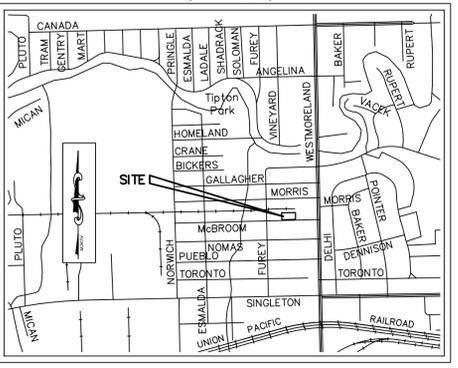


LINETYPE TABLE	
---	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
▬▬▬	BUILDING LINE
—+—+—	STREET CENTERLINE
415'	CONTOUR LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
ST	STORM WATER LINE
—/—/—	WOOD FENCE
○—○—○	CHAIN LINK FENCE

HATCHING LEGEND	
	GRAVEL
	ASPHALT
	CONCRETE

LEGEND	
1.	M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
2.	D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
3.	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
4.	INST. NO. - INSTRUMENT NUMBER
5.	VOL. - VOLUME
6.	PG. - PAGE
7.	IRF - IRON ROD FOUND
8.	RCIRF - 1/2" IRON ROD FOUND WITH "PEISER & MANKIN SURV" RED PLASTIC CAP (PREVIOUSLY SET)
9.	IPF - IRON PIPE FOUND
10.	YOIRF - 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND
11.	F.K.A. - FORMERLY KNOWN AS

VICINITY MAP (NOT TO SCALE)



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

Whereas KCT Holdings, LLC and Tabernacle Baptist Church are the sole owners of that certain 43,223 square foot [0.993 acre] tract of land situated in the W.C. McGowan Survey, Abstract No. 859, City of Dallas, Block 1/7144, City of Dallas, Dallas County, Texas, and being all that certain tract of land to KCT Holdings, LLC, by General Warranty Deed recorded in Instrument Number 202400090805, Official Public Records, Dallas County, Texas, and being all that certain tract of land conveyed to Tabernacle Baptist Church, by Warranty Deed recorded in Volume 78183, Page 1275, Deed Records, Dallas County, Texas, and being all of Lot 8R, Block 1/7144, Westmoreland Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90086, Page 3969, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Lot 8R, same being the southwest corner of said KCT Holdings tract, same being the southeast corner of Lot 14, Block 1/7144, Westmoreland Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 207, Map Records, Dallas County, Texas, same being in the north right-of-way line of McBroom Street (formerly known as Jessie Owens Avenue) (a 50 foot public right-of-way);

THENCE North 00 deg. 26 min. 30 sec. West, along the common line of said Lot 8R and said Lot 14, a distance of 142.37 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the northwest corner of said Lot 8R, same being the northeast corner of said Lot 14, same being the south line of a 15 foot Alley as recorded in said Volume 8, Page 207, Map Records, Dallas County, Texas;

THENCE North 89 deg. 46 min. 14 sec. East, along the common line of said Lot 8R and said 15 foot Alley, passing at a distance of 49.99 feet, a 1/2 inch iron rod with yellow plastic cap stamped "CBG" found for the northeast corner of said KCT Holdings tract, and continuing a total distance of 299.99 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the northeast corner of said Lot 8R, same being the northwest corner of Lot 7, said Block 1/7144, Westmoreland Park Addition;

THENCE South 00 deg. 25 min. 52 sec. East, along the common line of said Lot 8R and said Lot 7, a distance of 145.81 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" found for the southeast corner of said Lot 8R, same being the southwest corner of said Lot 7, same being in the north right-of-way line of aforesaid McBroom Street;

THENCE North 89 deg. 34 min. 24 sec. West, along the common line of said Lot 8R and said McBroom Street, passing at a distance of 250.00 feet, a 3 inch iron pipe found for the southeast corner of said KCT Holdings tract, and continuing a total distance of 300.00 feet to the POINT OF BEGINNING and containing 43,223 square feet or 0.993 acres of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **TABERNACLE BAPTIST CHURCH AND KCT HOLDINGS, LLC**, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TABERNACLE BAPTIST CHURCH 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 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.)

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, TEXAS.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2025

TABERNACLE BAPTIST CHURCH

BY: _____
XXXXXXXXXX, OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED XXXXXXXX, 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 _____, 2025

NOTARY PUBLIC IN AND FOR _____ COUNTY

WITNESS, my hand at Dallas, Texas, this the _____ day of _____ 2025

KCT HOLDINGS, LLC

BY: _____
XXXXXXXXXX, OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED XXXXXXXX, 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 _____, 2025

NOTARY PUBLIC IN AND FOR _____ COUNTY

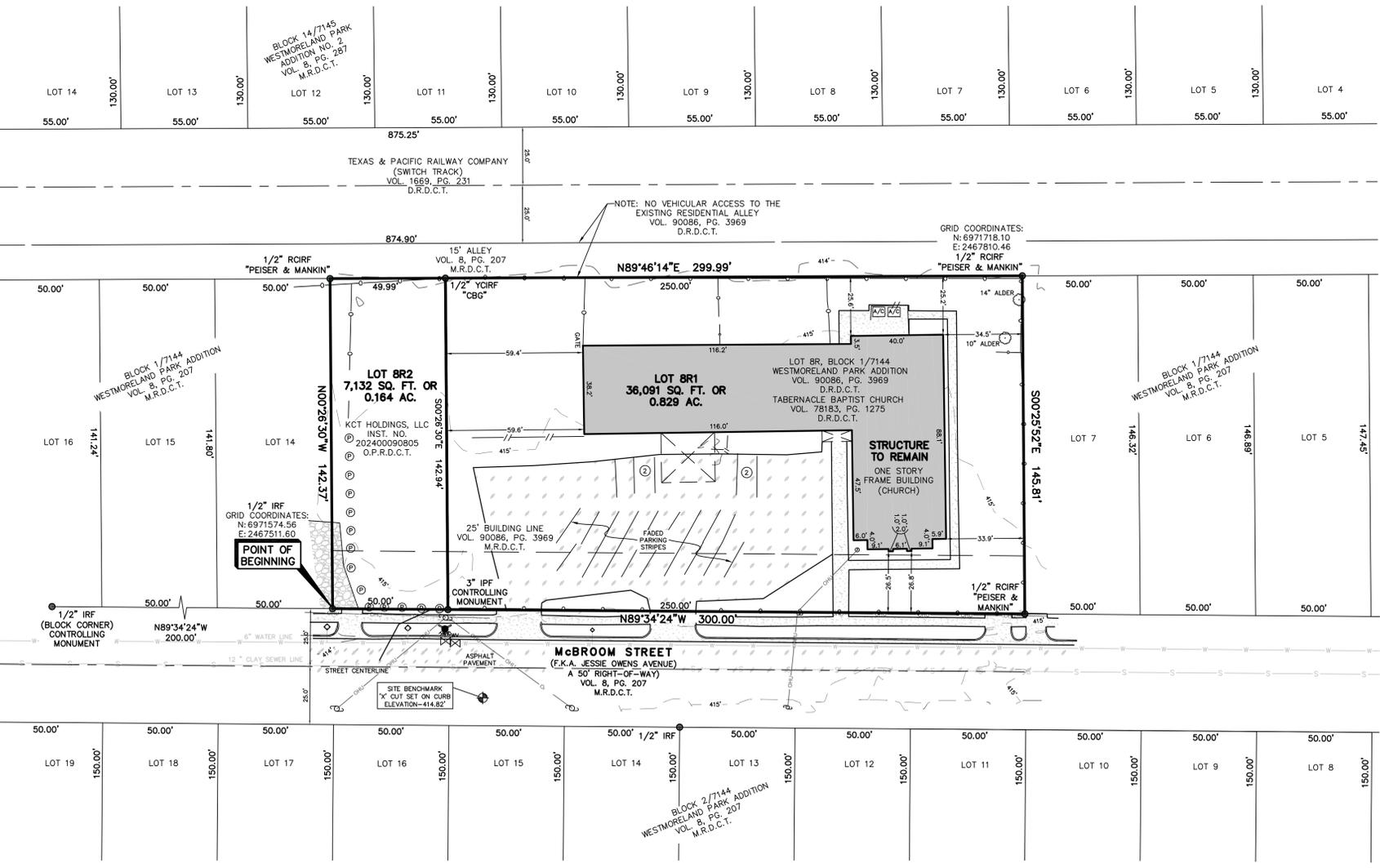
COUNTY RECORDING LABEL FINAL PLAT

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 some was duly approved on the ____ day of _____ A.D. 20__ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary



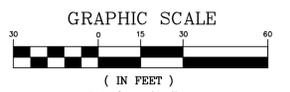
GENERAL NOTES:
1. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011) Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) 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 2 lots from an existing lot.
5. All structures to remain.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 08/23/2001 Community Panel No. 48113C0320J subject lot is located in Zone "X" with reduced flood risk due to levees. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

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 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.
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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS



PRELIMINARY PLAT
TABERNACLE BAPTIST CHURCH ADDITION
LOT 8R1 AND 8R2, BLOCK 1/7144

BEING A REPLAT OF LOT 8R, BLOCK 1/7144 WESTMORELAND PARK ADDITION W.C. MCGOWAN SURVEY, ABSTRACT NO. 859 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. PLAT-25-000128 ENGINEERING PLAN NO. _____

OWNER:
KCT HOLDINGS LLC
104 E OVILLA ROAD, UNIT 507
RED OAK, TX 75154

OWNER:
TABERNACLE BAPTIST CHURCH
3403 MCBROOM STREET
DALLAS, TX 75212

ENGINEER:
SHOLA MORGHUNFOLA, PH.D., P.E., PH.-GW.
OKM ENGINEERING, INC.
811 E. 9TH STREET
DALLAS, TX 75203
PHONE: 214-941-9412

JOB NO.: 25-0126	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1	
DATE: 02/27/2025			
FIELD DATE: 02/24/2025	1612 HART STREET, SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
SCALE: 1" = 30'			
FIELD: E.M.			
DRAWN: J.M.N.			
CHECKED: T.R.M.	tman@peisersurveying.com	FIRM No. 100999-00	Member Since 1977

LEGEND			
	GAS METER		WATER MANHOLE
	IRR. CONTROL VALVE		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		TELEPHONE MANHOLE
	POWER POLE		SEWER MANHOLE
	DOWN GULLY		METAL FENCE POST
	S.S. MANHOLE		VAULT
	CLEAN OUT		HANDICAP SPACE
	FIRE HYDRANT		SIGN
	WATER METER		LIGHT POLE
	FUEL PORT		CONCRETE BOX
	WATER VALVE		CONCRETE
	TRANSFORMER PAD		BOLLARD
	ELECTRIC METER		COVERED AREA
	STORM DRAIN MANHOLE		A/C PAD