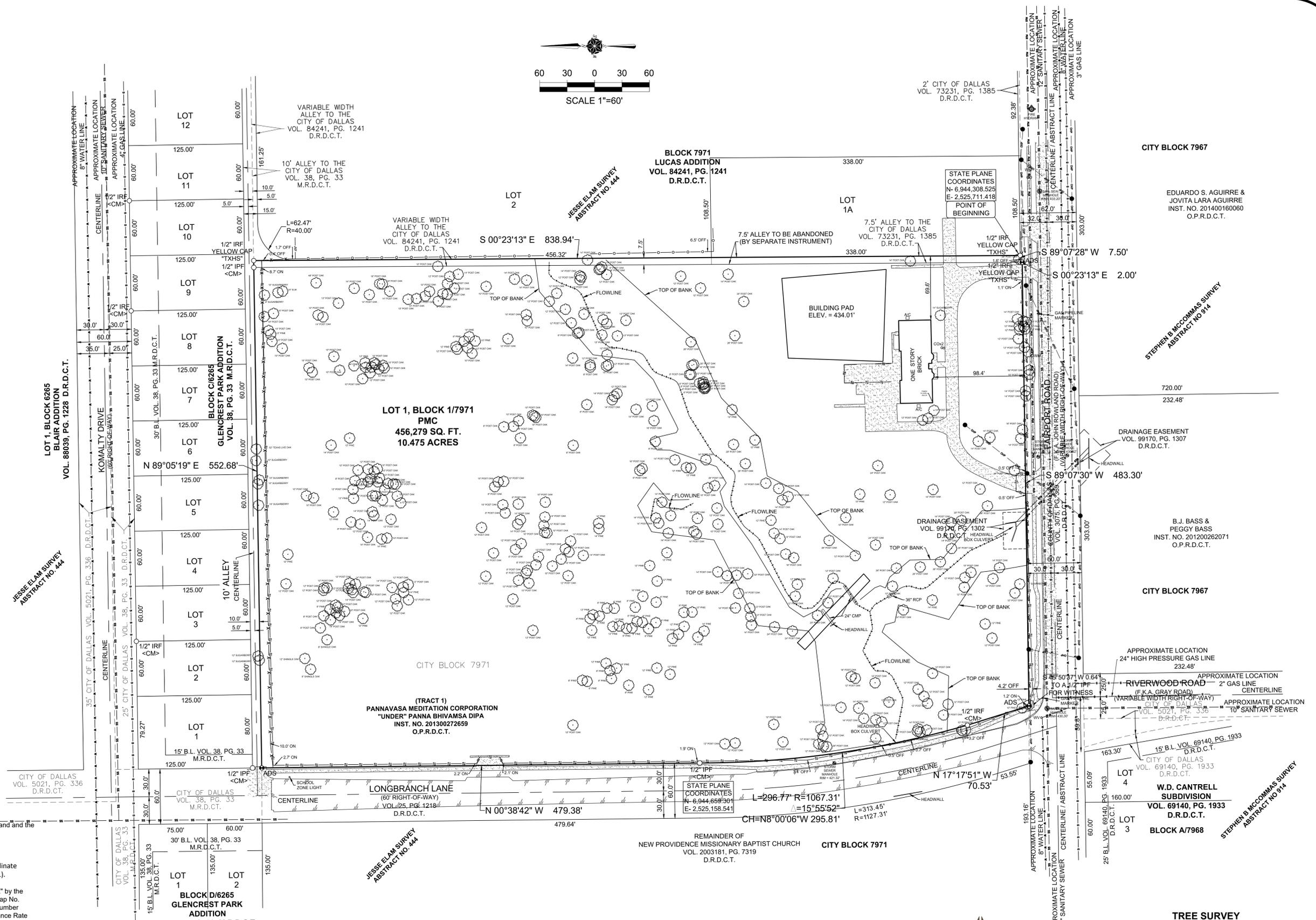
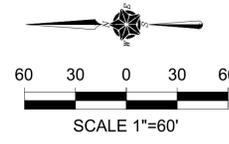


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PMC
LOT 1, BLOCK 1/7971
BEING PART OF CITY BLOCK 7971
SITUATED IN THE
JESSE ELAM SURVEY,
ABSTRACT NO. 444
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 - 8) Structure to remain on subject property.

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M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS	ASPHALT	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS	EASEMENT LINE	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS	BUILDING LINE	
INST. NO.	INSTRUMENT NUMBER	BOUNDARY LINE	
VOL., PG.	VOLUME, PAGE	CENTERLINE	
SQ. FT.	SQUARE FEET	SANITARY SEWER LINE	
IRF	IRON ROD FOUND	STORM SEWER LINE	
IPF	IRON PIPE FOUND	GAS LINE	
ADS	3-1/4" ALUMINUM DISK STAMPED "RPLS 5382 & ADDITION NAME" SET ON AN IRON ROD FOR CORNER	WATER LINE	
X FND/SET	X CUT FOUND/SET	OVERHEAD SERVICE LINE	
<CM>	CONTROL MONUMENT	OVERHEAD POWER LINE	
F.K.A.	FORMERLY KNOWN AS	CHAINLINK FENCE	
		WROUGHT IRON FENCE	
		BARBED WIRE FENCE	

OWNER

PANNAVASA MEDITATION CORPORATION, "UNDER" PANNA BHIVAMSA DIPA 7505 FAIRPORT ROAD DALLAS, TEXAS 75217-6431	
--	--

OWNER
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