



VICINITY MAP (N.T.S.)

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS CHURCH OF GOD IN CHRIST, TEXAS NORTHEAST, INC. are the owners of a tract of land situated in the John McDowell Survey, Abstract Number 869, and being all of Lots 1-14 and an abandoned alley in Block 30/3652 of Trinity Heights No. 2, an addition to the City of Dallas, as recorded in Volume 1, Page 385 of the Map Records of Dallas County, Texas, and being all of that tract of land described in Special Warranty Deed to Saintsville C.O.G.I.E., as recorded in Instrument Number 200325007058 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and all of that tract of land described in deed to Church of God in Christ, Texas Northeast, Inc., as recorded in Volume 74002, Page 3093 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of that tract of land described in Special Warranty Deed to Church of God in Christ Texas Northeast, as recorded in Volume 99001, Page 7465, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a 3.5-inch aluminum disc stamped "GEONAV/PLS 6267/C.G.C." (hereinafter referred to as "Monument Set") set for the northeast corner of said Block 30/3652, said corner being the intersection of the south right-of-way line of East Montana Avenue (a 50-foot wide right-of-way) with the west right-of-way line of Maryland Avenue (a 50-foot wide right-of-way);

THENCE South 00 degrees 00 minutes 00 seconds West, along the common east line of said Block 30/3652 and said west right-of-way line, a distance of 315.00 feet to a monument set for the southwest corner of said Block 30/3652, said corner being the intersection of said north right-of-way line with the east right-of-way line of South Marsalis Avenue (a 90-foot wide right-of-way);

THENCE North 90 degrees 00 minutes 00 seconds West, along the common south line of said Block 30/3652 and said north right-of-way line, a distance of 315.00 feet to a monument set for the southwest corner of said Block 30/3652, said corner being the intersection of said east right-of-way line with the south right-of-way line of East Montana Avenue;

THENCE North 00 degrees 00 minutes 00 seconds East, along the common west line of said Block 30/3652 and said east right-of-way line, a distance of 350.00 feet to a monument set for the northwest corner of said Block 30/3652, said corner being the intersection of said east right-of-way line with said south right-of-way line of East Montana Avenue;

THENCE South 90 degrees 00 minutes 00 seconds East, along the common north line of said Block 30/3652 and said south right-of-way line, a distance of 315.00 feet to the POINT OF BEGINNING AND CONTAINING 110,250 square feet or 2.531 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHURCH OF GOD IN CHRIST, TEXAS NORTHEAST, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CHURCH OF GOD IN CHRIST, 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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____.

By: JAMES E. HORNSBY BISHOP

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 Bishop James E. Hornsby, 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 _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

LEGEND:

M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
FIR(C)	FOUND IRON ROD (WITH CAP)
SIR	SET IRON ROD WITH CAP STAMPED "GEONAV"
FX	FOUND "X" CUT IN CONCRETE
SX	SET "X" CUT IN CONCRETE
---	PROPERTY LINE
---	HISTORICAL DEED OR PLAT LINE
-w-	EXISTING WATER LINE
-ss-	EXISTING WASTE WATER LINE
FH	FIRE HYDRANT
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STMH	STORM DRAIN MANHOLE
WV	WATER VALVE
WM	WATER METER

LOT 15 DANTE AND ANJANETTER CORSEY INST. NO. 201300106671 O.P.R.D.C.T.	LOT 2 ANTONIO SABAS JASSO VOL. 2004183, PG. 6302 O.P.R.D.C.T.
CITY BLOCK 35/3657	LOT 3
LOT 14 TRINITY HEIGHTS NO. 2 VOL. 1, PG. 385 M.R.D.C.T.	LOT 4
LOT 13	

OWNER/DEVELOPER:
CHURCH OF GOD IN CHRIST, TEXAS NORTHEAST, INC.
ATTN: BISHOP JAMES E. HORNSBY
2200 MARSALIS AVE
DALLAS, TX, 75216
214-914-7809
JHORNSBY@TEXASNEFIRST.ORG

SURVEYOR:
GEONAV, LLC
ATTN: JOEL C. HOWARD
3410 MIDCOURT RD., STE 110
CARROLLTON, TX 75006
972-243-2409
CHRIS.HOWARD@GEO-NAV.COM

GEONAV
SURVEYING • MAPPING • SCANNING
3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
SCALE: 1"=40' (972)243-2409 PROJECT #3363
TBPLS FIRM NO. 10194205

DATE: 05/08/2024 DRAWN BY: JCH

PRELIMINARY PLAT
OF
CHURCH OF GOD IN CHRIST ADDITION
LOT 1, BLOCK 30/3652
AN ADDITION OF
2.531 ACRES OF LAND
JOHN MCDOWELL SURVEY, ABSTRACT NO. 869
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-122
ENGINEERING NO. 3111-

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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 _____, 20____.

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

