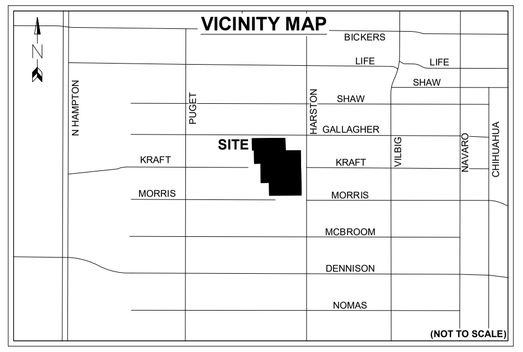
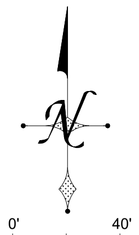
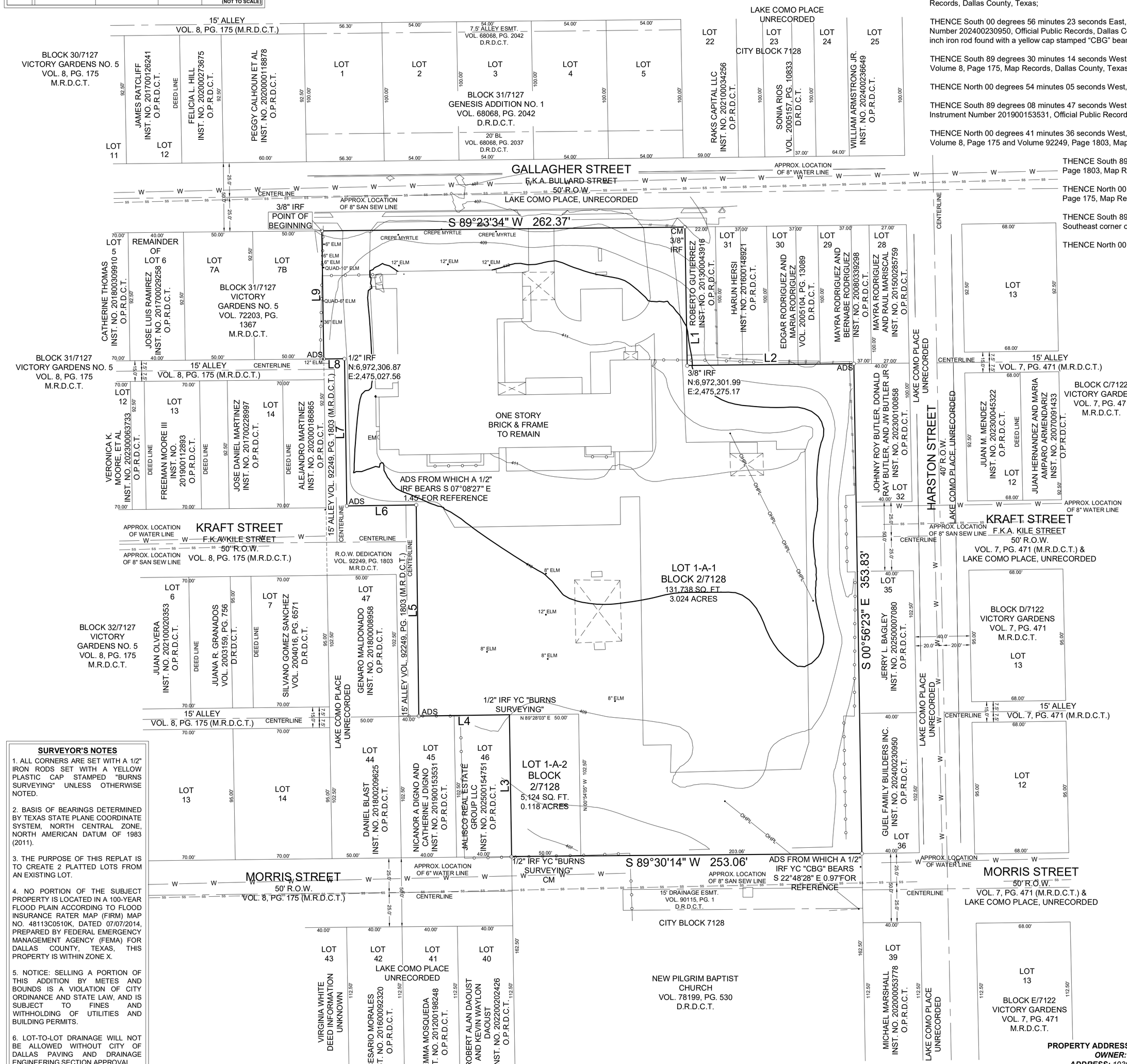




LINE TABLE		
NO.	BEARING	LENGTH
L1	S 00°57'17" E	100.00'
L2	N 89°23'34" E	120.40'
L3	N 00°54'05" W	102.47'
L4	S 89°08'47" W	65.51'
L5	N 00°41'36" W	152.48'
L6	S 89°13'53" W	50.17'
L7	N 00°52'33" W	106.31'
L8	S 89°23'34" W	15.00'
L9	N 00°52'33" W	92.50'

LEGEND

M.R.D.C.T	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
YC	YELLOW CAPPED
ADS	ALUMINUM DISC SET STAMPED "LCPA & RPLS 3691"
BL	BUILDING LINE
ESMT	EASEMENT
F.K.A	FORMERLY KNOWN AS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS New Pilgrim Rest Baptist Church is the owner of a 3.142 acre tract of land situated in the John P. Cole Survey, Abstract Number 242, City of Dallas, Dallas County, Texas, same being Lot 1A, Block 2/7128, New Pilgrim Rest Baptist Church Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 92249, Page 1803, Map Records, Dallas County, Texas, and being a portion of that tract of land conveyed to New Pilgrim Rest Baptist Church by Warranty Deed with Vendor's Lien recorded in Volume 78199, Page 530, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 7B, Block 31/7127, Victory Gardens No. 5, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72203, Page 1367, Map Records, Dallas County, Texas, same lying along the South Right-of-Way line of Gallagher Street (a 50 foot Right-of-Way) (formerly known as Bullard Street) (per Lake Como Place, unrecorded);

THENCE South 89 degrees 23 minutes 34 seconds West, a distance of 262.37 feet to a 3/8 inch iron rod found for corner, said corner lying along the South Right-of-Way line of said Gallagher Street, same being the Northwest corner of a tract of land conveyed to Roberto Gutierrez by deed recorded in Instrument Number 201300043916, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 57 minutes 17 seconds East, a distance of 100.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Gutierrez tract;

THENCE North 89 degrees 23 minutes 34 seconds East, a distance of 120.40 feet to an aluminum disc stamped "LCPA & RPLS 3691" for corner, said corner lying along the South line of a tract of land conveyed to Mayra Rodriguez and Bernabe Rodriguez by deed recorded in Instrument Number 20080339298, Official Public Records, Dallas County, Texas, same being the Northwest corner of a tract of land conveyed to Johnny Roy Butler, Donald Ray Butler, and JW Butler Jr by deed recorded in Instrument Number 202300100858, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 56 minutes 23 seconds East, a distance of 353.83 feet to an aluminum disc stamped "LCPA & RPLS 3691" for corner, said corner being the Southwest corner of a tract of land conveyed to Guel Family Builders Inc. by deed recorded in Instrument Number 202400230950, Official Public Records, Dallas County, Texas, same lying along the North Right-of-Way line of Morris Street (a 50 foot Right-of-Way) (per Volume 7, Page 471, Map Records, Dallas County, Texas and Lake Como Place, Unrecorded), from which a 1/2 inch iron rod found with a yellow cap stamped "CBG" bears South 22 degrees 48 minutes 28 seconds East a distance of 0.97 feet for reference;

THENCE South 89 degrees 30 minutes 14 seconds West, a distance of 253.06 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the North Right-of-Way line of Morris Street (a 50 foot Right-of-Way) (per Volume 8, Page 175, Map Records, Dallas County, Texas), same being the Southeast corner of a tract of land conveyed to Jalisco Real Estate Group LLC by deed recorded in Instrument Number 202500154751, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 54 minutes 05 seconds West, a distance of 102.47 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Northeast corner of said Jalisco tract;

THENCE South 89 degrees 08 minutes 47 seconds West, a distance of 65.51 feet to an aluminum disc stamped "LCPA & RPLS 3691" for corner, said corner lying along the North line of a tract of land conveyed to Nicanor A. Digno and Catherine J. Digno by deed recorded in Instrument Number 201900153531, Official Public Records, Dallas County, Texas, same being the Southwest corner of a 15 foot alley (per Volume 92249, Page 1803 Map Records, Dallas County, Texas);

THENCE North 00 degrees 41 minutes 36 seconds West, a distance of 152.48 feet to an aluminum disc stamped "LCPA & RPLS 3691" for corner, said corner lying along the North Right-of-Way line of Kraft Street (a 50 foot Right-of-Way) (formerly known as Kile Street) (per Volume 8, Page 175 and Volume 92249, Page 1803, Map Records, Dallas County, Texas), from which a 1/2 inch iron rod found bears South 07 degrees 08 minutes 27 seconds East a distance of 1.45 feet for reference;

THENCE South 89 degrees 13 minutes 53 seconds West, a distance of 50.17 feet to an aluminum disc stamped "LCPA & RPLS 3691" for corner, said corner lying along the East Right-of-Way line of a 15 foot alley (per Volume 92249, Page 1803, Map Records, Dallas County, Texas);

THENCE North 00 degrees 52 minutes 33 seconds West, a distance of 106.31 feet to a 1/2 inch iron rod found for corner, said corner lying along the North Right-of-Way line of a 15 foot alley (per Volume 92249, Page 1803 and Volume 8, Page 175, Map Records, Dallas County, Texas);

THENCE South 89 degrees 23 minutes 34 seconds West, a distance of 15.00 feet to an aluminum disc stamped "LCPA & RPLS 3691" for corner, said corner lying along the North Right-of-Way line of said 15 foot alley, same being the Southeast corner of said Lot 7B;

THENCE North 00 degrees 52 minutes 33 seconds West, a distance of 92.50 feet to the POINT OF BEGINNING and containing 136,862 square feet or 3.142 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That New Pilgrim Rest Baptist Church, acting by and through its duly authorized representative, does hereby adopt this plat, designating the herein described property as **LOT 1-A-1 & 1-A-2, BLOCK 2/7128, LAKE COMO PLACE 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 there. 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).

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

Witness my hand at _____, Texas, This _____ day of _____, 20___.

New Pilgrim Rest Baptist Church

_____
Name:
Title: Managing Member

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Balch Springs, Dallas County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

_____
Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

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

CERTIFICATE OF APPROVAL

I, _____ Chairperson or
I, _____ 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 Planning Commission
Dallas, Texas

Attest:

_____
Secretary

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 PLATTED LOTS FROM AN EXISTING LOT.

4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48113C0510K, DATED 07/07/2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

PROPERTY ADDRESS: 1930 GALLAGHER STREET, DALLAS, TEXAS 75212
OWNER: *NEW PILGRIM REST BAPTIST CHURCH*
ADDRESS: *1930 GALLAGHER STREET, DALLAS, TEXAS 75212*
PHONE: 214-637-1019

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202508285-01 PREPARATION DATE: 12/09/2025 DRAWN BY: ANR

PRELIMINARY PLAT
LOT 1-A-1 AND 1-A-2, BLOCK 2/7128
LAKE COMO PLACE ADDITION

BEING A REPLAT OF LOT 1A, BLOCK 2/7128
NEW PILGRIM REST BAPTIST CHURCH ADDITION
136,862 SQUARE FEET - 3.142 ACRES
JOHN P. COLE SURVEY, ABSTRACT NO. 242
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: PLAT26-000016
CITY ENGINEERING FILE NO.: _____