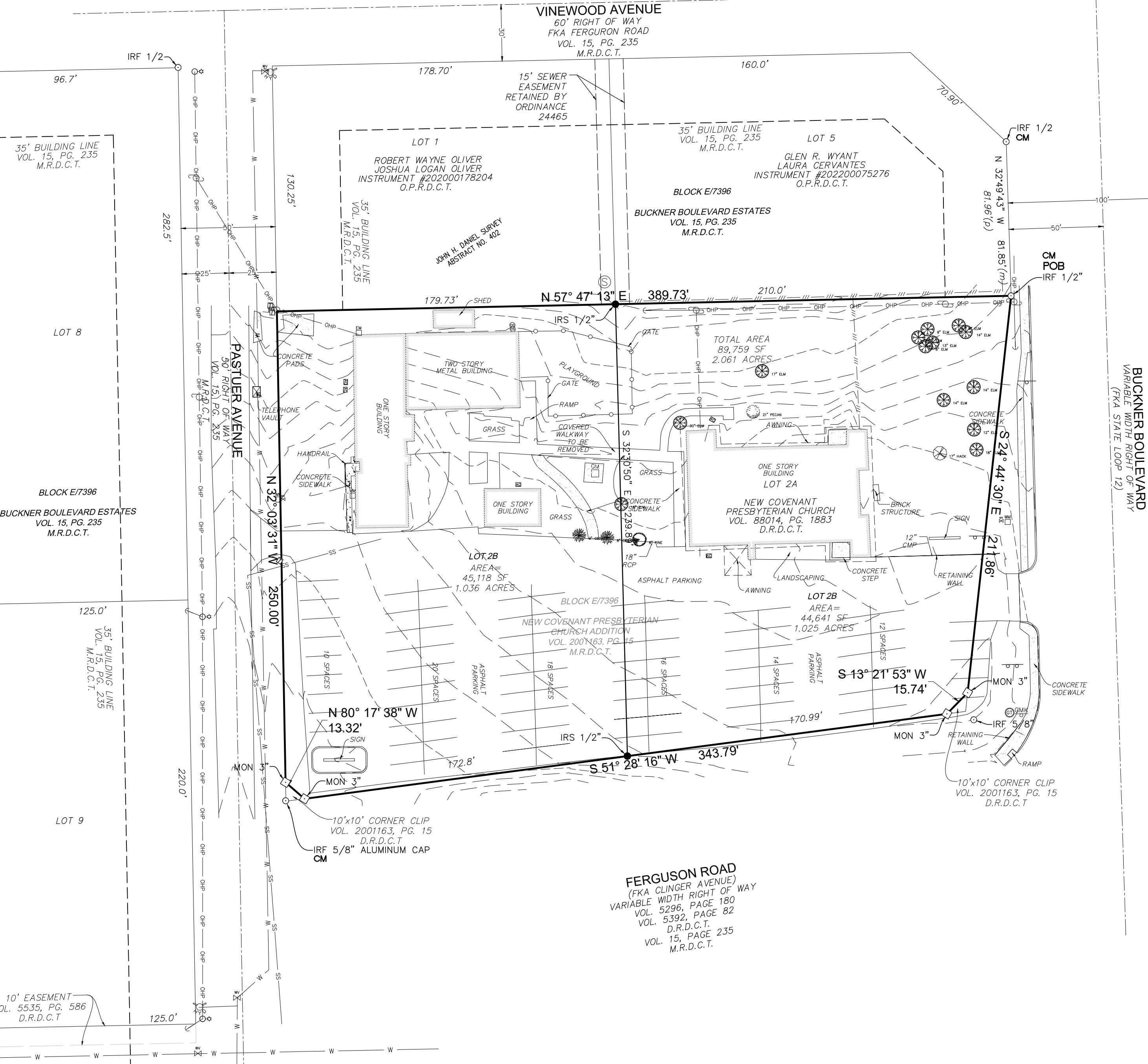


Plotted by: eesl Plot Date: 10/9/2025 12:02 PM

Drawing: G:\My Drive\Survey\25081-2525 N Buckner Blvd Dallas-Plat.dwg Saved By: eesl Save Time: 10/7/2025 10:06 AM



SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 _____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 purpose 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 _____, 2025.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (2) lots from a platted lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- All structures to remain.
- All distances are platted distances, unless noted.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That New Covenant Presbyterian Church, acting by and through it's duly authorized officers, Kevin Hamilton and D.W. Haigler, does hereby adopt this plat, designating the herein described property as **PASTEUR 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 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.

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

New Covenant Presbyterian Church

Kevin Hamilton, Trustee

D.W. Haigler, Trustee

STATE OF TEXAS

COUNTY OF DALLAS

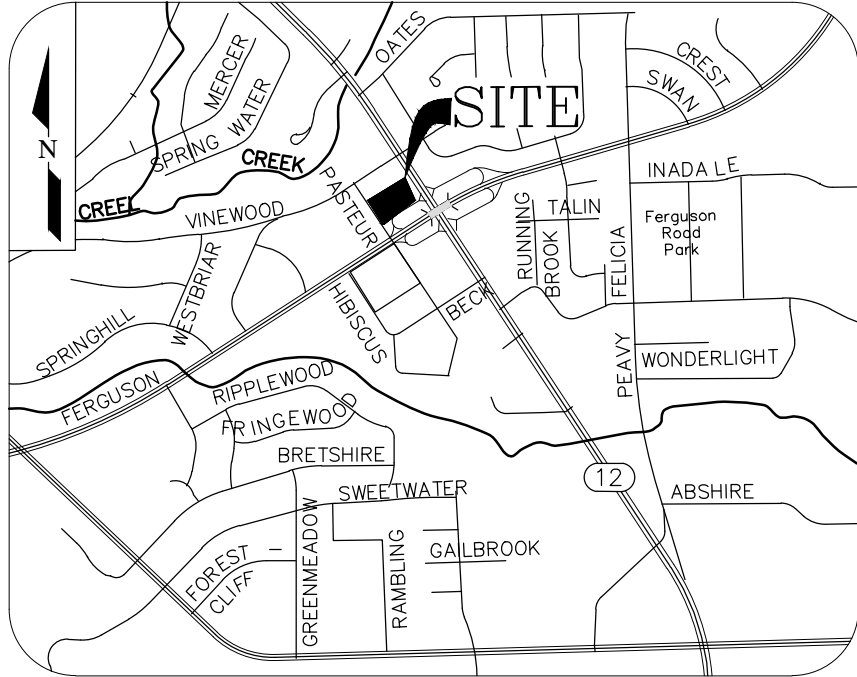
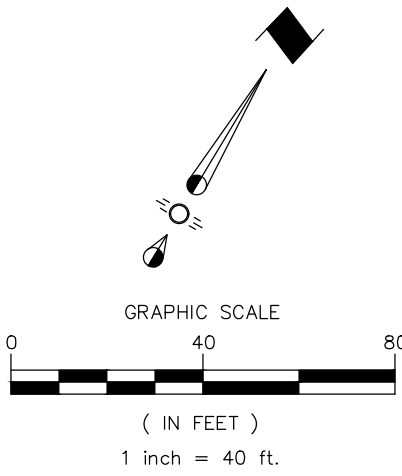
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kevin Hamilton and D.W. Haigler, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose 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 _____, 2025.

Notary Public in and for the State of Texas

LEGEND

CM	CONTROLLING MONUMENT	EQ	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	EM	ELECTRIC METER
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	MB	MAILBOX
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	CS	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING	WM	WATER METER
p, m	PLATTED, MEASURED	WV	WATER VALVE
VOL./PG.	VOLUME/PAGE	FD	FIRE HYDRANT
IRF	IRON ROD FOUND (AS NOTED)	SS	SANITARY SEWER MANHOLE
IPF	IRON PIPE FOUND (AS NOTED)	OHP	OVERHEAD POWER LINE
IRS	IRON ROD SET (ARA 6671)		
MON	ALUMINUM DISK STAMPED "PASTEUR ADDITION AND ARA 6671" SET ON A 1/2" INCH IRON ROD		



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS New Covenant Presbyterian Church is the owner of a 89,759 square foot or 2.061 acre tract of land, situated in the John H. Daniel Survey, Abstract Number 402, in the City of Dallas, Dallas County, Texas, being all Lot 2A, Block E/7396 of New Covenant Presbyterian Church Addition, an Addition to the City of Dallas, Texas, recorded in Volume 2001163, Page 15, Deed Records, Dallas County, Texas (D.R.D.C.T.), being all of the property described in a Deed to New Covenant Presbyterian Church, recorded in Volume 88014, Page 1883, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the Northeast corner of said Lot 2A, same being the Southeast corner of Lot 5, Block E/7396, Buckner Boulevard Estates, an Addition to the City of Dallas, recorded in Volume 15, Page 235, Map Records, Dallas County, Texas, same being in the West right of way line of Buckner Boulevard, a variable width right-of-way, from which a 1/2 inch iron rod found at an Easterly corner of said Lot 5 bears, North 32 degrees 49 minutes 43 Seconds West, 81.65 feet;

THENCE South 24 degrees 44 minutes 30 seconds East, with the common line between said Lot 2A and said Buckner Boulevard, a distance of 211.86 feet to a 3 inch Aluminum Disk stamped "Pasteur Addition and ARA 6671" set (hereinafter referred to as Monument set) at the North end of a corner clip, said point being the intersection of the West right of way line of said Buckner Boulevard, with the North right of way line of Ferguson Road, a a variable width right-of-way;

THENCE South 13 degrees 21 minutes 53 seconds West, with the common line between said Lot 2A and said Ferguson Road, a distance of 343.79 feet to a Monument set at the South end of a corner clip;

THENCE South 51 degrees 28 minutes 16 seconds West, continuing with the common line between said Lot 2A and said Ferguson Road, a distance of 343.79 feet to a Monument set at the South end of a corner clip;

THENCE North 80 degrees 17 minutes 38 seconds West, continuing with the common line between said Lot 2A and said Ferguson Road, a distance of 13.32 feet to a Monument set at the North end of a corner clip, said point being at the intersection of the North line of said Ferguson Road, with the East right of way line of Pasteur Avenue, a 50 foot right-of-way;

THENCE North 32 degrees 03 minutes 31 seconds West, with the common line between said Lot 2A and said Pasteur Avenue, a distance of 250.00 feet to a point in a power pole, said point being the Northwest corner of said Lot 2A, and being the Southwest corner of Lot 1, Block E/7396, said Buckner Boulevard Estates;

THENCE North 57 degrees 47 minutes 13 seconds East, with the common line between said Lot 2A and said Buckner Boulevard Estates, at 179.73 passing the Southeast corner of said Lot 1, and the Southwest corner of said Lot 5, continuing for a total distance of 389.73 feet to the **POINT OF BEGINNING**, containing 89,759 square foot or 2.061 acres of land more or less.

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

SURVEYOR

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPels No. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
PASTEUR ADDITION
LOT 2B AND LOT 2C, BLOCK E/7396

A REPLAT OF LOT 2A, BLOCK E/7396
NEW COVENANT PRESBYTERIAN CHURCH ADDITION
2.061 ACRES SITUATED IN THE
JOHN H. DANIEL SURVEY, ABSTRACT NO. 402
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-25-000121