



STATE OF TEXAS
COUNTY OF DALLAS

Whereas Iglesia Mision Cristiana El Renuevo Dallas TX, is the sole owner of that certain 6.515 acre tract of land situated in the William M. Crow Survey, Abstract No. 298, City Block 6959, City of Dallas, Dallas County, Texas, being all that certain tract of land conveyed to Iglesia Mision Cristiana El Renuevo Dallas TX, by General Warranty Deed recorded in Instrument Number 202500042335, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the northwest corner of said Iglesia tract, same being the southwest corner of Lot 1, Block 19/6959, Kimball Estates No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68076, Page 1910, Deed Records, Dallas County, Texas, same being in the east line right-of-way line of Cockrell Hill Road (a 100 foot right-of-way);

THENCE North 89 deg. 18 min. 43 sec. East, along the common line of said Iglesia tract and said Lot 1, passing the southeast corner of said Lot 1, same being the southwest corner of Lot 2, said Block 19/6959, Kimball Estates No. 2, and continuing along the common line of said Iglesia tract and said Lot 2, passing the southeast corner of said Lot 2, same being the southwest corner of Lot 3, said Block 19/6959, Kimball Estates No. 2, and continuing along the common line of said Iglesia tract and said Lot 3, a total distance of 728.79 feet to a mag nail found in asphalt for the northeast corner of said Iglesia tract, same being the northwest corner of Lot 4, said Block 19/6959, Kimball Estates No. 2;

THENCE South 00 deg. 55 min. 54 sec. East, along the common line of said Iglesia tract and said Lot 4, a distance of 435.27 feet to a 1/2 inch iron rod found for the southeast corner of said Iglesia tract, same being the southwest corner of said Lot 4, same being the northwest corner of that certain tract of land conveyed to Amigo's Pottery, Inc., by deed recorded in Instrument Number 2012002889363, Official Public Records, Dallas County, Texas, same being the northeast corner of that certain tract of land conveyed to Ivaylo Todorov, by deed recorded in Instrument Number 202100328636, Official Public Records, Dallas County, Texas;

THENCE South 89 deg. 28 min. 24 sec. West, along the common line of said Iglesia tract and said Todorov tract, passing a 3/8 inch iron rod found for the northeast corner of that certain tract of land conveyed to TNAB LLC, by deed recorded in Instrument Number 201900209042, Official Public Records, Dallas County, Texas, and continuing along the common line of said Iglesia tract and said TNAB tract, a total distance of 474.21 feet to a 3/8 inch iron rod found for the most southerly southwest corner of said Iglesia tract, same being the southeast corner of that certain tract of land conveyed to Lashawn Evans, by deed recorded in Instrument Number 202000049443, Official Public Records, Dallas County, Texas;

THENCE along the common line of said Iglesia tract and said Evans tract as follows:

North 01 deg. 02 min. 18 sec. West, a distance of 129.41 feet to a 1/2 inch iron rod found for an internal corner of said Iglesia tract, same being the northeast corner of said Evans tract;

South 89 deg. 12 min. 18 sec. West, a distance of 255.00 feet to a 1/2 inch iron rod found for the most westerly southwest corner of said Iglesia tract, same being the northwest corner of said Evans tract, same being in the east right-of-way line of aforesaid Cockrell Hill Road;

THENCE North 00 deg. 48 min. 31 sec. West, along the common line of said Iglesia tract and said Cockrell Hill Road, a distance of 305.00 feet to the POINT OF BEGINNING and containing 283,795 square feet or 6.515 acres of computed land, more or less.

PRELIMINARY PLAT

PRELIMINARY PLAN
IGLESIA MISSION CRISTIANA ADDITION

LOT 1, BLOCK 19/6959
WILLIAM M. CROW SURVEY, ABSTRACT NO. 298
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 26-000001

OWNER:
CRISTIANA MISSION IGLESIA
4826 W. JEFFERSON BLVD.
DALLAS, TX 75211
CONTACT: JONATAN MEJIA
832-206-2633

321-222-2222
JONNY6444@GMAIL.COM

ENGINEER:
SHOLA MOROHUNFOLA
OKM ENGINEERING, INC.
811 E. 9TH STREET
DALLAS, TX 75203
214-941-9412

LEGEND

1. D.R.D.C.T. — DEED RECORDS, DALLAS COUNTY, TEXAS
2. O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
3. IRF — IRON ROD FOUND
5. INST. NO. — INSTRUMENT NUMBER
5. VOL. — VOLUME
6. PG. — PAGE

LEGEND									
□	GAS METER	●	FIRE HYDRANT	○	WATER MANHOLE	—	SIGN		
○	IRR. CONTROL VALVE	◊	WATER METER	○	TRAFFIC SIGNAL POLE	○*	LIGHT POL.		
■	TELEPHONE PEDESTAL	○	FUEL PORT	○	TELEPHONE MANHOLE	○	JUNCTION		
■	POWER POLE	○	WATER VALVE	○	SWB MANHOLE	■	CONCRETE		
<	DOWN GUY	○	TRANSFORMER PAD	○	GAS MANHOLE	○	BOLLARD		
○	S.S. MANHOLE	○	ELECTRIC METER	○	VAULT	○	COVERED		
○	CLEAN OUT	○	STORM DRAIN MANHOLE	○	HANDICAP SPACE	○	A/C		

GENERAL NOTES:

1. Basis of Bearing – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011 Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. Lot to Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
4. Purpose of plat – To create one lot from a tract of land.
5. Elevations shown hereon based on City of Dallas Monuments:
 - 62-H-1 located at Joseph Hardin Drive and Ledbetter Drive on the end of storm inlet, located at the southeast corner of the intersection, elevation=690.35'
 - 62-L-2 located at Duncanville Road and Jordan Ridge Drive on a storm inlet on the west side of Duncanville Road and 140 feet south of Jordan Ridge Drive. elevation=710.60'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, IGLESIA MISION CRISTIANA EL RENUEVO DALLAS TX, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **IGLESIA MISSION CRISTIANA 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 AND UPON 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.)

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 COMPLETES 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. **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**

TIMOTHY R. MANKIN _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

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 CURE 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, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2026

BY: _____
JONATAN MEJIA, PASTOR

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JONATAN MEJIA, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

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 IGLESIA MISSION CRISTIANA ADDITION

LOT 1, BLOCK 19/6959

WILLIAM M. CROW SURVEY, ABSTRACT NO. 298

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 26-000001

ENGINEERING PLAN NO. _____

OWNER:
CRISTIANA MISSION IGLESIA
4826 W. JEFFERSON BLVD.
DALLAS, TX 75211
CONTACT: JONATAN MEJIA
832-206-2633
JONNY6444@GMAIL.COM

JOB NO.: 25-1105
DATE: 12/18/2025
FIELD DATE: 12/11/2025
ENGINEER: SHOLA MOROHUNFOLA
OKM ENGINEERING, INC.
811 E. 9TH STREET
DALLAS, TX 75203
214-941-9412

SCALE: 1" = 40'
FIELD: A.R.M.
DRAWN: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1612 HART STREET, SUITE 201, COMMERCIAL SOUTHLAKE, TEXAS 76092 RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors
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