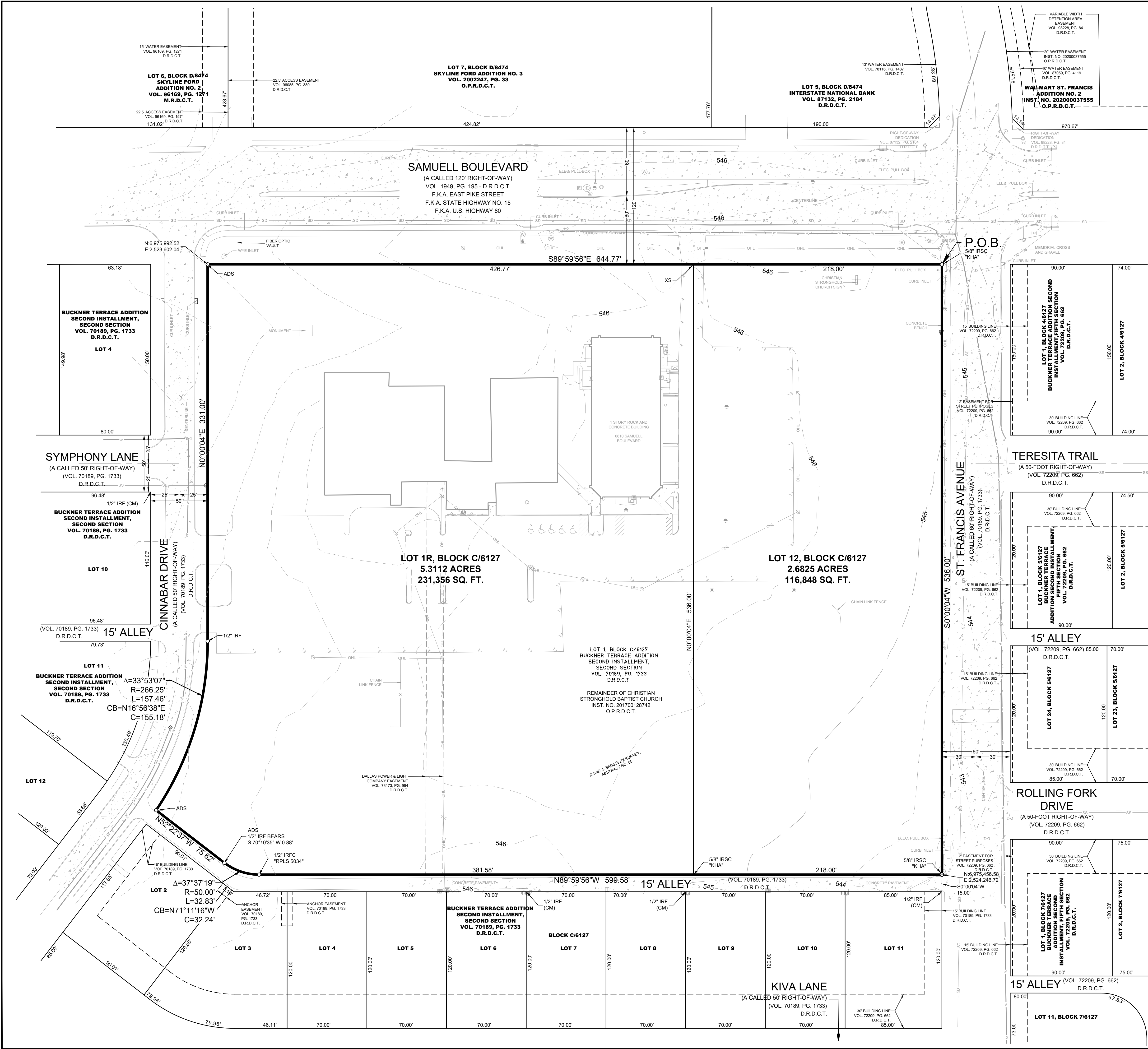
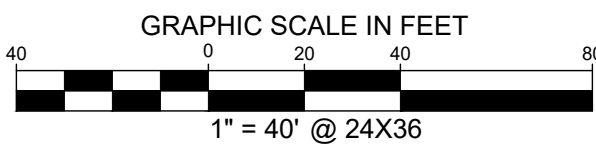
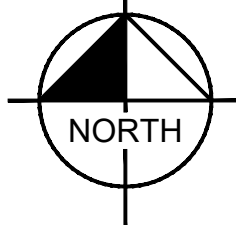
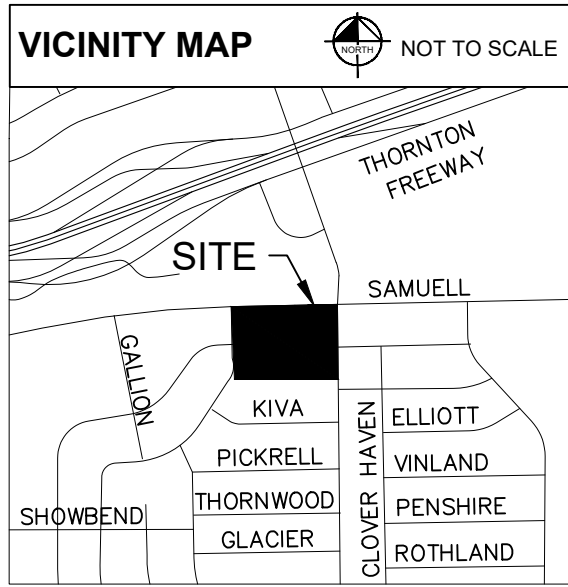




- GENERAL NOTES:**
- The purpose of this plat is to create 2 lots from 1 existing lot for development.
 - The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
 - The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - Buildings to remain.



LEGEND

SQ. FT. = SQUARE FEET
DPL = DALLAS POWER AND LIGHT COMPANY
SWB = SOUTHWESTERN BELL TELEPHONE COMPANY
PKF = PK NAIL FOUND
F.K.A. = FORMERLY KNOWN AS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
C.M. = CONTROLLING MONUMENT
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD WITH CAP FOUND
M.R.D.C.T. = MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
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

**PRELIMINARY PLAT
LOTS 1R AND 12, BLOCK C/6127
BSW BUCKNER
TERRACE ADDITION
BEING A REPLAT OF
LOT 1, BLOCK C/6127
BUCKNER TERRACE ADDITION
SECOND INSTALLMENT, SECOND SECTION
7.9937 ACRES**

**DAVID A. BADGELEY SURVEY, ABSTRACT NO. 65
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN NO. PLAT-25-000106**

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DWP	JAD	Oct. 2025	060055500	1 OF 2

OWNER:
CHRISTIAN STRONGHOLD
BAPTIST CHURCH
6810 SAMUELL BLVD.
DALLAS, TX 75228
CONTACT: HAL JOHNSON SR.
PHONE: 214-320-4800
p.j@christianstronghold.org

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TEXAS 75226
CONTACT: JAMIE PLOETZNER, R.P.L.S.
PHONE: 972-770-1300
EMAIL: jamie.ploetznr@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: andy.dobbs@kimley-horn.com

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CHRISTIAN STRONGHOLD BAPTIST CHURCH is the owner of a tract of land situated in the David A. Badgeley Survey, Abstract No. 65, City of Dallas, Dallas County, Texas and being all of Lot 1, Block C/6127, Buckner Terrace Addition Second Installment, Second Section, an addition to the City of Dallas according to the plat recorded in Volume 70189, Page 1733, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being all of a tract of land described in Special Warranty Deed with Vendor's Lien to CHRISTIAN STRONGHOLD BAPTIST CHURCH, recorded in Instrument No. 201700128742, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1, Block C/6127 and the northeast corner of said CHRISTIAN STRONGHOLD BAPTIST CHURCH tract, at the intersection of the south right-of-way line of Samuell Boulevard (a called 120 foot right-of-way) (Volume 1949, Page 195 - D.R.D.C.T.) (formerly known as East Pike Street, State Highway No. 15 and U.S. Highway 80) and the west right-of-way line of St. Francis Avenue (a called 60 foot right-of-way) (Volume 70189, Page 1733 - D.R.D.C.T.);

THENCE South 00°00'04" West, with said west right-of-way line of St. Francis Avenue and the east line of said Lot 1, Block C/6127, a distance of 536.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 1, Block C/6127, at the intersection of said west right-of-way line of St. Francis Avenue and the north line of a 15 foot wide alley (Volume 70189, Page 1733 - D.R.D.C.T.);

THENCE with said north line of the 15 foot wide alley and south line of said Lot 1, Block C/6127, the following courses and distances:

North 89°59'56" West, a distance of 599.58 feet to a 3-1/4" aluminum disk stamped "BSW KHA" set at the beginning of a tangent curve to the right with a radius of 50.00 feet, a central angle of 37°37'19", and a chord bearing and distance of North 71°11'16" West, 32.24 feet;

With said tangent curve to the right and in a westerly direction, an arc distance of 32.83 feet to a 3-1/4" aluminum disk stamped "BSW KHA" set for corner;

North 52°22'37" West, a distance of 75.62 feet to a 3-1/4" aluminum disk stamped "BSW KHA" set for a southwest corner of said Lot 1, Block C/6127 and at the intersection of said north line of the 15 foot wide alley and the east right-of-way line of Cinnabar Drive (a 50 foot wide right-of-way) (Volume 70189, Page 1733 - D.R.D.C.T.) and at the beginning of a non-tangent curve to the left with a radius of 266.25 feet, a central angle of 33°53'07", and a chord bearing and distance of North 16°56'38" East, 155.18 feet;

THENCE with said east right-of-way line of Cinnabar Drive and the west line of said Lot 1, Block C/6127, the following courses and distances:

With said non-tangent curve to the left and in a northerly direction, an arc distance of 157.46 feet to a 3-1/4" aluminum disk stamped "BSW KHA" set for corner;

North 00°00'04" East, a distance of 331.00 feet to a 3-1/4" aluminum disk stamped "BSW KHA" set for the northwest corner of said Lot 1, Block C/6127 and at the intersection of said east right-of-way line of Cinnabar Drive and said south right-of-way line of Samuell Boulevard;

THENCE South 89°59'56" East, with said south right-of-way line of Samuell Boulevard and the north line of Lot 1, Block C/6127, a distance of 644.77 feet to the POINT OF BEGINNING and containing 348,204 square feet or 7.9937 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHRISTIAN STRONGHOLD BAPTIST CHURCH, acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as BSW BUCKNER TERRACE 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 _____, 2025 .

CHRISTIAN STRONGHOLD BAPTIST CHURCH

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, 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 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 _____, 2025.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 _____, 2025.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 _____ 2025.

Notary Public in and for the State of Texas

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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
_____, 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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LOTS 1R AND 12, BLOCK C/6127
BSW BUCKNER
TERRACE ADDITION
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN NO. PLAT-25-000106

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849
Scale 1" = 40'
Drawn by DWP
Checked by JAD
Date Oct. 2025
Project No. 060055500
Sheet No. 2 OF 2

OWNER:
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BAPTIST CHURCH
6810 SAMUEL BLVD.
DALLAS, TX 75228
CONTACT: HAL JOHNSON SR.
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