



STATE OF TEXAS  
COUNTY OF DALLAS

**OWNER'S CERTIFICATE**

WHEREAS, White Rock Fellowship are the owners of a 1.175 acre tract of land situated in the D. A. Murdock Survey, Abstract No. 997, City of Dallas, Dallas County, Texas and being a portion of City Block 5439; said point also being known as Tract III according to the Special Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 20150028885, Official Public Records, Dallas County, Texas; said 1.175 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the north corner of said 1.175 acre tract; said point also being the north corner of said Tract III; said point also being at the intersection of the southwest right-of-way of Arboreal Drive (50 feet wide) and the southeast right-of-way of 10-foot public right-of-way;

THENCE, South 44 degrees 59 minutes 00 seconds East, with said southwest right-of-way, passing, at a distance of 40.00 feet a 1/2-inch iron rod found at the south corner of said Arboreal Drive; said point also being the west corner of Lot 1, Block B/5438, Merriman Manor Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 42, Page 135, Map Records, Dallas County, Texas; continuing, and passing, at a distance of 192.04 feet the south corner of said Lot 1, Block B/5438; said point also being the west corner of a 5-foot alley; continuing, in all, a total distance of 197.04 feet to a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the east corner of said 1.175 acre tract; said point also being the south corner of said 5-foot alley; said point also being on the northwest right-of-way of a 10-foot alley;

THENCE, South 45 degrees 10 minutes 06 seconds West, with said northwest right-of-way, a distance of 196.98 feet to a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the south corner of said 1.175 acre tract; said point also being at the intersection of said northwest right-of-way and the northeast right-of-way line of Northwest Highway (State Highway Loop 12) (112-feet wide at this point);

THENCE, North 77 degrees 32 minutes 00 seconds West, with said northeast right-of-way, a distance of 233.89 feet to a 3-1/4-inch aluminum monument stamped "TOWN NORTH FELLOWSHIP, GSES, INC., RPLS 4804" set at the west corner of said 1.175 acre tract; said point also being at the intersection of said northeast right-of-way and the southeast right-of-way of a 10-foot public right-of-way;

THENCE, North 45 degrees 07 minutes 43 seconds East, leaving said northeast right-of-way and with said southeast right-of-way, a distance of 322.82 feet to the POINT OF BEGINNING;

CONTAINING, 5,189 square feet or 1.175 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, White Rock Fellowship, do hereby adopt this plat, designating the herein described property as **TOWN NORTH FELLOWSHIP NO. 2**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 of 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.

\_\_\_\_\_  
WHITE ROCK FELLOWSHIP  
Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared \_\_\_\_\_ known 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, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT**

I, Robert W. Schneeberg, 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.

**RELEASED 02/22/23 FOR REVIEW - 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**

\_\_\_\_\_  
Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SHEET 2 OF 2  
**PRELIMINARY PLAT  
TOWN NORTH FELLOWSHIP NO. 2  
LOT 1, BLOCK A/5439**

1.175 ACRE TRACT

BEING A PLAT OF A TRACT OUT OF

CITY BLOCK 5439

D. A. MURDOCK SURVEY, ABSTRACT NO. 997

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-097

ENGINEERING NUMBER DP23-XXX

**OWNER:**  
WHITE ROCK FELLOWSHIP  
Attn: Nicholas Smith  
9330 N CENTRAL EXPY  
DALLAS, TEXAS 75231  
nicholassmith12@gmail.com  
Phone: 903-520-0231  
**ENGINEER - SURVEYOR:**  
Robert Schneeberg, P.E., R.P.L.S.  
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TX SURVEYING FIRM REG. NO. 100752-00  
SCALE DATE PROJ. NO. DWG. NO.  
N/A FEBRUARY, 2023 7422-22-11-06 7422 pre-plot.dwg