

OWNER CERTIFICATE

WHEREAS 75218 PROPERTY COMPANY is the owner of a tract of land situated in the Samuel M. Hyde Survey, Abstract No. 547, City of Dallas, Dallas County, Texas and being all of Lots 16-23, Block H/6133, Lake Terrace Addition, an addition to the City of Dallas, recorded in Volume 21, Page 77, Map Records, Dallas County, Texas, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, recorded in Instrument No. 201800018768, Official Public Records, Dallas County, Texas, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, recorded in Instrument No. 201600255328 of said Official Public Records, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, recorded in Instrument No. 201300307037 of said Official Public Records, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, recorded in Instrument No. 200900184805 of said Official Public Records, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, Inc. recorded in Instrument No. 201000098108 of said Official Public Records, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, Inc. recorded in Instrument No. 202300169104 of said Official Public Records, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, Inc., recorded in Instrument No. 201300203971 of said Official Public Records, and being all of the land described in General Warranty Deed with Vendor's Lien to 75218 Property Company, Inc. recorded in Instrument No. 201100192705 of said Official Public Records, and being all of a called 0.2041 acre tract described in Quitclaim Deed to 75218 Property Company, recorded in Instrument No. 201900265194 of said Official Public Records and being more particularly described as follows:

BEGINNING at a 3-1/4" aluminum disk set at the east corner of said Lot 16 and the east corner of said 75218 Property Company tract (Instrument No. 201800018768), at the intersection of the southwest right-of-way line of Peavy Road (a 60-foot right-of-way, Volume 21, Page 77 - M.R.D.C.T.) and the northwest right-of-way line of Lake Highlands Drive (variable width right-of-way, by use and occupation);

THENCE with said northwest right-of-way line of Lake Highlands Drive and the southeast lines of said Lots 16-23 and the southeast line of said 0.2041 acre tract, South 26°35'43" West, a distance of 626.71 feet to a 3-1/4" aluminum disk set for the south corner of said 0.2041 acre tract;

THENCE departing said northwest right-of-way line of Lake Highlands Drive, with the southwest line of said 0.2041 acre tract, North 45°41'17" West, a distance of 162.72 feet to a 3-1/4" aluminum disk set for the west corner of said 0.2041 acre tract, in the southeast line of Lot 1, Block 2/6133, Saint Johns Episcopal Church, an addition to the City of Dallas according to the plat recorded in Volume 48, Page 93 of said Map Records;

THENCE with the west line of said 0.2041 acre tract and west line of said Lot 1, the following courses and distances:

North 26°35'43" East, a distance of 409.11 feet to a 3-1/4" aluminum disk set for corner;
North 09°32'47" West, a distance of 24.22 feet to a 3-1/4" aluminum disk set for the northwest corner of said 0.2041 acre tract, in the south line of a 15 foot alley dedicated by said Lake Terrace Addition;

THENCE with the north line of said 0.2041 acre tract, South 63°24'17" East, a distance of 29.29 feet to a 3-1/4" aluminum disk set for the northeast corner of said 0.2041 acre tract, in the northwest line of said Lot 17 and the northwest line of said 75218 Property Company tract (Instrument No. 201600255328);

THENCE with said northwest line of Lot 17 and southeast line of said 15 foot alley, North 26°35'43" East, a distance of 48.53 feet to a 3-1/4" aluminum disk set for the north corner of said Lot 17 and the west corner of said Lot 16, and being the north corner of said 75218 Property Company tract (Instrument No. 201600255328);

THENCE continuing with said southeast line of the 15 foot alley and with the northwest line of said Lot 16 and the northwest line of said 75218 Property Company tract (Instrument No. 201800018768), North 30°53'37" East, a distance of 93.70 feet to a 3-1/4" aluminum disk set for the north corner of said Lot 16 and the north corner of said 75218 Property Company tract (Instrument No. 201800018768), in said southwest right-of-way line of Peavy Road, and being the beginning of a non-tangent curve to the left with a radius of 230.00 feet, a central angle of 08°06'54", and a chord bearing and distance of South 63°09'50" East, 32.55 feet;

THENCE with said southwest right-of-way line of Peavy Road and the northeast line of said Lot 16 and the northeast line of said 75218 Property Company tract (Instrument No. 201800018768), the following courses and distances:

In an easterly direction, with said non-tangent curve to the left, an arc distance of 32.58 feet to a 3-1/4" aluminum disk set for corner;
South 67°13'17" East, a distance of 100.65 feet to the POINT OF BEGINNING and containing 90,276 square feet or 2.0724 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 75218 PROPERTY COMPANY, does hereby adopt this plat, designating the herein described property as ST. JOHN'S EPISCOPAL CHURCH 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, ___, 20__.

By: _____

Name: _____

Title: _____

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 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 _____, 2024.

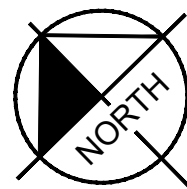
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ___ day of, ___, 20__.

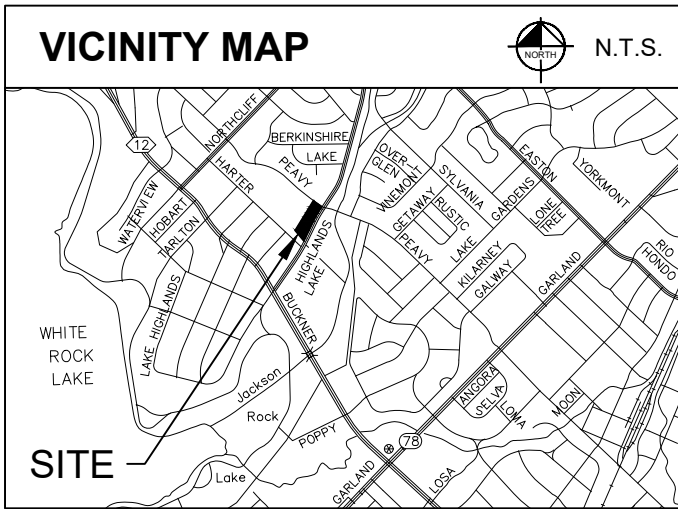
ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700,
DALLAS, TEXAS 75240
CONTACT: ALEX RATHBURN, P.E.
PHONE: (972) 770-1345
EMAIL: alex.rathburn@kimley-horn.com

OWNER:
75218 PROPERTY COMPANY
848 HARTER ROAD
DALLAS, TEXAS 75218
CONTACT: ROBERT DEVILBISS
PHONE: (214) 587-1179
EMAIL: bobbyd@primelending.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100,
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: andy.dobbs@kimley-horn.com



GRAPHIC SCALE IN FEET
40 0 20 40 80
1" = 40' @ 24X36



LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, Chairperson or Brent Ruben, 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
LOT 1, BLOCK H/6133
ST. JOHN'S EPISCOPAL CHURCH
ADDITION

CITY OF DALLAS BLOCK H/6133
AND BEING 2.0724 ACRES OUT OF THE
SAMUEL M. HYDE SURVEY, ABSTRACT NO. 547
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-127
WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

Kimley»Horn

2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500
Tel. No. (469) 718-8849

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 40' | LDV | JAD | Mar. 2025 | 064613900 | 1 OF 1 |