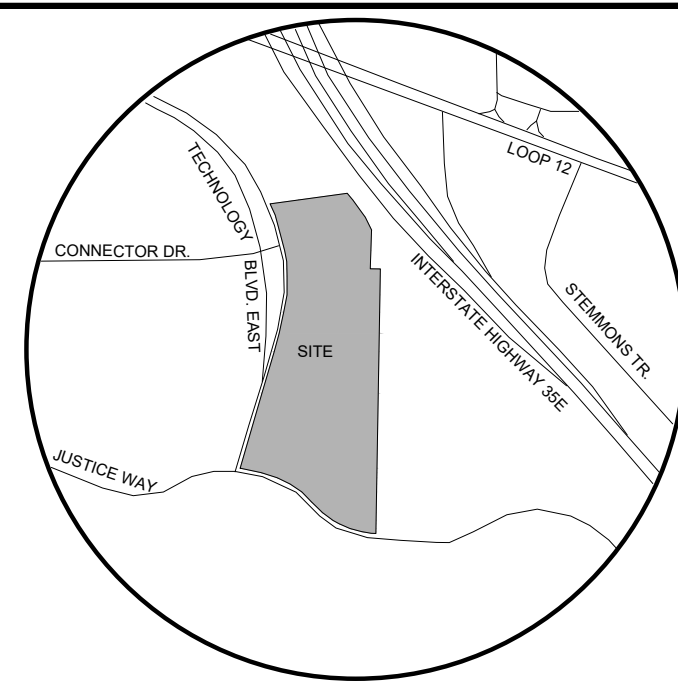
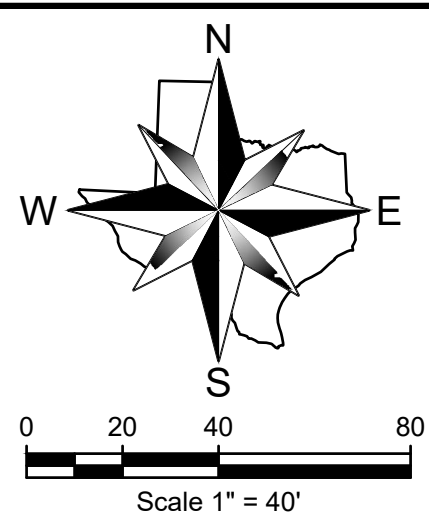


LEGEND

IRF Iron rod found
IPF Iron pipe found
MAG FD Magnal found
CIRF Capped iron rod found
CM Controlling Monument
D.R.D.C.T. Deed Records, Dallas County, Texas
O.P.R.D.C.T. Official Public Records, Dallas County, Texas
CC # County Clerk's Instrument No.
Standard City of Dallas 3-1/4" aluminum monument stamped
WINKELMANN & ASSOCIATES SOCIAL CHURCH -
DALLAS TECHNOLOGY R.P.L.S. 5714" set
1/2" iron rod with yellow cap stamped "WINKELMANN" set

CIRS



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	0°26'03"	5,944.65'	45.06'	45.06'	S38°10'47"E
C2	1°22'15"	5,944.65'	142.23'	142.23'	S39°13'38"E
C3	58°46'30"	273.50'	280.56'	268.42'	N61°19'42"W
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C6	30°23'41"	1,045.00'	554.36'	547.88'	N08°52'20"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N55°40'34"E	96.42'
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L6	N74°56'21"W	38.34'
L7	N29°57'54"W	28.38'

MATCHLINE ~ SEE SHEET 2

GENERAL NOTES:

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- Coordinates labeled hereon utilize the Texas State Plane Coordinate System, North Central zone, North American datum of 1983 on grid coordinate values, no scale and no projection.
- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, North American datum of 1983.
- Purpose of this replat is to update the boundaries to omit the recorded right-of-way dedication to create 1 lot and add any easements necessary for development. Existing structures to remain.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0310J, dated August 23, 2001, this property is within Flood Zones AE and X (Shaded).

Zone AE - Special Flood Hazard Area, base flood elevation determined.

Zone X (Shaded) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

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OWNER:
Social Church, Inc.
2021 Cockrell Avenue
Dallas, Texas 75215

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Ph: (214) 490-7090

PRELIMINARY PLAT
SOCIAL CHURCH - DALLAS TECHNOLOGY
LOT 1, BLOCK D/6499
BEING A REPLAT OF BLOCK D/6499, OF THE DALLAS TECHNOLOGY CENTER, OUT OF THE BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25000003
CITY ENGINEER PLAN FILE NO. S245-173

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
OFFICE: 1000 WEST, SUITE 320
DALLAS, TEXAS 75208
TELEPHONE: (214) 490-7090
FAX: (214) 490-7099
Texas Engineer Registration No. 07110205
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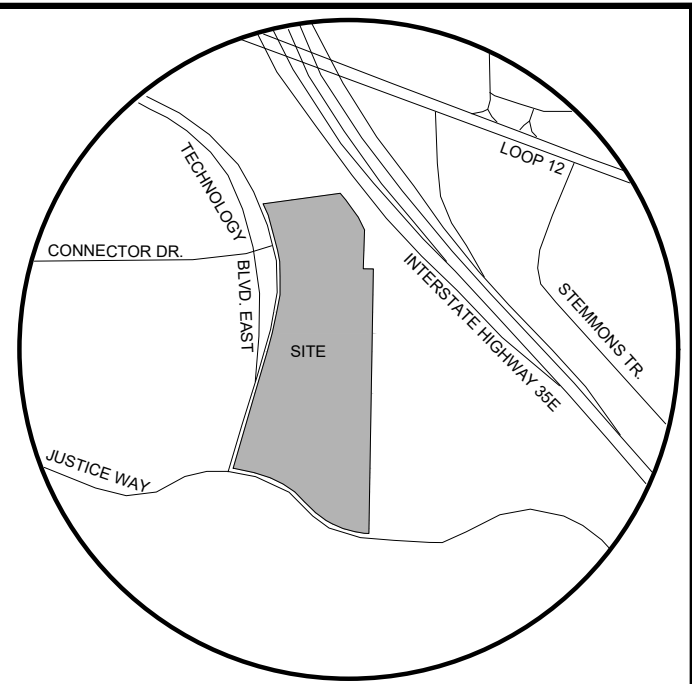
BENJAMIN MERRILL SURVEY
ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SOCIAL CHURCH, INC.
2021 COCKRELL AVENUE, DALLAS, TEXAS 75215

PRELIMINARY PLAT
SOCIAL CHURCH - DALLAS TECHNOLOGY
LOT 1, BLOCK D/6499

Date : 04.17.25
Scale : 1" = 40'
File : 81017.00-PPLT-L11
Project No. : 81017.00

SHEET
1
OF
4

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**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS • SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 235
DALLAS, TEXAS 75231
(972) 480-7090
(972) 480-7099 FAX

Texas Surveyors No. 10086600 Expires 12/31/2025
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BENJAMIN MERRILL SURVEY
ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SOCIAL CHURCH, INC.
2021 COCKRELL AVENUE, DALLAS, TEXAS 75215

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SOCIAL CHURCH - DALLAS TECHNOLOGY
LOT 1, BLOCK D/6499

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SHEET
2
OF
4

PRELIMINARY PLAT
SOCIAL CHURCH - DALLAS
TECHNOLOGY
 LOT 1, BLOCK D/6499
 BEING A REPLAT OF BLOCK D/6499, OF THE DALLAS
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MATCHLINE ~ SEE SHEET 1

MATCHLINE ~ SEE SHEET 3

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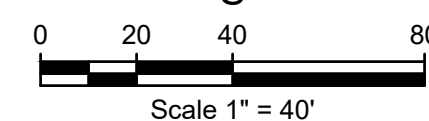
OWNER:
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Dallas, Texas 75215

SURVEYOR/ENGINEER:
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CIRS

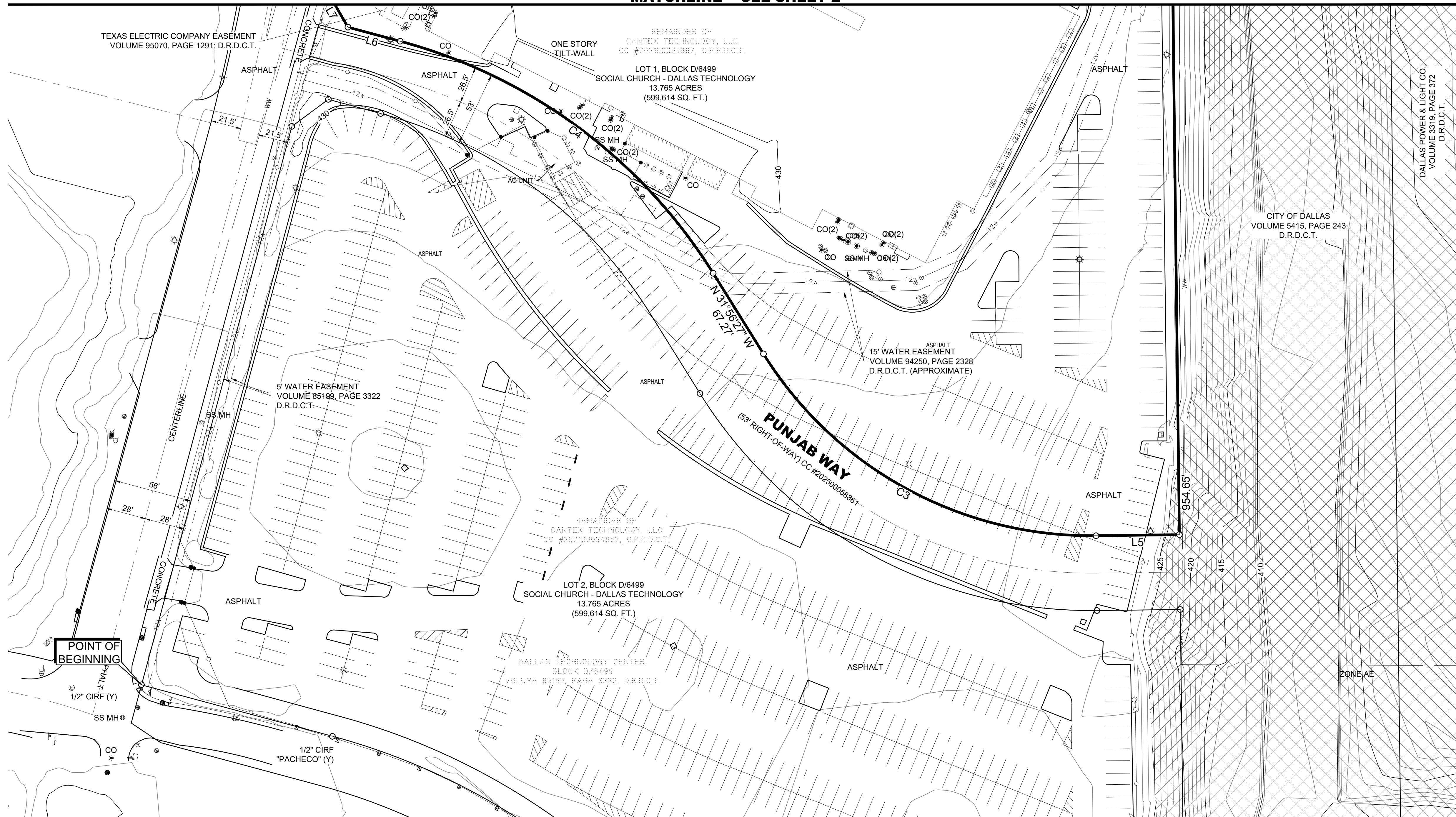
1/2" iron rod with yellow cap stamped "WINKELMANN" set

LEGEND



VICINITY MAP
NOT TO SCALE

MATCHLINE ~ SEE SHEET 2



CURVE TABLE

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Dallas, Texas 75215

SURVEYOR/ENGINEER:
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Ph: (214) 490-7090

PRELIMINARY PLAT
SOCIAL CHURCH - DALLAS
TECHNOLOGY
 LOT 1, BLOCK D/6499
 BEING A REPLAT OF BLOCK D/6499, OF THE DALLAS
 TECHNOLOGY CENTER, OUT OF THE BENJAMIN MERRILL
 SURVEY, ABSTRACT NO. 932
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAT FILE NO. PLAT-250000003
 CITY ENGINEER PLAN FILE NO. S245-173

PRELIMINARY PLAT
SOCIAL CHURCH - DALLAS TECHNOLOGY
LOT 1, BLOCK D/6499

BENJAMIN MERRILL SURVEY
ABSTRACT NO. 932
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SOCIAL CHURCH, INC.
2021 COCKRELL AVENUE, DALLAS, TEXAS 75215

**Winkelman
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
(972) 480-7090
(972) 480-7098 FAX
(972) 480-7098 FAX

75750 HILCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230

Texas Engineers Registration No. 89
Texas Surveyors No. 10068600 Expires 12/31/2025
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Date : 04.17.25
Scale : 1" = 40'
File : 81017.00-
Project No. : 81017.00

SHEET
3
OF
4

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OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

PROPERTY DESCRIPTION ~ Lot 1, Block D/6499

WHEREAS, Social Church, Inc. is the sole owner of a tract of land situated in the BENJAMIN MERRILL SURVEY, ABSTRACT NO. 932, in the City of Dallas, Dallas County, Texas, being a portion of a tract of land described in Special Warranty Deed to Social Church, Inc. as recorded in County Clerk's Instrument No. 202500025271, Official Public Records, Dallas County, Texas, and being a portion of Block D/6499, Dallas Technology Center, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85199, Page 3322, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 7" found for corner situated on the East right-of-way of Technology Boulevard East, a variable width right-of-way, said point being the Northwest corner of said Cantex Technology, LLC tract and the Southwest corner of a tract of land described in Special Warranty Deed to Win168 Realty, LLC as recorded in County Clerk's Instrument No. 202200314033, Official Public Records, Dallas County, Texas;

THENCE North 81 degrees 43 minutes 30 seconds East, departing the East right-of-way of Technology Boulevard East, a distance of 418.93 feet to a 1/2-inch iron rod with yellow plastic cap found for corner on the Southwest right-of-way of Interstate Highway 35E (Stemmons Freeway) a variable width right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 5,944.65 feet, a central angle of 00 degrees 26 minutes 03 seconds, a chord bearing of South 38 degrees 10 minutes 47 seconds East, and a chord length of 45.06 feet;

THENCE along the Southwest right-of-way of said Interstate Highway 35E and said non-tangent curve to the left, an arc distance of 45.06 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO" found for the North corner of a tract of land described in Special Warranty deed and Bill of Sale to Rosebriar Stemmons, L.P. as recorded in Volume 92159, Page 1047, Deed Records, Dallas County, Texas;

THENCE South 55 degrees 40 minutes 34 seconds West, departing the Southwest right-of-way of said Interstate Highway 35E, along the Northwest line of said Rosebriar Stemmons LP, tract, a distance of 96.42 feet to a mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714" set for the Northwest corner of said Rosebriar Stemmons, L.P. tract;

THENCE South 27 degrees 53 minutes 40 seconds East, along the Southwest line of said Rosebriar Stemmons, L.P. tract, a distance of 15.09 feet to a mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714" set for the most Southwest corner of said Rosebriar Stemmons, L.P. tract;

THENCE North 55 degrees 40 minutes 35 seconds East, along the Southeast line of said Rosebriar Stemmons, L.P. tract, a distance of 99.20 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO" found for the Northeast corner of said Rosebriar Stemmons, L.P. tract on the Southwest right-of-way of said Interstate Highway 35E, said point being the beginning of a non-tangent curve to the left having a radius of 5,944.65 feet, a central angle of 01 degrees 22 minutes 15 seconds, a chord bearing of South 39 degrees 13 minutes 38 seconds East and a chord length of 142.23 feet;

THENCE along the Southwest right-of-way of said Interstate Highway 35E, along said non-tangent curve to the left, an arc distance of 142.23 feet to a point for corner from which a concrete monument found bears North 00 degrees 16 minutes 03 seconds East; 0.45 feet;

THENCE South 00 degrees 36 minutes 07 seconds East, continuing along the Southwest right-of-way of said Interstate Highway 35E, a distance of 215.90 feet to a point for corner from which a 5/8-inch iron rod with red plastic cap found bears North 16 degrees 07 minutes 31 seconds East; 0.32 feet;

THENCE North 89 degrees 17 minutes 52 seconds East, continuing along the Southwest right-of-way of said Interstate Highway 35E, a distance of 47.30 feet to a point for the Northwest corner of a tract of land as described in Deed to the City of Dallas as recorded in Volume 5415, Page 243, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod with yellow plastic cap found bears South 56 degrees 21 minutes 47 seconds East, a distance of 0.54 feet;

THENCE South 00 degrees 42 minutes 08 seconds East, departing the Southwest right-of-way of said Interstate Highway 35E, along the West line of said City of Dallas tract, a distance of 954.66 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of a tract of land described in Special Warranty Deed to the City of Dallas as recorded in County Clerk's Instrument No. 202500058861, Official Public Records, Dallas County, Texas;

THENCE departing the West line of said City of Dallas tract (Volume 5415, Page 243), along the North lines of said City of Dallas tract (CC #202500058861, hereinafter known as Punjab Way, a 53-foot right-of-way), the following courses and distances:

South 89 degrees 17 minutes 03" West, a distance of 58.98 feet to a mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714" set for corner and the beginning of a curve to the right having a radius of 273.50 feet, a central angle of 58 degrees 46 minutes 30 seconds, a chord bearing of North 61 degrees 19 minutes 42 seconds West and a chord length of 268.42 feet;

Along said curve to the right, an arc distance of 280.56 feet to a mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714" set for corner;

North 31 degrees 56 minutes 27 seconds West, a distance of 67.27 feet to a mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714" set for corner and the beginning of a curve to the left having a radius of 376.50 feet, a central angle of 42 degrees 59 minutes 57 seconds, a chord bearing of North 53 degrees 26 minutes 24 seconds West, and a chord length of 275.97 feet;

Along said curve to the left, an arc distance of 282.55 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 74 degrees 56 minutes 21 seconds West, a distance of 38.34 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 29 degrees 57 minutes 54 seconds West, a distance of 28.38 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner on the East right-of-way of said Technology Boulevard East;

THENCE along the East right-of-way of said Technology Boulevard East, the following courses and distances:

North 15 degrees 03 minutes 39 seconds East, a distance of 257.41 feet to a 1/2-inch iron rod found for corner and the beginning of a curve to the left having a radius of 621.50 feet, a central angle of 08 degrees 44 minutes 03 seconds, a chord bearing of North 10 degrees 41 minutes 37 seconds East, and a chord length of 94.65 feet;

Along said curve to the left, an arc distance of 94.74 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 3989" found for corner, said point being the beginning of a curve to the left having a radius of 1,045.00 feet, a central angle of 30 degrees 23 minutes 41 seconds, a chord bearing of North 08 degrees 52 minutes 20 seconds West, and a chord length of 547.88 feet;

THENCE continuing along the East right-of-way of said Technology Boulevard East, along said curve to the left, an arc distance of 554.36 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 13.765 acres or 599,614 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 16th day of August, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Social Church, Inc., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **SOCIAL CHURCH - DALLAS TECHNOLOGY**, 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

Social Church, Inc., a Texas non-profit corporation

By: _____
Authorized signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

By: _____
Authorized signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Roby, Chief Executive Officer, 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

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

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, 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, seconds. 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.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 and considerations therein expressed.


Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

OWNER:
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2021 Cockrell Avenue
Dallas, Texas 75215

SURVEYOR/ENGINEER:
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PRELIMINARY PLAT
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25000003
CITY ENGINEER PLAN FILE NO. S245-173

 Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 1500 N. GILBERT ROAD, SUITE 320 DALLAS, TEXAS 75208 TEL: (214) 490-7090 FAX: (214) 490-7099 TX REG. NO. 00000003 TX REG. NO. 00000003 COPYRIGHT © 2025 Winkelmann & Associates, Inc.	BENJAMIN MERRILL SURVEY ABSTRACT NO. 932 CITY OF DALLAS, DALLAS COUNTY, TEXAS	SOCIAL CHURCH - DALLAS TECHNOLOGY LOT 1, BLOCK D/6499	Date : 04.17.25 Scale : N/A File : 81017.00-PPLT-L11 Project No. : 81017.00
	PRELIMINARY PLAT SOCIAL CHURCH - DALLAS TECHNOLOGY LOT 1, BLOCK D/6499		SHEET 4 OF 4