

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	1°45'34"	2815.00'	86.44'	N87°42'24"E
C2	1°29'00"	4775.71'	123.64'	N89°19'41"E
C3	1°07'40"	4878.81'	96.03'	N89°30'21"E

GENERAL NOTES:

- Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from a 16.5795 acre tract and dedicate easements.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- There are no structures on site if there are any structures all structures will be removed.
- 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.
- TxDOT approval may be required for any driveway modification or new access point(s).

**LEGEND:**  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
ADS = 3-1/4" ALUMINUM DISK STAMPED "SWC KHA" SET  
C.M. = CONTROLLING MONUMENT  
VOL./PG. = VOLUME/PAGE  
INST. NO. = INSTRUMENT NUMBER  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**PRELIMINARY PLAT  
SW CONFERENCE  
CHURCH ADDITION  
LOT 1, BLOCK A/7576**  
A PART OF CITY BLOCK 7576 AND  
AND BEING 14.966 ACRES OUT OF THE  
JOHN S. TUCKER SURVEY, ABSTRACT NO. 1469  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY FILE PLAN NO. PLAT-25-000034  
CITY PLAN FILE NO. S245-201  
WASTEWATER NO. \_\_\_\_-\_\_\_\_  
PAVING AND DRAINAGE NO. \_\_\_\_-\_\_\_\_

# Kimley»Horn

2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

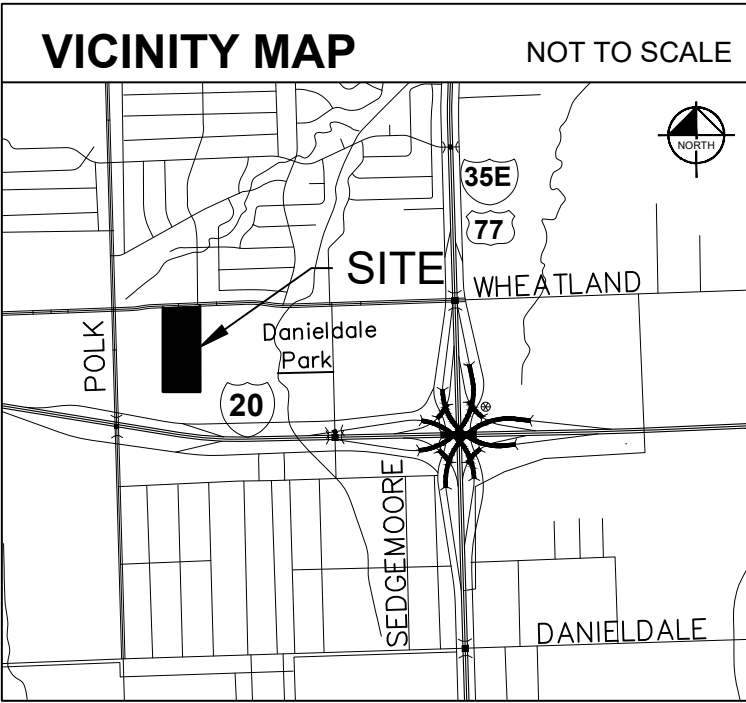
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	Jun. 2025	067305005	1 OF 3

**OWNER:**  
SOUTHWEST REGION CONFERENCE  
ASSOCIATION OF THE SEVENTH DAY ADVENTIST  
ADDRESS: 2550 BECKLEYMEADE AVENUE,  
SUITE 200, DALLAS, TEXAS 75237  
CONTACT: CARLTON P. BYRD  
EMAIL: PASTORCPBYRD@GMAIL.COM

**ENGINEER:**  
KIMLEY-HORN AND ASSOC., INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
PHONE: 972-731-3817  
CONTACT: JUDD MULLINIX, P.E.  
EMAIL: JUDD.MULLINIX@KIMLEY-HORN.COM

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
PHONE: 469-718-8849  
CONTACT: J. ANDY DOBBS, R.P.L.S.  
ANDY.DOBBS@KIMLEY-HORN.COM

DWG NAME: K:\DTD SURVEY\067305005-800 WHEATLAND SW CONFERENCE CHURCH\DWG PLOTTED BY: VALDEZ, LEONARDO 06/26/2025 8:58 AM LAST SAVED: 02/23/2025 4:44 PM



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TEXAS

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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'	JDV	JAD	Jun. 2025	067305005	2 OF 3

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS SOUTHWEST REGION CONFERENCE ASSOCIATION OF THE SEVENTH DAY ADVENTIST is the owners of a tract of land situated in the John S. Tucker Survey, Abstract No. 1469, City of Dallas, Dallas County, Texas and being all of a called 15.00 acre tract of land described in Warranty Deed to Southwest Region Conference Association of Seventh-day Adventist, recorded in Instrument No. 202500022103, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said 15.00 acre tract and the northeast corner of a called 20.727 acre tract of land described in Cash Warranty Deed to Econo Fuel, recorded in Volume 2004135, Page 8976, Deed Records Dallas County, Texas, in the south right-of-way line of West Wheatland Road (a 100-foot right-of-way), said point also being the beginning of a non-tangent curve to the right with a radius of 2,815.00 feet, a central angle of 01°45'34", and a chord bearing and distance of North 87°42'24" East, 86.44 feet;

THENCE with said south right-of-way line of West Wheatland Road and the north line of said 15.00 acre tract, the following courses and distances:

In an easterly direction, with said non-tangent curve to the right, an arc distance of 86.44 feet to a 1/2" iron rod found at the beginning of a compound curve to the right with a radius of 4,775.71 feet, a central angle of 01°29'00", and a chord bearing and distance of North 89°19'41" East, 123.64 feet;

In an easterly direction, with said compound curve to the right, an arc distance of 123.64 feet to a 1/2" iron rod found at the beginning of a reverse curve to the left with a radius of 4,878.81 feet, a central angle of 01°07'40", and a chord bearing and distance of North 89°30'21" East, 96.03 feet;

In an easterly direction, with said reverse curve to the left, an arc distance of 96.03 feet to a 1/2" iron rod found for corner; North 88°56'31" East, a distance of 207.01 feet to a 3-1/4" aluminum disk stamped "SWC KHA" set for the northeast corner of said 15.00 acre tract and the northwest corner of a tract of land described in Deed to Community Bible Church, Inc., recorded in Volume 75070, Page 96 of said Deed Records;

THENCE departing said south right-of-way line of West Wheatland Road, with an east line of said 15.00 acre tract and the west line of said Community Bible Church, Inc. tract, South 01°03'37" East, a distance of 380.00 feet to a 3-1/4" aluminum disk stamped "SWC KHA" set for the most northerly southeast corner of said 15.00 acre tract and the southwest corner of said Community Bible Church, Inc. tract;

THENCE with the most northerly south line of said 15.00 acre tract, South 88°56'31" West, a distance of 75.73 feet to a 3-1/4" aluminum disk stamped "SWC KHA" set for an interior ell corner of said 15.00 acre tract;

THENCE with an east line of said 15.00 acre tract, South 01°03'37" East, a distance of 927.87 feet to a 3-1/4" aluminum disk stamped "SWC KHA" set for the southeast corner of said 15.00 acre tract, in the north line of a tract of land described in Special Warranty Deed to Templo Betania Evangelistic Center, Inc., recorded in Instrument No. 201100144632 of said Official Public Records;

THENCE with said north line of the Templo Betania Evangelistic Center, Inc. tract and the south line of said 15.00 acre tract, South 89°11'25" West, a distance of 593.74 feet to a 3-1/4" aluminum disk stamped "SWC KHA" set for the southwest corner of said 15.00 acre tract and the southeast corner of said Econo Fuel tract, from which a 5/8" iron rod found bears South 02°36'35" West, 0.30 feet;

THENCE departing said north line of the Templo Betania Evangelistic Center Inc. tract, with the west line of said 15.00 acre tract, the following courses and distances:

North 02°36'35" East, a distance of 928.04 feet to a 3-1/4" aluminum disk stamped "SWC KHA" set for corner;  
North 02°08'41" East, a distance of 380.00 feet to the POINT OF BEGINNING and containing 651,928 square feet or 14.966 acres of land.

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SOUTHWEST REGION CONFERENCE ASSOCIATION OF THE SEVENTH DAY ADVENTIST acting by and through its duly authorized agent, \_\_\_\_\_ does hereby adopt this plat, designating the herein described property as **SW CONFERENCE CHURCH 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 this the \_\_\_\_ day of, \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 \_\_\_\_\_ 202\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_.

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

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 \_\_\_\_\_ 202\_\_.

\_\_\_\_\_  
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, Tony Shidid, Chairperson or Brent Rubin, 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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SW CONFERENCE  
CHURCH ADDITION  
LOT 1, BLOCK A/7576  
A PART OF CITY BLOCK 7576 AND  
AND BEING 14.966 ACRES OUT OF THE  
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