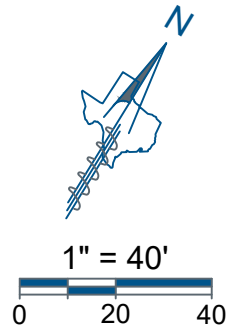
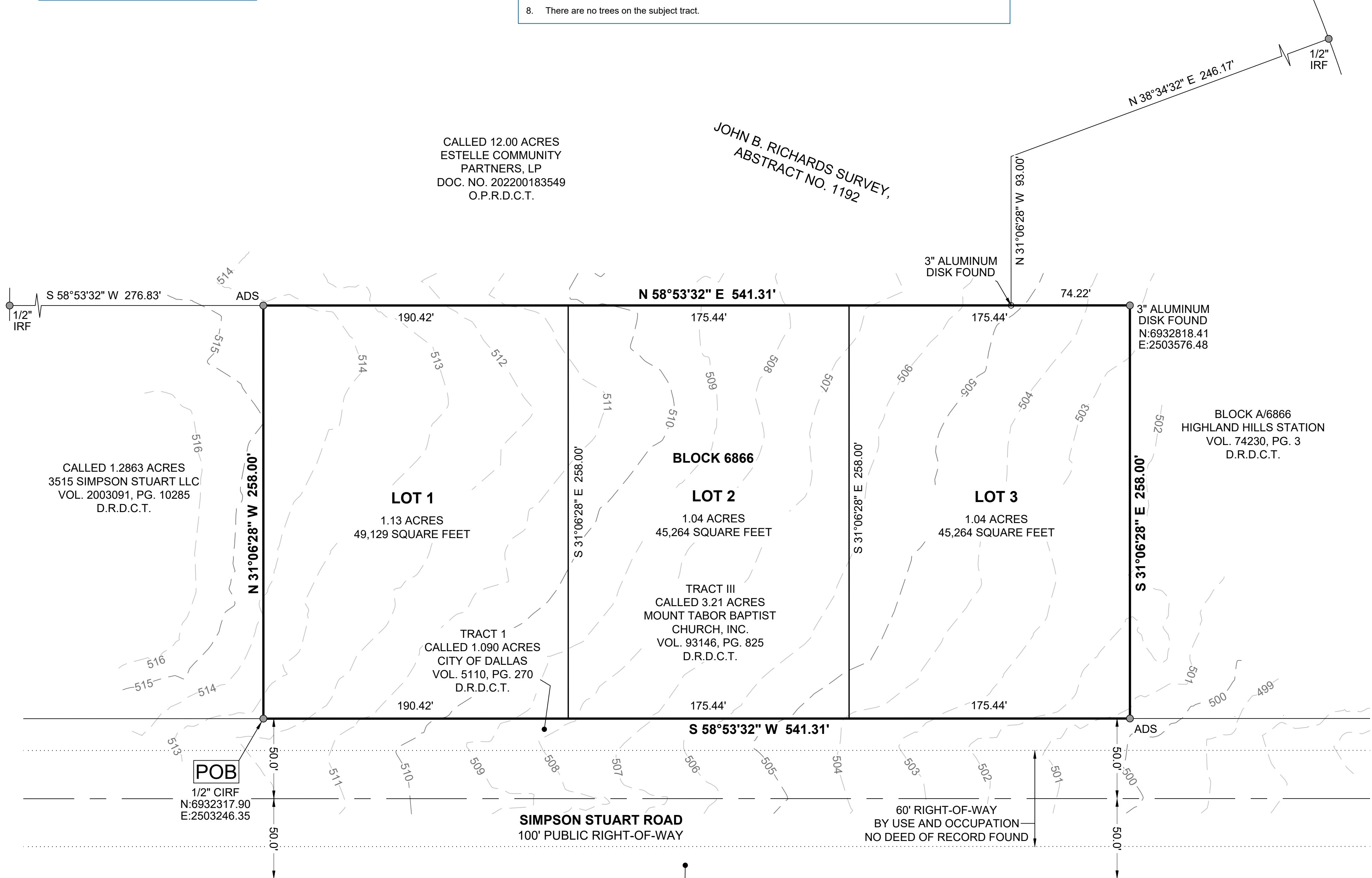


- GENERAL NOTES**
- The purpose of this plat is to create three commercial lots of record from an unplatted tract of land.
 - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - The Grid Coordinates and bearings shown on this survey are based on State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (Adjustment Realization 2011).
 - All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
 - This property is located in "**Non-shaded Zone X**" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 48113C0495K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The subject property is zoned "**CR**" according to the City of Dallas online zoning map.
 - There are no existing structures on the site.
 - There are no trees on the subject tract.



CALLED 12.00 ACRES
ESTELLE COMMUNITY
PARTNERS, LP
DOC. NO. 202200183549
O.P.R.D.C.T.

JOHN B. RICHARDS SURVEY,
ABSTRACT NO. 1192



LOT 4
BLOCK A/6870
BONNIE VIEW
CORNER ADDITION
VOL. 98137, PG. 12
D.R.D.C.T.

LOT 2
BLOCK A/6870
BISHOP PLAZA
VOL. 73096, PG. 2703
D.R.D.C.T.

CALLLED 21,103 SQ. FT.
CITY OF DALLAS
VOL. 100, PG. 934
D.R.D.C.T.

TRACT II
CALLED 2.30 ACRES
MOUNT TABOR BAPTIST CHURCH, INC.
VOL. 93146, PG. 825
D.R.D.C.T.

LOT 3
BLOCK A/6870
HIGHLAND HILLS
BRANCH LIBRARY
VOL. 78054, PG. 1528
D.R.D.C.T.

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
D.R.D.C.T.	= DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
ADS	= 3-1/4" ALUMINUM DISK SET STAMPED "SSA" & FIRM # 10194177"

SURVEYOR
EAGLE SURVEYING, LLC
222 SOUTH ELM STREET
SUITE: 200
DENTON, TX 76201
940.222.3009

ENGINEER
ANIMAS CIVIL ENGINEERING
PO BOX 830974
RICHARDSON, TX 75083
214.803.1099

OWNER
MOUNT TABOR BAPTIST
CHURCH, INC.
PO BOX 41139
DALLAS, TX 75241

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **MOUNT TABOR BAPTIST CHURCH, INC.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.21 acre tract of land out of the John B. Richards Survey, Abstract No. 1192, situated in the City of Dallas, Dallas County, Texas, being a portion of City of Dallas Block 6866, and being all of a called 3.21 acre tract of land conveyed as Tract III to Mount Tabor Baptist Church, Inc. by Special Warranty Deed with Vendor's Lien of record in Volume 93146, Page 825 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap found in the northwest right-of-way line of Simpson Stuart Road (100-foot right-of-way), being the east corner of a called 1.2863 acre tract of land conveyed to 3515 Simpson Stuart LLC by deed of record in Volume 2003091, Page 10285 of said Deed Records, and being the south corner of said 3.21 acre tract;

THENCE, N31°06'28"W, leaving the northwest right-of-way line of Simpson Stuart Road, along the northeast line of said 1.2863 acre tract, being the common southwest line of said 3.21 acre tract, a distance of 258.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the southeast line of a called 12.00 acre tract of land conveyed to Estelle Community Partners, LP by deed of record in Document Number 202200183549 of the Official Public Records of Dallas County, Texas, being the north corner of said 1.2863 acre tract, and being the west corner of said 3.21 acre tract, from which a 1/2 inch iron rod found at the west corner of said 1.2863 acre tract, being the south corner of said 12.00 acre tract, bears S58°53'32"W, a distance of 276.83 feet;

THENCE, N58°53'32"E, along the northwest line of said 3.21 acre tract, in part being the common southeast line of said 12.00 acre tract, and in part being the common southeast line of Highland Hills Station, a subdivision of record in Volume 74230, Page 3 of said Deed Records, passing at a distance of 467.09 feet a 3 inch aluminum disk found for a common corner of said 12.00 acre tract and said Highland Hills Station, and continuing a total distance of 541.31 feet to a 3 inch aluminum disk found at the north corner of said 3.21 acre tract, being an interior ell corner of said Highland Hills Station;

THENCE, S31°06'28"E, along the northeast line of said 3.21 acre tract, being the common southwest line of said Highland Hills Station, a distance of 258.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the northwest right-of-way line of Simpson Stuart Road, being the south corner of said Highland Hills Station, and being the east corner of said 3.21 acre tract;

THENCE, S58°53'32"W, along the northwest right-of-way line of Simpson Stuart Road, being the common southeast line of said 3.21 acre tract, a distance of 541.31 feet to the **POINT OF BEGINNING**, and containing an area of 3.21 acres (139,658 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **MOUNT TABOR BAPTIST CHURCH, INC.**, does hereby adopt this plat, designating the herein described property as **LOTS 1-3, BLOCK 6866, SIMPSON STUART ADDITION**, an addition to the City of Dallas, Dallas County, Texas and does 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 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 _____ day of _____, 2025.

OWNER: **MOUNT TABOR BAPTIST CHURCH, INC.W GARLAND, LLC**

BY: _____
AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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.

Dated this the _____ day of _____, 2025.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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 PLAT SIMPSON STUART ADDITION LOTS 1-3, BLOCK 6866

BEING 3.21 ACRES OF LAND IN BLOCK 6866 SITUATED IN THE
JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-125
CITY ENGINEERING NO. _____

PAGE 1 OF 1

JOB NUMBER
2412.044
DATE
03/12/2025
REVISION
-
DRAWN BY
BE



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177