



**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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**RELEASED 05/17/23 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

**SURVEYOR'S NOTES**

- Bearing system for this survey is based on the northeast right-of-way line of Colonial Avenue bearing North 44 degrees 46 minutes 50 seconds West as shown on South Street Townhomes Addition, according to the plat recorded in County Clerk's Instrument 2008028356, O.P.R.D.C.T.
- Lot 1 to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create one lot from a part of 4 lots.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing building to be removed.



**LEGEND**

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - DEED RECORDS, DALLAS COUNTY, TEXAS
- - - MAP RECORDS, DALLAS COUNTY, TEXAS
- - - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- sq.ft. SQUARE FEET
- AMS 3-1/4-INCH ALUMINUM MONUMENT STAMPED "ELIZABETH ADEBAYO ADDITION, GSES, INC., RPLS 4804" SET



LOCATION MAP  
NOT TO SCALE  
MAPSCO 46-W

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, THE REDEEMED CHRISTIAN CHURCH OF GOD AND THE WINNERS ASSEMBLY INCORPORATED are the owners of a 0.697 acre tract of land situated in the Marcum Main Survey, Abstract No. 995, and being parts of Lot 7, Lot 8, Lot 9 and Lot 10, Block 5/1142, Edgewood Place, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 106, Page 117, Deed Records, Dallas County, Texas; said 0.697 acre tract also being all of that tract of land conveyed to The Redeemed Christian Church of God and The Winners Assembly Incorporated by Special Warranty Deed recorded in County Clerk's Instrument No. 20150006440, Official Public Records, Dallas County, Texas; said 0.697 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 3-1/4-inch aluminum monument stamped "ELIZABETH ADEBAYO ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the south corner of said 0.697 acre tract; said point also being at the south corner of said Lot 7, Block 5/1142; said point also being at the intersection of the northwest right-of-way line of Martin Luther King Jr. Boulevard (previously Forest Avenue) (120 feet wide) and the northeast right-of-way line of Colonial Avenue (48 feet wide);

THENCE, North 44 degrees 46 minutes 50 seconds West, with said northeast right-of-way line, a distance of 150.00 feet to a 3-1/4-inch aluminum monument stamped "ELIZABETH ADEBAYO ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the west corner of said 0.697 acre tract; said point also being the west corner of said Lot 7, Block 5/1142; said point also being at the intersection of said northeast right-of-way line of Colonial Avenue and the southeast right-of-way line of a 26.5-foot alley;

THENCE, North 44 degrees 34 minutes 10 seconds East, with said southeast right-of-way line, a distance of 202.50 feet to a 3-1/4-inch aluminum monument stamped "ELIZABETH ADEBAYO ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod set (11-inch iron pipe found bearing North 14 degrees 34 minutes 31 seconds E, 0.89') at the north corner of said 0.697 acre tract; said point also being the north corner of said Lot 10, Block 5/1142; said point also being the west corner of Lot II, Block 5/1142 of said Edgewood Place;

THENCE, South 44 degrees 46 minutes 50 seconds East, leaving said southeast right-of-way line and with the common line of said Lots 10 and II, Block 5/1142, a distance of 150.00 feet to a 3-1/4-inch aluminum monument stamped "ELIZABETH ADEBAYO ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod set (11-inch iron pipe found bearing North 16 degrees 58 minutes 31 seconds West, 0.62') at the east corner of said 0.697 acre tract; said point also being the east corner of said Lot 10, Block 5/1142; said point also being the south corner of said Lot II, Block 5/1142; said point also being on the said northeast right-of-way line of Martin Luther King Jr. Boulevard;

THENCE, South 44 degrees 34 minutes 10 seconds West, with said northwest right-of-way line, a distance of 202.50 feet to the POINT OF BEGINNING;

CONTAINING, 30,373 square feet or 0.697 acres of land, more or less

**OWNER'S DEDICATION**

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, THE REDEEMED CHRISTIAN CHURCH OF GOD AND THE WINNERS ASSEMBLY INCORPORATED, do hereby adopt this plat, designating the herein described property as **ELIZABETH ADEBAYO ADDITION**, 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 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 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.

THE REDEEMED CHRISTIAN CHURCH OF GOD and THE WINNERS ASSEMBLY INCORPORATED  
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

**PRELIMINARY PLAT  
ELIZABETH ADEBAYO ADDITION  
LOT 7A, BLOCK 5/1142**

0.697 ACRE TRACT  
BEING A REPLAT OF PARTS OF  
LOTS 7-10, BLOCK 5/1142  
EDGEWOOD PLACE  
V. 106, P. 114, D.R.D.C.T.

AN ADDITION TO THE CITY OF DALLAS  
MARCUM MAIN SURVEY, ABSTRACT NO. 995  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-157  
ENGINEERING NUMBER DP23-XXX

**OWNER:**  
REDEEMED CHRISTIAN CHURCH OF GOD  
and THE WINNERS ASSEMBLY INCORPORATED  
Attn: Raphael A. Adebayo  
1709 Martin Luther King Blvd.  
DALLAS, TEXAS 75215  
prayourway@gmail.com  
Phone: 214-687-2429  
**ENGINEER - SURVEYOR:**  
Robert Schneeberg, P.E., R.P.L.S.  
robert.schneeberg@gs-engineers.com  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
2100 Lakeside Boulevard, Suite 200  
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**Gonzalez & Schneeberg**  
engineers & surveyors  
2100 Lakeside Boulevard  
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(972) 516-8855  
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00  
SCALE DATE PROJ. NO. DWG. NO.  
1" = 30' MAY, 2023 7442-23-03-05 7442 pre-plot.dwg