

A detailed map of the area around the 'SITE' (indicated by a black square). The map shows a grid of streets and several towns. To the north of the site are towns like CONWAY, RIBUNE, and BECKLEY. To the east are towns like SMOKE, FORK, and IDAHO. To the south are towns like GRINWELL, KUSHLA, and NEBRASKA. The map also shows major roads like 537, 557, and 552. A compass rose is located in the upper left corner.

ASPHALT	///	///	///
EASEMENT LINE	---	---	---
BUILDING LINE	---	---	---
BOUNDARY LINE	---	---	---
CENTERLINE	---	---	---
SANITARY SEWER LINE	---	SS	---
STORM SEWER LINE	---	STM	---
WATER LINE	---	W	---
OVERHEAD SERVICE LINE	---	OCS	---
OVERHEAD POWER LINE	---	OHP	---
WOOD FENCE	---	□	---

- 1) The purpose of this report is to create one lot out of two platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Lot to lot drainages will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 6) Structures located on subject property are to remain.

8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48131C0445, with a date of identification of 12/15/2022, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

WHEREAS, MISSION OUTREACH HOLINESS CHURCH, is the owner of a tract of land situated in the Joint P. Mapso Survey, Abstract No. 1079, being Lots 11 & 12, Block B-64, 1084 Old Freemont, recorded in Volume 2, Page 142, Map 142, Map 142, Map 142, Dallas County, Texas, according to the plat thereof, also known as "The Church of Jesus Christ of Latter-day Saints," and being part of the same, as more fully described in Volume 96213, Page 2745, Deed Records, Dallas County, Texas, along with certain other tracts of land described in General Warranty Deed to MISSION OUTREACH HOLINESS CHURCH Instrument No. 2009003537126, Official Public Records, Dallas County, Texas, and together being more particularly described by maps and bounds as follows:

BEGINNING at a "X" cut in concrete for the intersection of the north right-of-way line of McVey Avenue (F.K.A. Purnell Avenue)(50' right-of-way) and the east right-of-way line of Seavey Avenue (50' right-of-way), same being the southwest corner of said Lot 12, Block 9/4/08;

THENCE North 00 degrees 43 minutes 10 seconds West, passing an "X" cut in concrete at 49.92' feet and continuing along the said east right-of-way line of Seavers Avenue, for a total of 49.92' feet, to the intersection of the said east right-of-way line of Seavers Avenue and the distance of 99.88 feet to a 3 1/4" aluminum disk set stamped "OUTREACH SUBDIVISION & RPLS 5229" on a 1/2" inch iron rod for the southwest corner of Lot 10, Block 9/4108 of said Freemont.

THESE North 68 degrees 53 minutes 26 seconds East, along the south line of said Lot 10 Block 9/4/108, a distance of 150.00 feet to a 3 1/4" aluminum disk set stamped "OUTREACH SUBDIVISION & RPLS 52592" on a 1/2" inch iron rod for the southeast corner of said Lot 10 Block 9/4/108, same lying in the west right-of-way line of a 15 foot alley.

THESE South00 degrees 43' minutes 10 seconds East, passing a 5/8 inch iron rod at 49.91 feet and continuing along the said west right-of-way line of a 15 foot alley, for a total distance of 99.83 feet to a 3/4 aluminum disk set stamped "OUTREACH SUBDIVISION & RPLS. 52939" on a 1/2 inch iron rod for the southeast corner of said Lot 12, Block 914108;

line of McVey Avenue, a distance of 150.00 feet to the PLACE OF BEGINNING and containing 14,978 square feet of 0.344 acres of land more or less.

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared BYRON ROWLETT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes 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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

1. Sean E. Johnson 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 Civil and Mechanical Engineering Code (No. 14585, as amended), and the Surveying Code (No. 1472).

2. I, the undersigned, certify that the plat is a true and correct copy of the original as recorded.

3. Whether filed or placed in compliance with the Civil Code (Declarations Code, Sec. 51A-6.817) or the Surveying Code (Sec. 1472.001), this plat is a true and correct copy of the original as recorded.

4. I, the undersigned, certify that the digital drawing file accompanying this plat is a precise representation of the original as recorded.

(the Signed Final Plat.

Dated this the _____ day of _____, 2023

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (02/24/2023)

Gary E. Johnson
Taxe Registered Professional | and Clurver No. E300

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes 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 _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

PRELIMINARY PLAT
OUTREACH SUBDIVISION
LOT 11A, BLOCK 9/4/108
ENGINE A REPLAT OF LOTS 11 & 12, BLOCK 9/4/108
OF FREEMONT
SITUATED IN THE JOHN P. NARBORSE SURVEY,
ABSTRACT NO. 1079
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223.077
ENGINEERING PLAN NO. DP _____