



LEGEND

.....	PROPERTY LINE	.....	OVERHEAD POWER
.....	EASEMENT LINE	.....	GAS LINE
.....	BUILDING	.....	SEWER LINE
.....	ASPHALT	.....	STORM SEWER LINE
.....	CONCRETE	.....	WATER LINE
.....	FENCE LINE	.....	EXISTING CONTOUR LINE
.....	LIGHT STANDARD	.....	EXISTING SPOT ELEVATION
.....	BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
.....	WATER VALVE	.....	1/2" IRON ROD WITH 1-3/4" NUT
.....	WATER METER	.....	ALUMINUM DISK STAMPED "RLG INC" SER
.....	FIRE HYDRANT	.....	IRON ROD FOUND
.....	STAND PIPE	.....	MAG. NAIL SET / FOUND
.....	CLEAN OUT	.....	CHISELED "T" SET / FOUND
.....	IRRIGATION BOX	.....	PK NAIL SET / FOUND
.....	TELEPHONE PEDESTAL	.....	CONTROLING MONUMENT
.....	POWER POLE	.....	MAP RECORDS, DALLAS COUNTY, TEXAS
.....	POWER POLE WITH U/G CONDUIT	.....	DEED RECORDS, DALLAS COUNTY, TEXAS
.....	GUY WIRE	.....	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
.....	SON	.....	INSTRUMENT NUMBER
.....	SANITARY SEWER MANHOLE	.....	VOLUME, PAGE
.....	STORM SEWER MANHOLE	.....	AREA DRAIN & SIZE IN INCHES
.....	GAS MANHOLE	.....	ROOF DRAIN
.....	TELEPHONE MANHOLE	.....	CURB DRAIN
.....	ELECTRIC MANHOLE	.....	PULL BOX
.....	FIBER OPTIC MANHOLE	.....	PULL BOX ELECTRIC
.....	COMMUNICATIONS MANHOLE	.....	PULL BOX TELEPHONE
.....	ELECTRIC BOX	.....	PULL BOX FIBER OPTIC
.....	TRAFFIC SIGNAL	.....	WET NO.
.....	ELECTRIC METER	.....	.....
.....	TRAFFIC SIGNAL BOX	.....	.....
.....	POST INDICATOR VALVE	.....	.....



OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

Whereas, Kessler Park Methodist Church, is the owner of a 245,697 square foot (5,640.4 acre) tract of land situated in the Aaron Overton Survey, Abstract No. 1101, City of Dallas, Dallas County, Texas, being in the City Block 5925, Dallas County, Texas, being a remainder portion of a called 6.88 acres tract described in a Warranty Deed to Kessler Park Methodist Church, recorded in Volume 2509, Page 523, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with 1-3/4" aluminum cap stamped "RLG INC" set in the west right-of-way line of Turner Avenue (a 60 feet right-of-way, recorded in Volume 2567, Page 176, Deed Records, Dallas County, Texas), and in the north right-of-way line of Colorado Boulevard (a 100 feet right-of-way, recorded in Volume 3, Page 74, Map Records, Dallas County, Texas), for the southeast corner of the remainder of said 6.88 acres tract and the beginning of a non-tangent curve to the left, from which a found 3/8" iron rod bears South 22°22'06" West, a distance of 15.00 feet;

THENCE along the common line between said Colorado Boulevard and the remainder of said 6.88 acres tract, the following bearings and distances;

In a northwest direction along said non-tangent curve to the left, whose chord bears North 80°52'03" West for a distance of 129.22 feet, having a radius of 376.99 feet, a central angle of 19°44'11", and an arc length of 129.86 feet to a 1/2" iron rod with 1-3/4" aluminum cap stamped "RLG INC" set at the end of said non-tangent curve to the left, from which a found 3/4" iron pipe found bears South 83°26'06" West, a distance of 20.79 feet;

South 89°15'52" West, a distance of 105.29 feet to a 1/2" iron pipe found in the north right-of-way line of said Colorado Boulevard, for the southeast corner of Lot 1, Block 16/3803, Kessler Park, an addition to the City of Dallas, Texas, according to the plat recorded in said Volume 3, Page 147, and for the southwest corner of the remainder of said 6.88 acres tract;

THENCE North 02°46'32" West, along the common line between said Block 16/3803 and the remainder of said 6.88 acres tract, and in part Canterbury Court (a variable width right-of-way, recorded in said Volume 3, Page 147), a distance of 1038.37 feet to a point in the east right-of-way line of said Canterbury Court, for a southerly corner of the northwest corner clip of the remainder of said 6.88 acres tract, and for the beginning of a tangent-curve to the right, from which a found 60D-nail bears South 60°42'40" East, a distance of 4.04 feet, from said point which a found 3/4" iron pipe bears South 13°50'06" East, a distance of 2.80 feet;

THENCE in a northeast direction along said tangent curve to the right, whose chord bears North 43°03'51" East a distance of 35.87 feet, having a radius of 25.00 feet, a central angle of 91°40'46", and an arc length of 40.00 feet to a 1/2" iron rod with 1-3/4" aluminum cap stamped "RLG INC" set at the end of said tangent curve to the right, in the south line of Lot 3, Block 3/5926, Kessler Park No. 3, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 29, Page 217, Map Records, Dallas County, Texas, and for the northerly corner of said corner clip;

THENCE North 88°54'14" East, along the common line between said Block 3/5926 and the remainder of said 6.88 acres tract, a distance of 202.78 feet to a 1/2" iron rod with 1-3/4" aluminum cap stamped "RLG INC" set in the west right-of-way line of said Turner Avenue, and in the south line of said Block 3/5926, for the northeast corner of the remainder of said 6.88 acres tract;

THENCE South 02°56'46" East, along the common line between said Turner Avenue and the remainder of said 6.88 acres tract a distance of 1087.83 feet to the POINT OF BEGINNING, containing 246,697 square feet or 5,640.4 acres of land, more or less.

GENERAL NOTES:

1. Bearings are based on the Texas Coordinate System of 1983, North Central Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing AllTerra Virtual Reference Network.
2. Controlling Monuments: As Shown.
3. Lot-to-lot drainage is not permitted without engineering approval.
4. The purpose of this plat is platting unplatted land into three (3) lots.
5. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6. All building structures are to remain.

PLACE COUNTY
RECORDING LABEL HERE

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

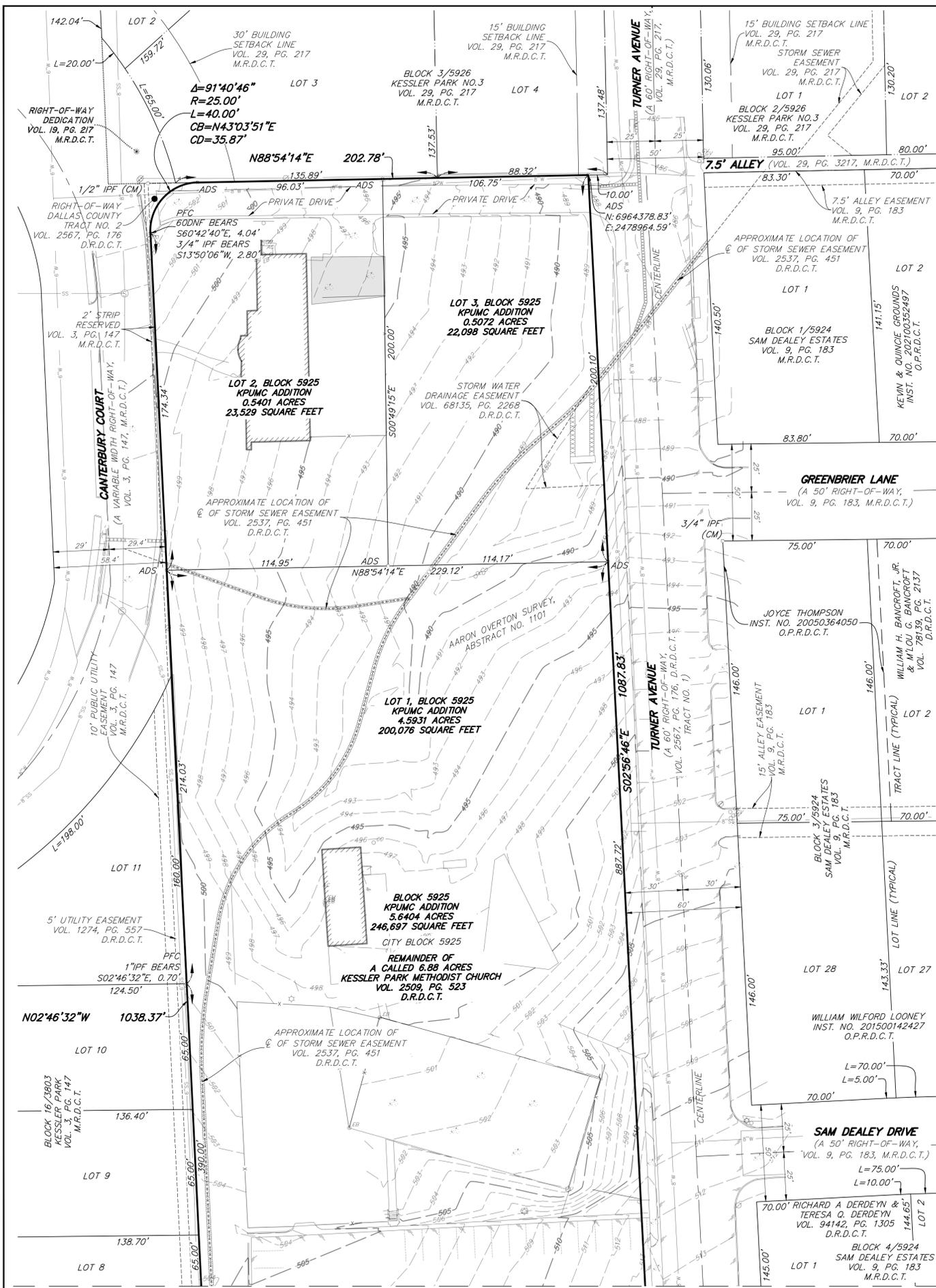
**PRELIMINARY PLAT
OF
KPUMC ADDITION
LOT 1, 2 AND 3, BLOCK 5925
CITY BLOCK 5925
REMAINDER OF A CALLED 6.88 ACRES TRACT
AARON OVERTON SURVEY, ABSTRACT NO. 1101
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. PLAT-26-000024**

SCALE: 1" = 40' DATE: 08-15-2025

OWNER: KESSLER PARK METHODIST CHURCH
 1215 TURNER AVENUE
 DALLAS, TX 75208
 214-942-0098
 C/O CHRISTINE HOLLEY

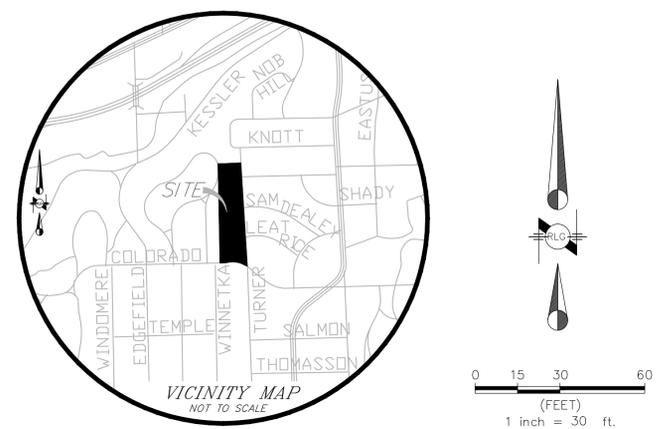
SURVEYOR: RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rl@rlginc.com
 TX PE REC #1-493
 TBPELS REC #100341-00

RECORDED INST# - JOB NO. 2511.032 E-FILE 2511.032PP DWG NO. 28,791W SHEET 1 OF 2



LEGEND

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	ASPHALT	---	STORM SEWER LINE
---	CONCRETE	---	EXISTING CONTOUR LINE
---	FENCE LINE	---	EXISTING SPOT ELEVATION
---	LIGHT STANDARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RIG INC" SET
---	LIGHT BOLLARD	---	1/2" IRON ROD WITH 1-3/4" ALUMINUM DISK STAMPED "RIG INC" SET
---	BOLLARD	---	IRON ROD FOUND
---	WATER VALVE	---	MAG NAIL SET / FOUND
---	WATER METER	---	CHISELED "X" SET / FOUND
---	FORE HYDRANT	---	PK NAIL SET / FOUND
---	STAND PIPE	---	CONTROLLING MONUMENT
---	CLEAN OUT	---	M.R.D.C.T.
---	IRRIGATION BOX	---	MAP RECORDS, DALLAS COUNTY, TEXAS
---	TELEPHONE PEDESTAL	---	D.E.D. RECORDS, DALLAS COUNTY, TEXAS
---	POWER POLE	---	G.P.R.D.C.T.
---	POWER POLE WITH U/C CONDUIT	---	INST. NO.
---	GUY WIRE	---	VOL. PG.
---	DIRTY WIRE	---	AREA DRAIN & SIZE IN INCHES
---	SANITARY SEWER MANHOLE	---	RD
---	STORM SEWER MANHOLE	---	RD
---	GAS MANHOLE	---	RD
---	TELEPHONE MANHOLE	---	RD
---	ELECTRIC BOX	---	RD
---	FIBER OPTIC MANHOLE	---	RD
---	COMMUNICATIONS MANHOLE	---	RD
---	ELECTRIC METER	---	RD
---	TRAFFIC SIGNAL BOX	---	RD
---	POST INDICATOR VALVE	---	RD



OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **KESSLER PARK METHODIST CHURCH**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **KPUMC 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the **DETENTION AREA EASEMENT STATEMENT** recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2026.

Owner: **KESSLER PARK METHODIST CHURCH**

Signature: _____
 Name: **ROBERT RODGERS**
 Title: **Board of Trustees, Chairman**

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 **ROBERT RODGERS**, 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 _____, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, **BRIAN R. WADE**, 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 Engineers and Professional 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 the _____ day of _____, 2026.

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.

Brian R. Wade
 Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN R. WADE**, 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 and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

GENERAL NOTES:

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 OF
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