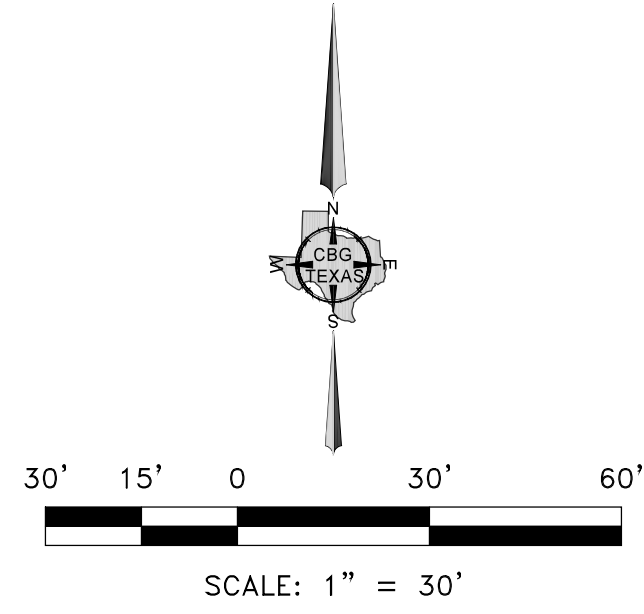


VICINITY MAP  
NOT TO SCALE



WILLOW GROVE BAPTIST CHURCH, INC.  
A TEXAS NON-PROFIT CORPORATION  
INST. NO. 201100107930  
O.P.R.D.C.T.

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

Whereas MAX Urban Development LLC are the owners of a 22,123.39 square foot tract of land situated in the Hamilton McDowell Survey, Abstract Number 873, Dallas County, Texas, same being a tract of land conveyed to MAX Urban Development LLC, by General Warranty Deed recorded in Instrument Number 202000186723, Official Public Records, Dallas County, Texas, same being Lot 1A, Block A/6035, Replat of Lot 1, all of Lot 2 and 3, of Hutson's Resubdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85094, Page 4019, Map Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found for corner, said corner being in the intersection of the East right-of-way line of Navajo Drive (a variable width right-of-way) and the South right-of-way line of Nokomis Avenue (a variable width right-of-way);

THENCE North 89 degrees 12 minutes 50 seconds East, along the South right-of-way line of said Nokomis Avenue, a distance of 203.01 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being along the West line of Lot 12-E, Block A/6035, H.T. Green Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 43, Page 133, Map Records, Dallas County, Texas;

THENCE South 01 degree 15 minutes 26 seconds East, along the West line of said Lot 12-E, a distance of 109.00 feet to a "X" cut found for corner, said corner being the Northeast corner of the remainder of Lot 1, Block A-1/6035, of said H.T. Green Subdivision;

THENCE South 89 degrees 13 minutes 26 seconds West, along the North line of said Lot 1, Block A-1/6035, a distance of 203.01 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being along the East right-of-way line of said Navajo Drive, and being the along the North line of Lot 1-B, Block A/6035, of J.T. Peterson Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 22, Page 47, Map Records, Dallas County, Texas;

THENCE North 01 degree 15 minutes 26 seconds West, along the East right-of-way line of said Navajo Drive, a distance of 108.96 feet to the POINT OF BEGINNING and containing 22,123.39 square feet and or 0.51 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Max Urban Development LLC, acting by and through its duly authorized agent Fernando Munoz Barreras, does hereby adopt this plat, designating the herein described property as **URBAN MAX 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 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 \_\_\_\_\_, 20\_\_\_\_.

Max Urban Development LLC (Owner)

BY: \_\_\_\_\_  
Fernando Munoz Barreras (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Fernando Munoz Barreras known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 (c)(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 \_\_\_\_\_, 20\_\_\_\_.

**RELEASED FOR REVIEW 04/06/2026 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.**

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas.

