

Note: Variable Width Fire Lane Easement line work based on existing concrete and painted fire lanes located in the field.

PRELIMINARY PLAT STATEMENT: PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOTE BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS TO CREATE ONE SINGLE LOT, AS WELL AS CREATE EASEMENTS.

- Notes:
- Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.
 - A part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48113C0215K of the F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas, dated July 7, 2014 (Zone AE/X);
 - Plat performed without a title commitment. There may be easements, or other matters, not shown.
 - Existing Structures to remain.

Line Table		
LINE	BEARING	DISTANCE
L1	S08°56'42"W	19.72'
L2	S45°14'00"W	33.17'
L3	N90°00'00"W	30.94'
L4	S54°54'12"W	28.37'
L5	N35°05'48"W	10.00'
L6	N54°54'12"E	31.54'
L7	N90°00'00"E	19.15'
L8	N45°14'00"E	33.17'
L9	N28°56'42"E	23.14'
L10	N00°06'30"E	24.00'
L11	N89°35'21"E	30.59'
L12	S30°39'54"W	8.86'
L13	S06°59'34"W	19.82'
L14	N00°16'19"E	24.01'

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5679.58'	17.60'	17.60'	S62°50'17"E	0°10'39"
C2	5679.58'	15.01'	15.01'	S62°40'25"E	0°09'05"
C3	5679.58'	15.98'	15.98'	N59°15'48"W	0°09'40"
C4	152.53'	16.95'	16.95'	S22°31'38"W	6°22'07"
C5	51.50'	53.02'	50.71'	N29°00'19"W	58°59'33"
C6	20.00'	31.72'	28.50'	N44°40'13"E	90°52'34"
C7	94.76'	42.90'	42.54'	N12°04'07"E	25°56'34"
C8	171.58'	10.70'	10.69'	N16°28'31"E	3°34'19"
C9	5679.58'	23.23'	23.23'	S59°27'41"E	0°14'04"

Tree Table		
TAG NO.	SIZE	TYPE
#801	7"	BOX ELDER
#802	7"	BOX ELDER
#803	13"	HACKBERRY
#804	35"	AMERICAN ELM
#805	27"	AMERICAN ELM
#806	18"	CEDEAR ELM
#807	40"	AMERICAN ELM
#808	10"	HACKBERRY
#809	13"	BOX ELDER
#810	8"	BOX ELDER
#811	8"	HACKBERRY
#812	24"	BOIS D'ARC
#813	14"	BOIS D'ARC
#814	15"	BOX ELDER
#815	8"	BOX ELDER
#816	11"	BOX ELDER
#817	11"	GLOSSY PRIVET
#818	9"	CHINABERRY
#819	9"	CHINABERRY
#820	8"	CHINABERRY
#821	9"	CHINABERRY
#822	7"	GLOSSY PRIVET
#823	9"	CHINABERRY
#824	9"	CHINABERRY
#825	10"	MULBERRY
#826	10"	MULBERRY
#827	7"	MULBERRY
#828	7"	MULBERRY
#829	8"	ASH
#830	8"	HACKBERRY
#831	40"	CEDEAR ELM
#832	9"	MULBERRY
#833	10"	BOIS D'ARC
#834	12"	BOX ELDER
#835	15"	BOX ELDER
#836	12"	BOX ELDER
#837	9"	TREE OF HEAVEN
#838	8"	TREE OF HEAVEN
#839	8"	TREE OF HEAVEN
#840	8"	TREE OF HEAVEN
#841	11"	MULBERRY
#842	14"	MULBERRY
#843	8"	HACKBERRY
#844	12"	CHINABERRY
#845	15"	CHINABERRY
#846	8"	MULBERRY
#847	10"	MULBERRY
#848	11"	MULBERRY
#849	11"	MULBERRY
#850	9"	HACKBERRY
#851	8"	BOX ELDER
#852	8"	HACKBERRY
#853	6"	HACKBERRY
#854	13"	BRADFORD PEAR
#855	14"	HACKBERRY
#856	8"	ASH
#857	14"	ASH
#858	9"	AMERICAN ELM
#859	10"	WHITE ASH
#860	8"	CHINESE TALLOW
#861	9"	AMERICAN ELM
#862	12"	MULBERRY
#863	7"	ASH
#864	7"	HACKBERRY
#865	6"	AMERICAN ELM
#866	14"	MULBERRY
#867	14"	MULBERRY
#868	18"	AMERICAN ELM
#869	12"	ASH
#870	8"	AMERICAN ELM
#871	8"	HACKBERRY
#872	9"	ASH
#873	7"	CHINABERRY
#874	7"	PERSIMMONS
#875	7"	HACKBERRY
#876	6"	HACKBERRY
#877	14"	WHITE ASH
#878	6"	HACKBERRY
#879	6"	MULBERRY
#880	6"	MULBERRY
#881	6"	MULBERRY
#882	10"	HACKBERRY
#883	8"	HACKBERRY
#884	8"	HACKBERRY
#885	7"	HACKBERRY
#886	18"	BOX ELDER
#887	8"	HACKBERRY
#888	14"	MULBERRY
#889	13"	MULBERRY
#890	14"	MULBERRY
#891	10"	MULBERRY
#892	13"	MULBERRY
#893	14"	GOLDEN RAIN TREE
#894	12"	PECAN
#895	17"	RED OAK
#896	26"	RED OAK
#897	39"	PECAN

Engineer:
Randy Heimberger
1525 Bozeman Rd
Wylie, TX 75098
(972) 442-7459
Attn: Randy Heimberger
randyheimberger@verizon.net

Owner:
Dallas Chin Baptist Church
2000 Ave G, Suite 810
Dallas, TX 75243
(214) 316-1721
Attn: Reverend Ngun Awi
email: awingun@yahoo.com

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Bemenderfer
email: fred@roomeinc.com

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OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **Dallas Chin Baptist Church** acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **Dallas Chin Baptist Church Addition, Lot 1, Block A**, 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 line 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 line 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 and 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, clean outs, 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, this the ____ day of _____, 202__.

Dallas Chin Baptist Church (Owner)
Ngun Awi (Reverend)

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Ngun Awi**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 202__.

Notary Public in and for
The State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Dallas Chin Baptist Church is the owner of two tracts of land situated in the State of Texas, County of Dallas, City of Dallas, being part of the Daniel Murray Survey, Abstract No. 0919, being part of the James E. Jackson Survey, Abstract No. 700, being all of a called 2.5782 acre Tract 1 and all of a called 1.7218 acre Tract 2 as recorded under Clerk's File No. 201600155043 of the Deed Records of Dallas County, Texas, said 2.5782 acre Tract 1 also being described as Lot 2A of Audelia Road Baptist Church Addition as recorded in Volume 88126, Page 3999 of the Plat Records of Dallas County, Texas, with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southerly right-of-way line of Walnut Street (100' right-of-way), marking the northernmost northwest corner of Lot 1, Block D/8434 of Walnut Bend Addition as recorded under Clerk's File No. 197700919508 of the Plat Records of Dallas County, Texas, the northeast corner of Lot 2A, the northeast corner of said 2.5782 acre Tract 1 and the herein described premises;

THENCE, with a west line of Lot 1 of said Walnut Bend Addition, the east line of Lot 2A and the east line of said 2.5782 acre Tract 1, South 00°46'48" East, 219.52 feet to a 1/2" iron rod found marking an interior corner of Lot 1 of said Addition, the southeast corner of Lot 2A, the southeast corner of said 2.5782 acre Tract 1 and said premises;

THENCE with a north line of Lot 1, the south line of Lot 2A, the south line of said 2.5782 acre Tract 1 and the south line of said 1.7218 acre Tract 2, South 89°42'36" West, 598.53 feet to a 1/2" iron rod found in the east-right-of-way line of Audelia Road (100' right-of-way) marking the westernmost northwest corner of Lot 1, the southwest corner of said 1.7218 acre Tract 2 and said premises;

THENCE with the curving east right-of-way of Audelia Road and the west curving line of said 1.7218 acre Tract 2 as follows: northwesterly along a curve to the left having a central angle of 00°24'20", for an arc distance of 7.43 feet, with a radius of 1,048.69 feet (chord = North 08°25'51" West, 7.43 feet) to a 1/2" iron rod found marking the end of said curve; North 09°38'01" West, 286.39 feet to a point marking the southwest corner of Lot 1 of Lot 1 & 2, Block F/8434 of Southland Dallas-Two Addition as recorded under Clerk's File No. 198402496276 of the Plat Records of Dallas County, Texas, the northwest corner of said 1.7218 acre Tract 2 and the westernmost northwest corner of said premises;

THENCE with the south line of Lot 1 of said Southland Dallas-Two Addition, the north line of said 1.7218 acre Tract 2 and the north line of said 2.5782 acre Tract 1, North 89°35'21" East, passing at 283.06 feet on "X" found marking the northeast corner of said 1.7218 acre Tract 2 and the westernmost northwest corner of said 2.5782 acre Tract 1 and continuing for a total distance of 320.75 feet to an "X" found in the west line of Lot 2A, marking the southeast corner of Lot 1 of said addition, an interior corner of said 2.5782 acre Tract 1 and said premises;

THENCE with the east line of Lot 1, the west line of Lot 2A and a west line of said 2.5782 acre Tract 1, North 00°24'37" West, 110.15 feet to a point in the southerly right-of-way of Walnut Street, marking the northeast corner of Lot 1, the northwest corner of Lot 2A, the northernmost northwest corner of said 2.5782 acre Tract 1 and said premises;

THENCE with the curving southerly right-of-way of Walnut Street, a curving north line of said 2.5782 acre Tract 1 and the curving north line of Lot 2A, southeasterly along a curve to the right having a central angle of 03°44'39", for an arc distance of 371.15 feet, with a radius of 5,679.58 feet (chord = South 61°03'18" East, 371.08 feet) to the place of beginning and containing 187,487 square feet or 4.304 acres of land.

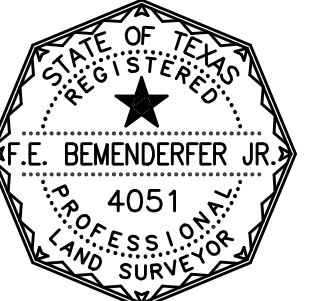
SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., 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 Land Surveying, 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 _____, 202__.

F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051



ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 202__.

Notary Public in and for
The State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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 Replat
Dallas Chin Baptist
Church Addition
Lot 1, Block A
4.304 Acres**

James E. Jackson Survey, Abstract No. 700
Daniel Murray Survey, Abstract No. 0919
City of Dallas, Dallas County, Texas
City Plan File No. Plat-25-000069 & S245-219
January 2024

Revised: 08.05.2025
Revised: 08.08.2025

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