

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Park Cities Presbyterian Church, and Wilson K. Mason, III and Wife, Gwyn S. Mason, are the sole owners of a 276,133 square foot tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, being all of that tract of land described to said Park Cities Presbyterian Church by General Warranty Deed recorded in Volume 94127, Page 8198, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being all of Lot 1B, Block 3/2064, Park Cities Presbyterian Church Expansion Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 202300146258, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of that tract of land conveyed to said Wilson K. Mason, III and Wife, Gwyn S. Mason, by Special Warranty Deed recorded in Volume 90014, Page 4502, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a mag nail with cap stamped "JPH Surveying" found for the northeast corner of Lot 1, Block 3/2064, Talty's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 388, D.R.D.C.T., and being in the south Right-of-Way (R.O.W.) line of Newton Avenue (50 foot R.O.W., Volume 2, Page 388, D.R.D.C.T.);

THENCE North 89 degrees 16 minutes 20 seconds East, with the south R.O.W. line of said Newton Avenue, a distance of 5.00 feet to a mag nail with cap stamped "JPH Surveying" found for the southeast corner of said Newton Avenue;

THENCE North 00 degrees 38 minutes 13 seconds West, with the east R.O.W. line of said Newton Avenue, a distance of 49.85 feet to a point to be set for the northeast corner of said Newton Avenue;

THENCE South 89 degrees 22 minutes 17 seconds West, with the north R.O.W. line of said Newton Avenue, a distance of 88.67 feet to a point to be set for the intersection of the north R.O.W. line of said Newton Avenue, and the east R.O.W. line of Oak Lawn Avenue (formerly known as Argyle Avenue, an 80 foot R.O.W., Volume 1, Page 37, D.R.D.C.T.);

THENCE North 00 degrees 40 minutes 36 seconds West, with the east R.O.W. line of said Oak Lawn Avenue, a distance of 399.29 feet to a point to be set for the intersection of the east R.O.W. line of said Oak Lawn Avenue, and the south R.O.W. line of Wycliff Avenue (60 foot R.O.W., Volume 1, Page 202, D.R.D.C.T.);

THENCE North 44 degrees 19 minutes 44 seconds East, with said intersection, a distance of 14.14 feet to a point to be set in the south R.O.W. line of said Wycliff Avenue;

THENCE South 89 degrees 18 minutes 07 seconds East, with the south R.O.W. line of said Wycliff Avenue, a distance of 314.11 feet to a mag nail with cap stamped "JPH Surveying" found for the intersection of the south R.O.W. line of said Wycliff Avenue, and the west R.O.W. line of a variable width Alley;

THENCE South 00 degrees 42 minutes 57 seconds East, with the west R.O.W. line of said variable width Alley, a distance of 219.73 feet to point to be set for the southwest corner of said variable width Alley;

THENCE South 89 degrees 17 minutes 03 seconds West, with the south R.O.W. line of said variable width Alley, a distance of 1.00 feet to a point to be set for the northwest corner of Lot 2, Block 3/2064, Highland Park Acreage, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 85, D.R.D.C.T.;

THENCE, with the west line of said Lot 2, Block 3/2064, Highland Park Acreage, the following bearings and distances:

South 00 degrees 42 minutes 57 seconds East, a distance of 25.00 feet to a point to be set for the most westerly southwest corner of said Lot 2, Block 3/2064, Highland Park Acreage;
North 89 degrees 26 minutes 48 seconds East, a distance of 59.03 feet to a point to be set for the inside ell corner of said Lot 2, Block 3/2064, Highland Park Acreage;

South 00 degrees 56 minutes, 03 seconds East, a distance of 92.58 feet to point to be set for the southwest corner of said Lot 2, Block 3/2064, Highland Park Acreage;

THENCE, with the south line of said Lot 2, Block 3/2064, Highland Park Acreage, the following bearings and distances:

North 88 degrees 47 minutes 58 seconds East, a distance of 85.49 feet to a 1/2 inch iron rod with cap stamped "RPLS 1890" found for the common north corner of said Lot 1B, Block 3/2064, Park Cities Presbyterian Church Expansion Addition, and said Mason tract,

North 89 degrees 06 minutes 11 seconds East, a distance of 199.73 feet to a point to be set for the southeast corner of said Lot 2, Block 3/2064, Highland Park Acreage, and being in the west R.O.W. line of Turtle Creek Boulevard (a variable width R.O.W.);

THENCE, with the west R.O.W. line of said Turtle Creek Boulevard, the following bearings and distances:

South 06 degrees 43 minutes 15 seconds East, a distance of 24.59 feet to a point to be set for the beginning of a curve to the left, having a radius of 854.02, a central angle of 16 degrees 04 minutes 14 seconds, and a chord bearing and distance of South 14 degrees 44 minutes 49 seconds East, 238.76 feet;

With said curve to the left, an arc distance of 239.02 feet to a point to be set for the southeast corner of said Mason tract, and being in the north line of Lot 12, Block 1/2062, Avondale, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 96, D.R.D.C.T.;

THENCE South 89 degrees 19 minutes 50 seconds West, with the north line of said Lot 12, Block 1/2062, Avondale, and the north R.O.W. line of a 13 foot Alley, according to Volume 2, Page 96, D.R.D.C.T., a distance of 230.29 feet to a point to be set for the southwest corner of said Mason tract;

THENCE, with the north R.O.W. line of said 13 foot Alley, the following bearings and distances:

North 07 degrees 23 minutes 44 seconds West, a distance of 1.51 feet to a point to be set for the southeast corner of said Lot 1B, Block 3/2064, Park Cities Presbyterian Church Expansion Addition;

South 89 degrees 20 minutes 11 seconds West, a distance of 416.47 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1B, Block 3/2064, Park Cities Presbyterian Church Expansion Addition, and being in the east line of Lot 5, Block 3/2064, said Talty's Subdivision;

THENCE North 00 degrees 38 minutes 13 seconds East, with the east line of Lots 1 thru 5, Block 3/2064, said Talty's Subdivision, a distance of 138.62 feet to the **POINT OF BEGINNING**, and containing 276,133 square feet or 6.340 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Park Cities Presbyterian Church, , acting by and through their duly authorized agent, and Wilson K. Mason, III and wife Gwyn S. Mason do hereby adopt this plat, designating the herein described property as PARK CITIES PRESBYTERIAN CHURCH EXPANSION ADDITION No. 2, 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 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 this ____, day of _____, 2026.

Park Cities Presbyterian Church

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Jeff Barber**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

Witness my hand this ____, day of _____, 2026.

Wilson K. Mason, III

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Wilson K. Mason, III**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

Witness my hand this ____, day of _____, 2026.

Gwyn S. Mason

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Gwyn S. Mason**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

Notary Signature

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Tyler Attebury, 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 Land Surveying and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

dated this the __ day of _____, 2026.

Tyler J. Attebury
Registered Professional Land Surveyor No. 7204

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Tyler J. Attebury, 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 and as the act and deed therein stated.

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

Notary Public, in and for the State of Texas

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.

GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48113C0335K, DATED 07/07/2014 FOR DALLAS COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE A, DETERMINED TO BE A SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION (BFE), AND A PORTION OF THE PROPERTY FALLS IN NON-SHADED ZONE X, DETERMINED TO BE MINIMAL FLOOD HAZARD. BY SCALING AND GRAPHICAL PLOTTING, THE SURVEYOR MAKES NO GUARANTY OF ACCURACY OF THAT MAP.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE PLATTED LOT AND A TRACT OF LAND.
- THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011), NO SCALE AND NO PROJECTION.
- EXISTING STRUCTURES 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 _____, 20__ by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary



4222 Main Street, Dallas, Texas 75226
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

**PARK CITIES PRESBYTERIAN CHURCH
EXPANSION ADDITION NO. 2**

LOT 1B, BLOCK 3/2064
276,133 SF / 6.340 ACRES

REPLAT OF LOTS 6-14, BLOCK 2064, TALTY'S SUBDIVISION
OF BLOCK 2064 & LOT 1 A, BLOCK 3/2064
RECORDED IN VOL. 94127 , PG. 8198 ,

IN THE PLAT RECORDS OF DALLAS COUNTY, TEXAS
BEING IN THE WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000102
ENGINEERING PLAN No. xxxx-xxxx

SURVEYOR
TYLER ATTEBURY, RPLS
TEXAS LICENSE NO. 7204
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
(214) 396-2339
TYLERA@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

DEVELOPER/ OWNER
PARK CITIES
PRESBYTERIAN CHURCH
CONTACT-JEFF BARBER
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DALLAS, TX 75219
(214) 224-2775

OWNER
WILSON K. & GWYN S. MASON
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