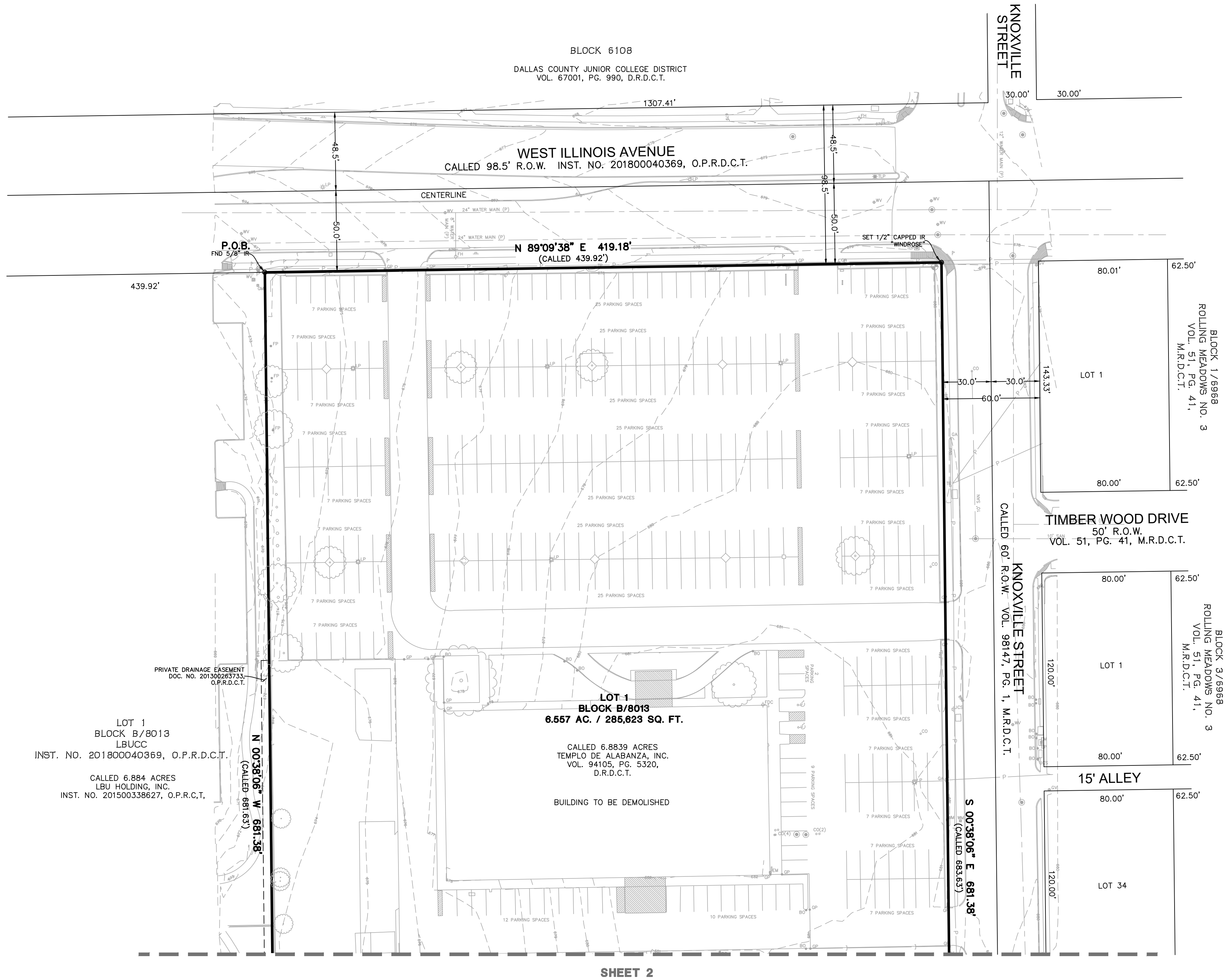


- SURVEYOR'S NOTES:**
1. BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506.
 2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT FROM A TRACT OF LAND.



SHEET 2

LEGEND OF ABBREVIATIONS

- 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 AND PAGE
- SQ. FT. SQUARE FEET
- FND FOUND
- ADS 1/2 INCH REBAR CAPPED WITH A 3/4 INCH ALUMINUM DISK STAMPED "BEN2/WINDROSE" SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ROW RIGHT-OF-WAY

ENGINEER
Macatee Engineering
4144 N. Central Expressway, Suite 340
Dallas, Texas 75204

OWNER/DEVELOPER
Templo De Alabanza, Inc.
4710 W. Illinois Avenue
Dallas, Texas 75211

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

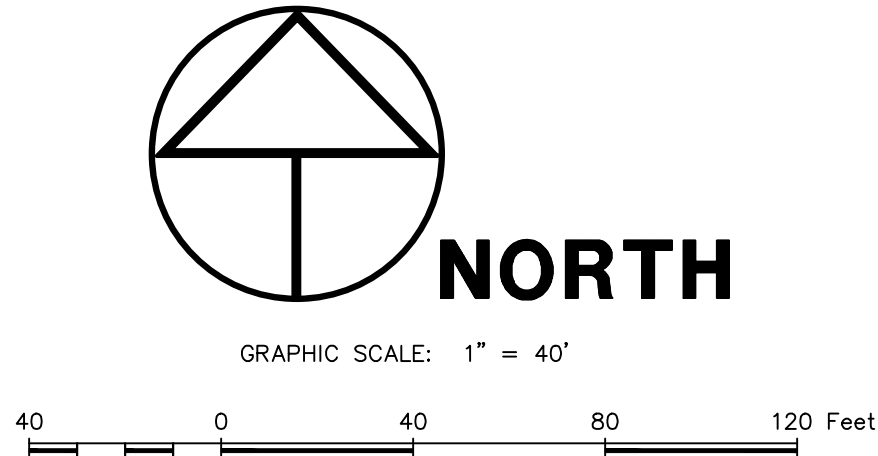
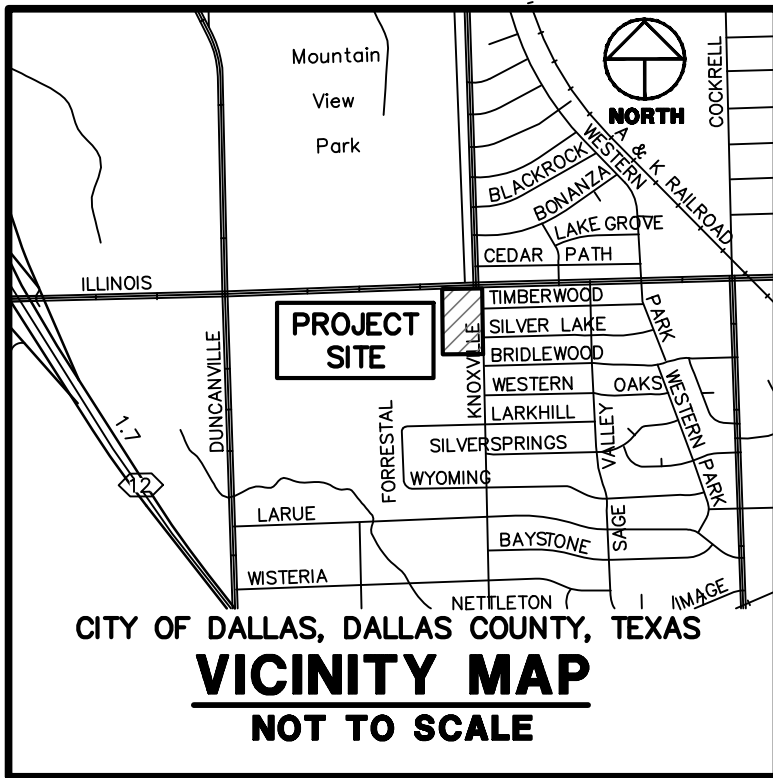
DRAWN BY: S.S. DATE: 01/22/2025 CHECKED BY: L.J. JOB NO.: D60156
POC: Luke Jackson Phone: 214.217.2544 Email: luke.jackson@windroseservices.com

PRELIMINARY PLAT
HILINE ILLINOIS ADDITION
LOT 1, BLOCK B/8013
BEING A 6.557 ACRE TRACT
RECORDED IN VOL. 94105, PG. 5320, D.R.D.C.T.
WILLIAM H. PEARSON SURVEY, ABSTRACT NO. 1127
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN NUMBER: - S245-085
ENGINEERING NUMBER: -

-- 2025 --

SHEET 1 OF 2



SURVEYOR'S STATEMENT
I, DANIEL L. JACKSON, 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 _____ DAY OF _____, 2025.

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

DANIEL L. JACKSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL L. JACKSON, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS TEMPLO DE ALABANZA, INC. ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE WILLIAM H. PEARSON SURVEY, ABSTRACT NUMBER (NO.) 1127, DALLAS COUNTY, TEXAS, BEING THE SAME TRACT OF LAND SITUATED IN BLOCK 8013, AND DESCRIBED TO TEMPLO DE ALABANZA, INC. IN DEED RECORDED IN VOLUME (VOL.) 94105, PAGE (PG.) 5320, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 0.999863513):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ALONG THE SOUTH RIGHT OF WAY (ROW) LINE OF WEST ILLINOIS AVENUE (CALLED 98.5 FOOT ROW) FOR COMMON CORNER OF SUBJECT TRACT AND LOT 1, BLOCK B/8013, LBUCC ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT (DOC.) NO. 201800040369, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE, NORTH 89 DEG. 09 MIN. 38 SEC. EAST, WITH THE SOUTH ROW OF SAID WEST ILLINOIS AVENUE, A DISTANCE OF 419.18 FEET TO 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET AT THE INTERSECTION OF THE SOUTH ROW LINE OF SAID WEST ILLINOIS AVENUE AND WEST ROW LINE OF KNOXVILLE STREET (CALLED 60 FOOT ROW) FOR THE NORTHEAST CORNER OF SUBJECT TRACT;

THENCE, SOUTH 00 DEG. 38 MIN. 06 SEC. EAST, ALONG THE WEST ROW LINE OF KNOXVILLE STREET, A DISTANCE OF 681.38 FEET TO 1/2 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR COMMON CORNER OF SUBJECT TRACT AND BLOCK 1/8013, LOS ENCINOS ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 98147, PG. 1, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.);

THENCE, SOUTH 89 DEG. 09 MIN. 38 SEC. WEST, WITH THE NORTH LINE OF SAID BLOCK 1/8013, LOS ENCINOS ADDITION, A DISTANCE OF 419.18 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "MLA RPLS 4873" FOUND ON THE NORTH LINE OF LOT 25, BLOCK 1/8013, OF SAID ENCINOS ADDITION FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B/8013, LBUCC ADDITION;

THENCE, NORTH 00 DEG. 38 MIN. 06 SEC. WEST, WITH THE WEST LINE LOT 1, BLOCK B/8013, OF SAID LBUCC ADDITION, A DISTANCE OF 681.38 FEET TO POINT OF BEGINNING, CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 6.557 ACRES, OR 285,623 SQUARE FEET OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT TEMPLO DE ALABANZA, INC., ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HILINE ILLINOIS 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 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 THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, 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 OR 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 _____, 2025.

TEMPLO DE ALABANZA, INC.

AUTHORIZED SIGNATORY

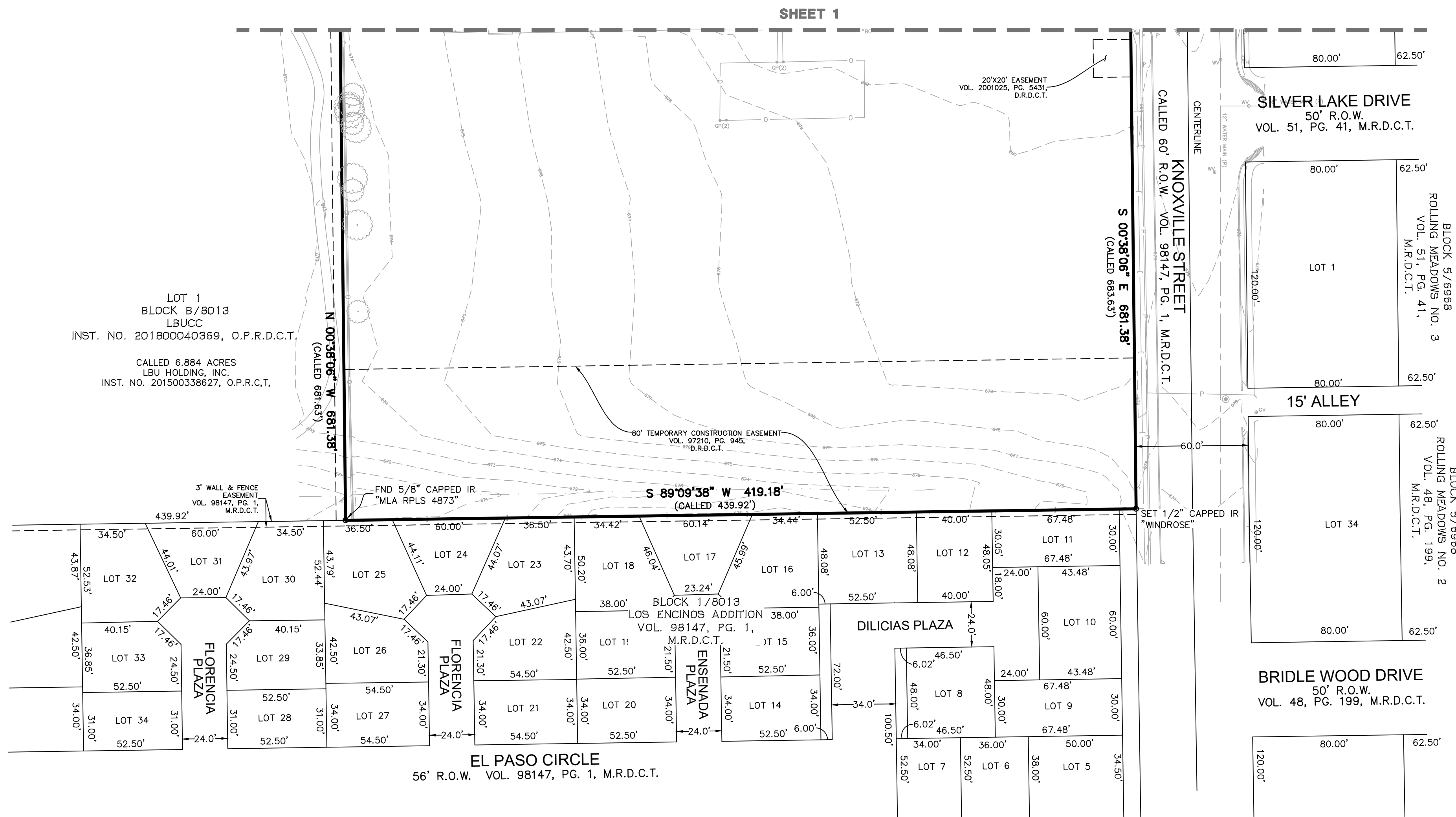
NAME/TITLE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

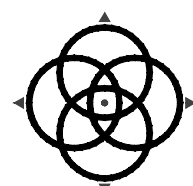
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
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Macatee Engineering
4144 N. Central Expressway, Suite 340
Dallas, Texas 75204

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4710 W. Illinois Avenue
Dallas, Texas 75211



WINDROSE
LAND SURVEYING & PLATTING

1760 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S. DATE: 01/22/2025 CHECKED BY: L.J. JOB NO.: D60156
POC: Luke Jackson Phone: 214.217.2544 Email: luke.jackson@windroseservices.com

PRELIMINARY PLAT
HILINE ILLINOIS ADDITION
LOT 1, BLOCK B/8013
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RECORDED IN VOL. 94105, PG. 5320, D.R.D.C.T.
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~ 2025 ~

SHEET 2 OF 2