



SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A BLUE PLASTIC CAP STAMPED "TEXAS ELITE SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE FOUR (4) PLATTED LOTS FROM AN EXISTING PLATTED LOT.
- THIS REPLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED OR SUBDIVISION RESTRICTIONS OR COVENANTS.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48113C0370K WITH AN EFFECTIVE DATE OF 07/07/2014. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- STRUCTURES LOCATED ON PROPERTY ARE TO REMAIN.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LIFEWAY CHURCH OF GOD, acting by and through its duly authorized agents, does hereby adopt this plat, designating the herein described property as: **LIFEWAY 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 roadway 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 systems 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 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 _____, Texas, This _____ day of _____, 20__.

LIFEWAY CHURCH OF GOD

Name: Stephen Thomas
Title: Owner/Managing Member

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 Stephen Thomas, 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 _____, 20__.

Notary Public in and for the State of Texas
My commission expires:

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS Lifeway Church of God is the sole owner of a tract of land located in the MARTIN PRUITT SURVEY, Abstract No. 1162, and being Lot 71, City Block 6784, of East Side Acres, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 3, Page 190, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Lifeway Church of God, recorded in Instrument No. 201700161135, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the East line of Cypress Avenue, a 50' right-of-way, at the Northwest corner of Lot 72, of said Block 6784, and being the Southwest corner of said Lot 71, Block 6784;

THENCE North 01°21'19" West, with said East line, a distance of 223.40' to a 1/2" iron rod found at the Southwest corner of Lot 70-B, Block 6784, of East Side Acres, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 83240, Page 266, Map Records, Dallas County, Texas, and being the Northwest corner of said Lot 72, Block 6784;

THENCE North 89°38'41" East, a distance of 193.46' to a 1/2" iron rod found in the West line of a 15' alley right-of-way, at the common Easterly corner of said Lots 70-B and 71, Block 6784;

THENCE South 01°17'39" East, with said West line, a distance of 223.40' to a 3/8" iron rod found at the common Easterly corner of said Lots 71 and 72, Block 6784;

THENCE South 89°38'41" West, a distance of 193.22' to the PLACE OF BEGINNING and containing 43,193 square feet or 0.992 of an acre of land.

SURVEYOR'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Joseph Amaya, 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.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20__.

PRELIMINARY - NOT FOR RECORDING PURPOSES

Joseph Amaya
Texas Registered Professional Surveyor
Seal No. 5855

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 Joseph Amaya, R.P.L.S. 5855, State of Texas, 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires:

WILBARGER DRIVE
50' RIGHT-OF-WAY
VOL. 83089, PG. 157, M.R.D.C.T.

LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET STAMPED "TEXAS ELITE SURVEYING"

OWNER
Name: Lifeway Church of God
Address: 2326 Jacqueline Drive
Garland, TX 75042
Phone: 214-862-1153
Email: jspices@yahoo.com

PROFESSIONAL LAND SURVEYORS
ADDRESS: 1200 EAST STATE HIGHWAY 276
WEST TAWAKONI, TEXAS 75474
SURVEYOR: JOSEPH AMAYA, R.P.L.S. NO. 4888
WEBSITE: WWW.TEXASELITESURVEY.COM
PHONE: (469) 560-5453
FIRM NO. 10194834

ELITE SURVEYING

DATE: 01/04/2026	SCALE: 1" = 30'	JOB NO.: 23-0827
REVISED DATE:	DRAWN BY: TD	

PRELIMINARY PLAT
LOTS 71A - 71D, BLOCK 6784
LIFEWAY CHURCH ADDITION
BEING A REPLAT OF LOT 71, BLOCK 6784
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
MARTIN PRUITT SURVEY, ABSTRACT NO. 1162
CITY PLAN FILE NO. S234-107
ENGINEERING FILE NO. _____