

METES AND BOUNDS DESCRIPTION

BEING a 19.925 acre tract of land situated in the Levi Dixon Survey, Abstract Number 380, Dallas County, Texas, also being situated in Dallas City Blocks 6869 and 6870. Being all of the tract cited in the QuitClaim Deed from Tabor Holding Company Inc. to Mt. Tabor Baptist Church recorded in Document Number 201100132997, Official Public Records of Dallas County, Texas and being more particularly described as Tract 1 in the Warranty Deed to Tabor Holding Company, Inc. recorded in Volume 99171, Page 1910, Deed Records of Dallas County, Texas, said 19.925 acre tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped 'Dunaway Assoc' set in the southwesterly right-of-way line of Baraboo Drive (a 50 foot wide right-of-way) for the southeasterly corner of the Highland Hills Library Addition, an addition to the City of Dallas according to the plat record in Document Number 201400191694, Official Records of Dallas County, Texas;

THENCE with the southwesterly right-of-way line of Baraboo Drive the following courses and distances:

- South 60° 36' 54" East, a distance of 223.86 feet to a point from which a found 5/8 inch iron rod bears South 36° 53' 48" East, a distance of 0.21 feet for the point of curvature of a curve to the left having a radius of 300.00 feet;
- Southeasterly along said curve through a central angle of 24° 00' 00" an arc distance of 125.66 feet with a chord bearing of South 72° 33' 45" East and a chord distance of 124.75 feet to a 3/4 inch iron rod found for the point of tangency of said curve;
- South 84° 33' 45" East, a distance of 42.92 feet to a 5/8 inch iron rod found for the point of curvature of a curve to the right having a radius of 300.00 feet;
- Southeasterly along said curve through a central angle of 39° 01' 11" an arc distance of 204.31 feet with a chord bearing of South 65° 07' 48" East and a chord distance of 200.38 feet to a 5/8 inch iron rod found for the point of tangency of said curve;
- South 45° 37' 57" East, a distance of 76.71 feet to a 5/8 inch iron rod found for corner;

THENCE with the southeasterly right-of-way line of Baraboo Drive North 44° 23' 02" East, a distance of 50.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped 'Dunaway Assoc' set for corner;

THENCE with the northeasterly right-of-way line of Baraboo Drive North 45° 37' 57" East, a distance of 1.59 feet to a 5/8 inch iron rod found for corner;

THENCE departing the northeasterly right-of-way line of Baraboo Drive and with the southeasterly line of a 15 foot alley, as shown in Highland Hills Number 5, an addition to the City of Dallas, recorded in Volume 42, Page 131, Plat Records of Dallas County, Texas the following courses and distances:

- North 20° 58' 09" East, a distance of 473.73 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a radius of 420.00 feet;
- Northeasterly along said curve through a central angle of 38° 00' 01" an arc distance of 278.56 feet with a chord bearing of North 39° 58' 09" East and a chord distance of 273.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped 'Dunaway Assoc' set for the northeast corner of the tract of land described in QuitClaim Deed to H. E. Davis recorded in Document Number 201200086026, Official Public Records of Dallas County, Texas, from which a found 1/2 inch iron rod with cap "ARA 6671" bears South 32° 58' 51" East, a distance of 0.69 feet;

THENCE departing the southeasterly line of said 15 foot alley and with the most northerly southwest line of said H. E. Davis tract the following courses and distances:

- South 12° 40' 49" East, a distance of 213.00 feet to a 1/2 inch iron rod found for corner;
- South 31° 18' 51" East, a distance of 317.33 feet to a 1/2 inch iron rod found for corner;
- South 23° 48' 34" East, a distance of 183.17 feet to a 1/2 inch iron rod found for interior corner of said H. E. Davis tract;

THENCE with the most westerly northwest line of said H. E. Davis tract the following courses and distances:

- South 42° 48' 27" West, a distance of 140.12 feet to a 1 inch iron rod found for corner;
- South 63° 49' 52" West, a distance of 99.95 feet to a 1 inch iron rod found for corner;
- South 85° 54' 53" West, a distance of 135.04 feet to a 1 inch iron rod found for the most westerly corner of said H. E. Davis tract;

THENCE with the most southerly southwest line of said H. E. Davis tract South 31° 38' 07" East, a distance of 90.75 feet to a 1/2 inch iron rod found for the most northerly corner of the tract of land described in QuitClaim Deed to New Unity Missionary Baptist Church recorded in Volume 98091, Page 60, Deed Records of Dallas County, Texas;

THENCE departing the most southerly southwest line of said H. E. Davis tract with the northwesterly line of said New Unity Missionary Baptist Church tract South 58° 56' 34" West, a distance of 927.44 feet to a 1 inch iron pipe found in the northeasterly line of the tract of land described in the Warranty Deed to Duvar Family Trust recorded in Document Number 201400146512, Official Public Records of Dallas County, Texas for the northwest corner of said New Unity Missionary Baptist Church tract;

THENCE with the northeasterly line of said Duvar Family Trust tract North 30° 36' 14" West, a distance of 849.40 feet to a found 1/2 inch iron pipe in the southeasterly line of said Highland Hills Library Addition for the northeast corner of said Duvar Family Trust tract;

THENCE with the southeasterly line of said Highland Hills Library Addition North 46° 33' 55" East, a distance of 331.67 feet to the POINT OF BEGINNING;

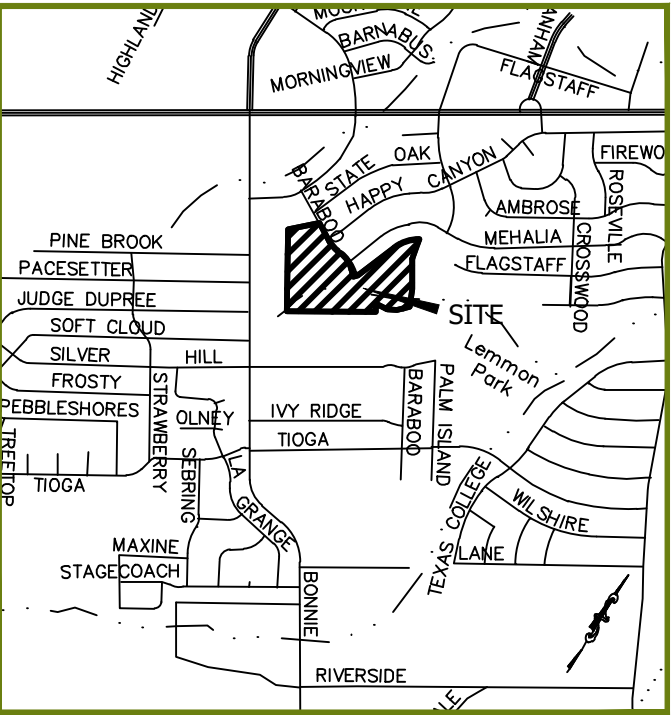
CONTAINING a computed area of 19.925 acres (867,930 square feet) of land.

NOTES:

The basis of bearings for this survey is the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. A combined scale factor of 0.99987407 was used for this project.

According to the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 495 of 725, Map Number 48113C0495K, Map Revised Date: July 7, 2014, the subject property is located in Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain". This statement does not reflect any type of flood study by this firm.

The Surveyor has not abstracted the recorded easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been disclosed by a title commitment or filed in the real property records.



VICINITY MAP  
NOT TO SCALE



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

SURVEYOR NAME

DUNAWAY ASSOCIATES, LLC  
550 BAILEY AVENUE, SUITE 400  
FORT WORTH, TEXAS 76107  
GREG IFFLAND

ENGINEER NAME

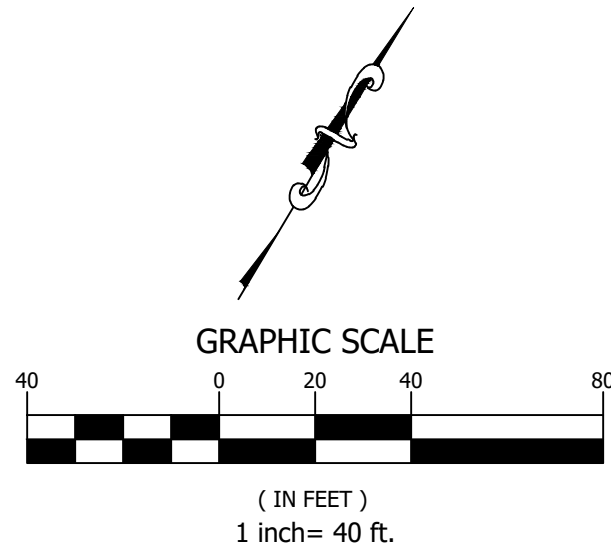
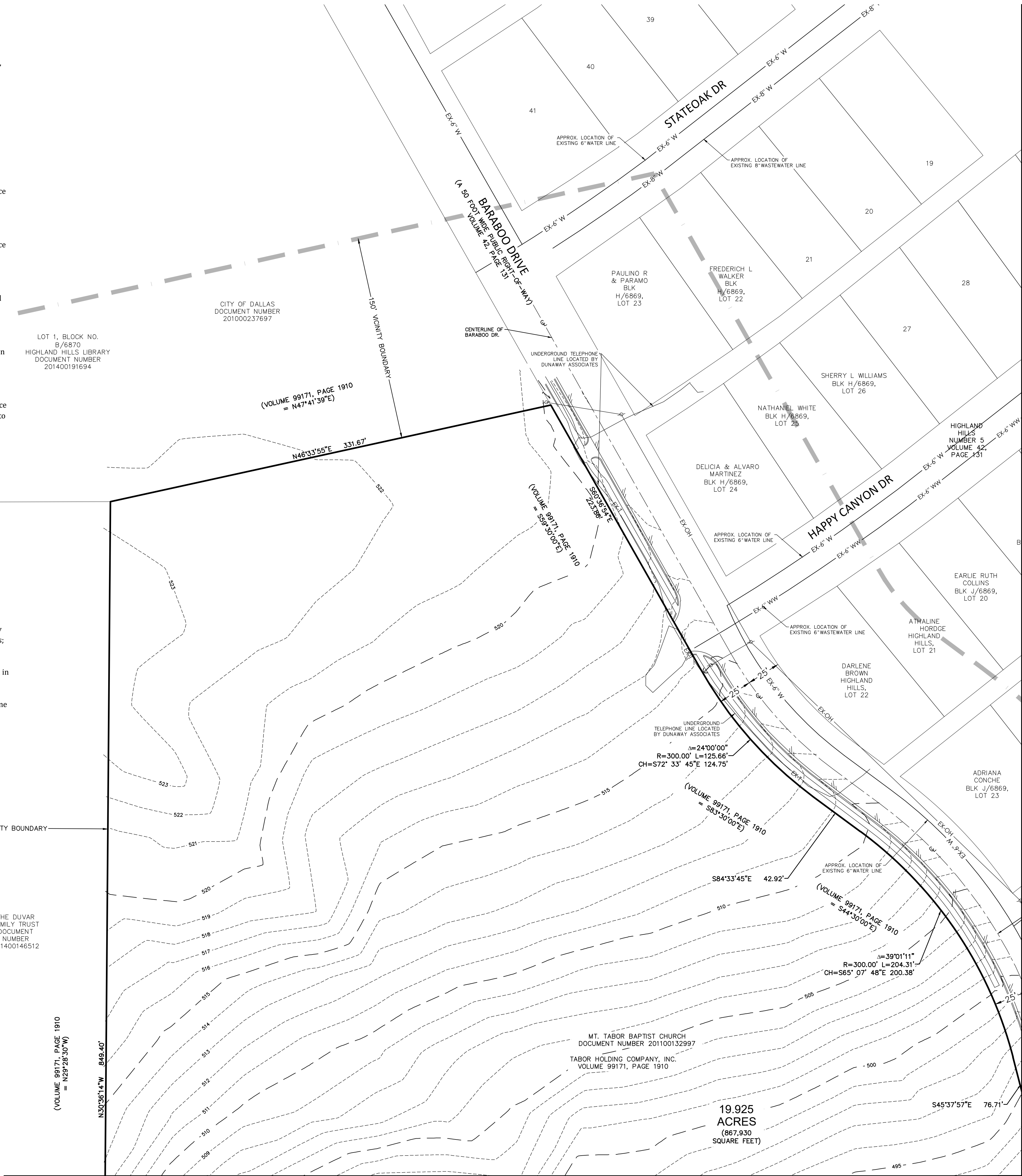
DUNAWAY ASSOCIATES, LLC  
550 BAILEY AVENUE, SUITE 400  
FORT WORTH, TEXAS 76107  
RICK STILES

APPLICANT NAME

LINCOLN AVENUE COMMUNITIES  
5700 TENNYSON PARKWAY - SUITE 300  
PLANO, TEXAS 75024  
BLAKE HOPKINS

OWNER NAME

MT TABOR BAPTIST CHURCH  
PO BOX 41139



| SYMBOL | DESCRIPTION           |
|--------|-----------------------|
|        | BENCHMARK             |
|        | GUY                   |
|        | SIGN                  |
|        | UTILITY MARKER        |
|        | EDGE OF ASPHALT       |
|        | OVERHEAD WIRE         |
|        | FENCE                 |
|        | BURIED GAS LINE       |
|        | BURIED TELEPHONE LINE |

PRELIMINARY PLAT NOTES:

- All visible structures present within the plat boundary at the time of the survey are shown.
- Site is not located within the City of Dallas Escarpment Zone.
- No common areas planned for this site.
- The purpose of this plat is to create 1 lot from a 19.925 acre tract of land.

| LOT TABLE |             |
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| LOT       | GROSS ACRES |
| 1         | 19.925 AC.  |
| Total     | 19.925 AC.  |

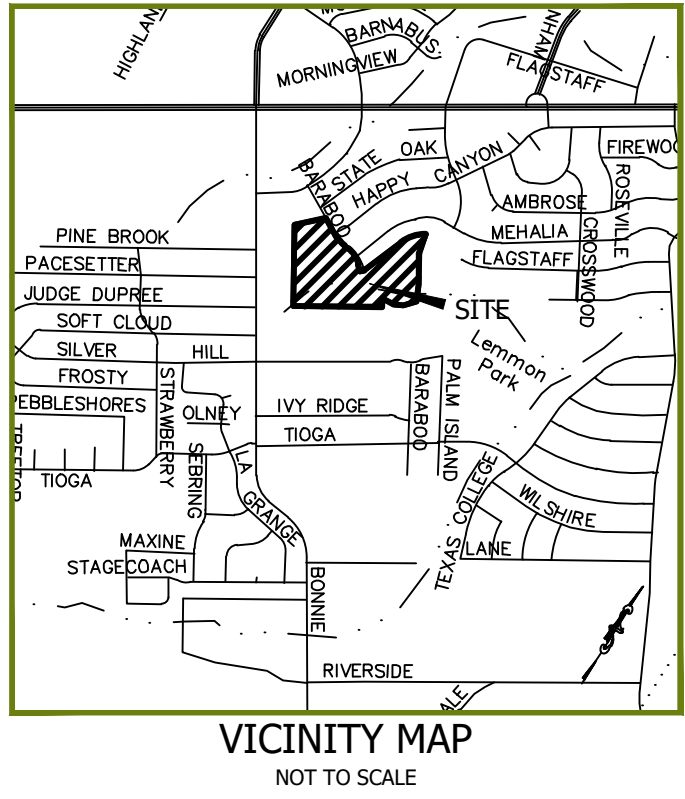
MATCH LINE - PAGE 3

CITY PLAN  
FILE NUMBER: **PLAT-25-000070**  
ENGINEERING NUMBER: **S245-220**

PRELIMINARY PLAT OF  
**TABOR VILLAGE**  
**LOT 1, BLOCKS 6869 AND 6870**

Situated in the Levi Dixon Survey, Abstract No. 380  
City of Dallas, Dallas County, Texas





NOTES:

The basis of bearings for this survey is the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. A combined scale factor of 0.99987407 was used for this project.

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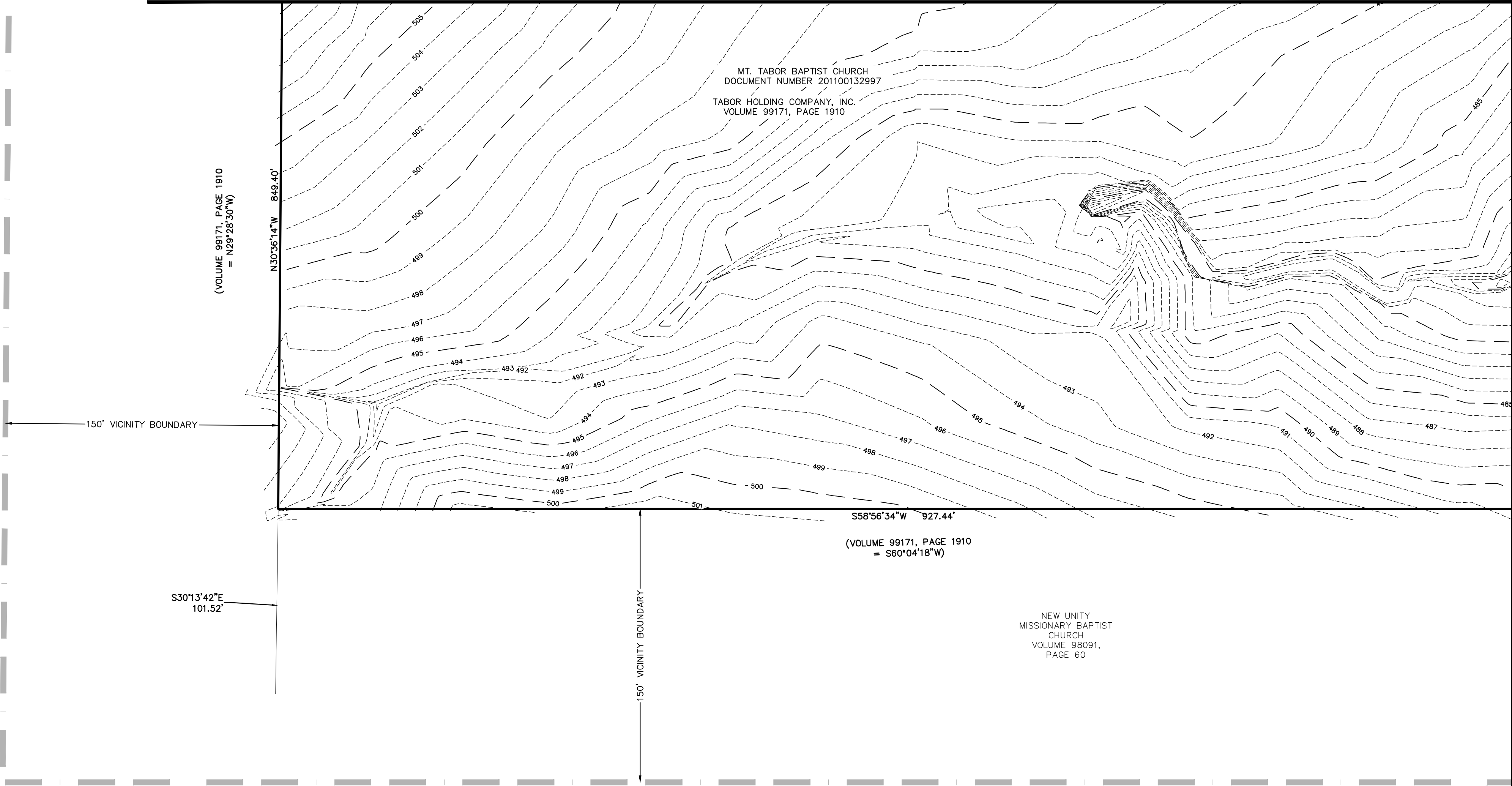
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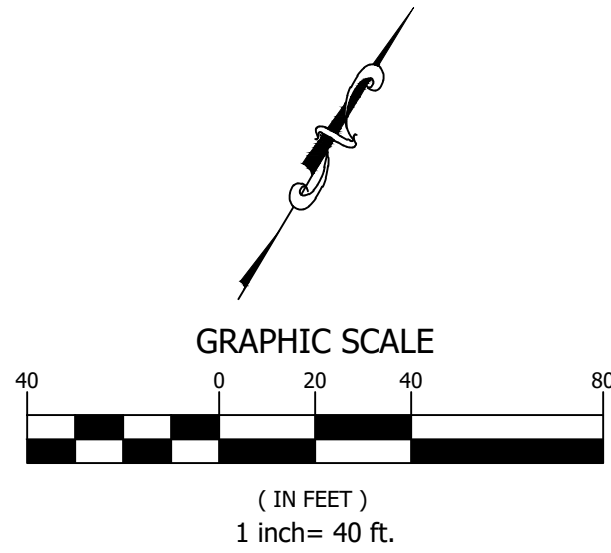
OWNER NAME

MT TABOR BAPTIST CHURCH  
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MATCH LINE - PAGE 1



MATCH LINE - PAGE 4



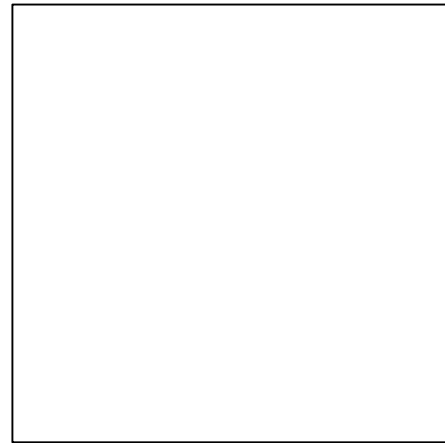
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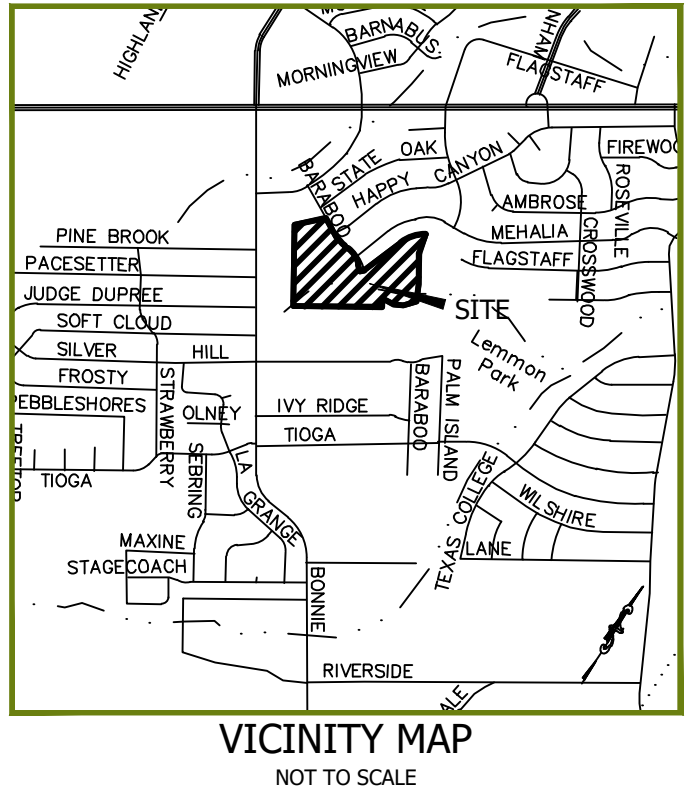
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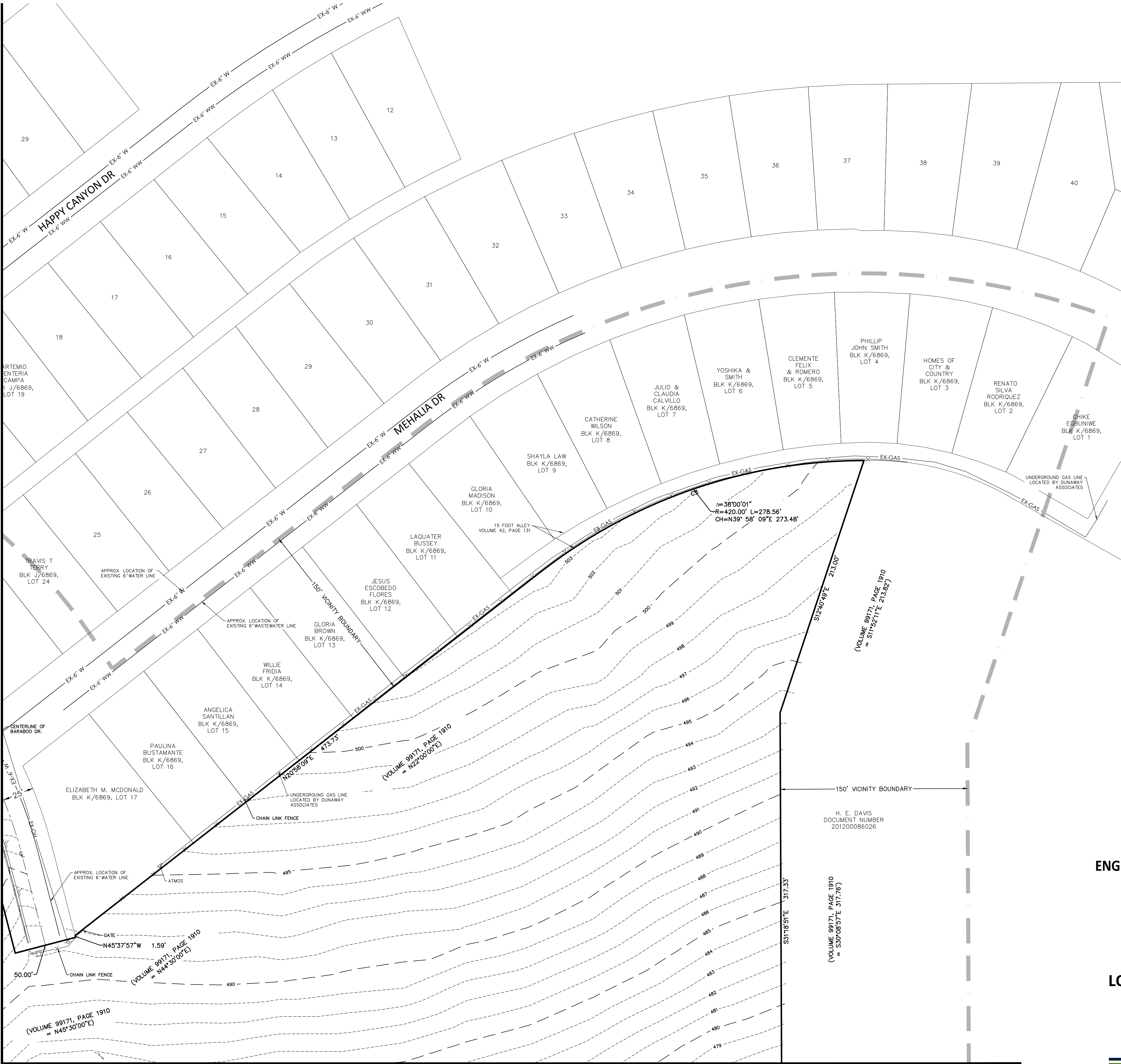
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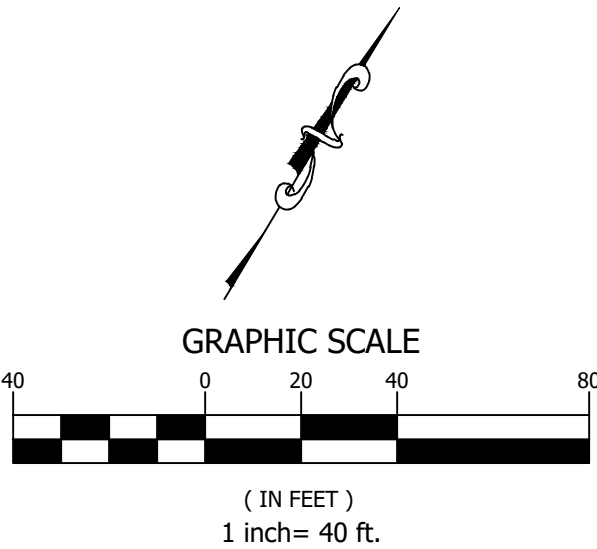


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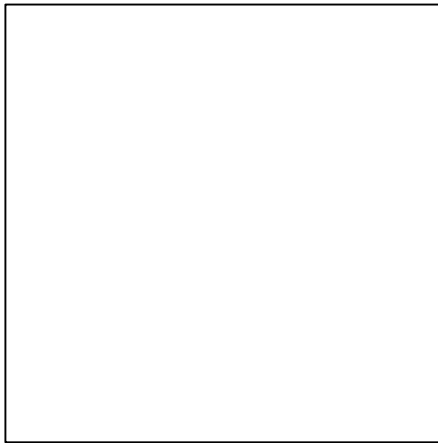
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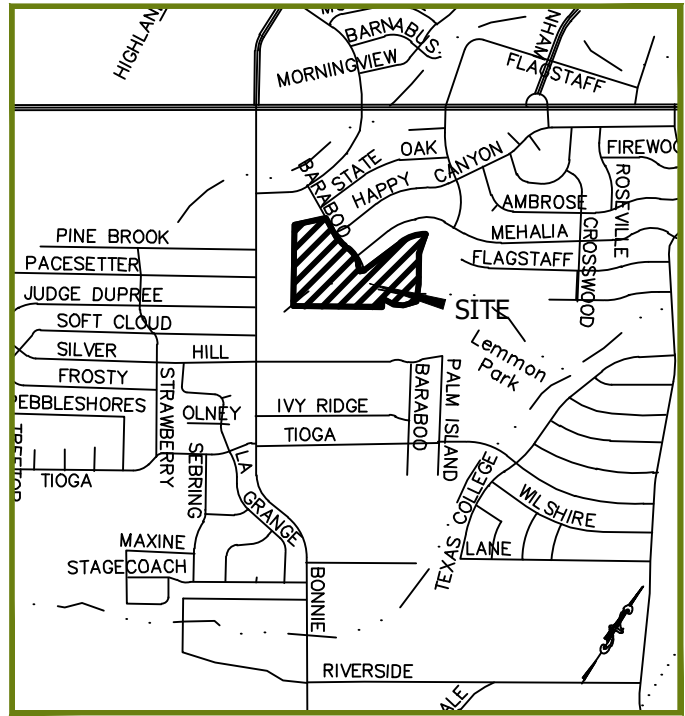


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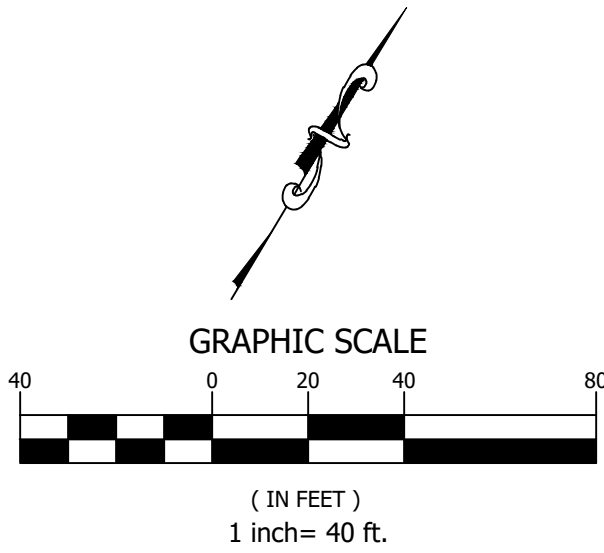
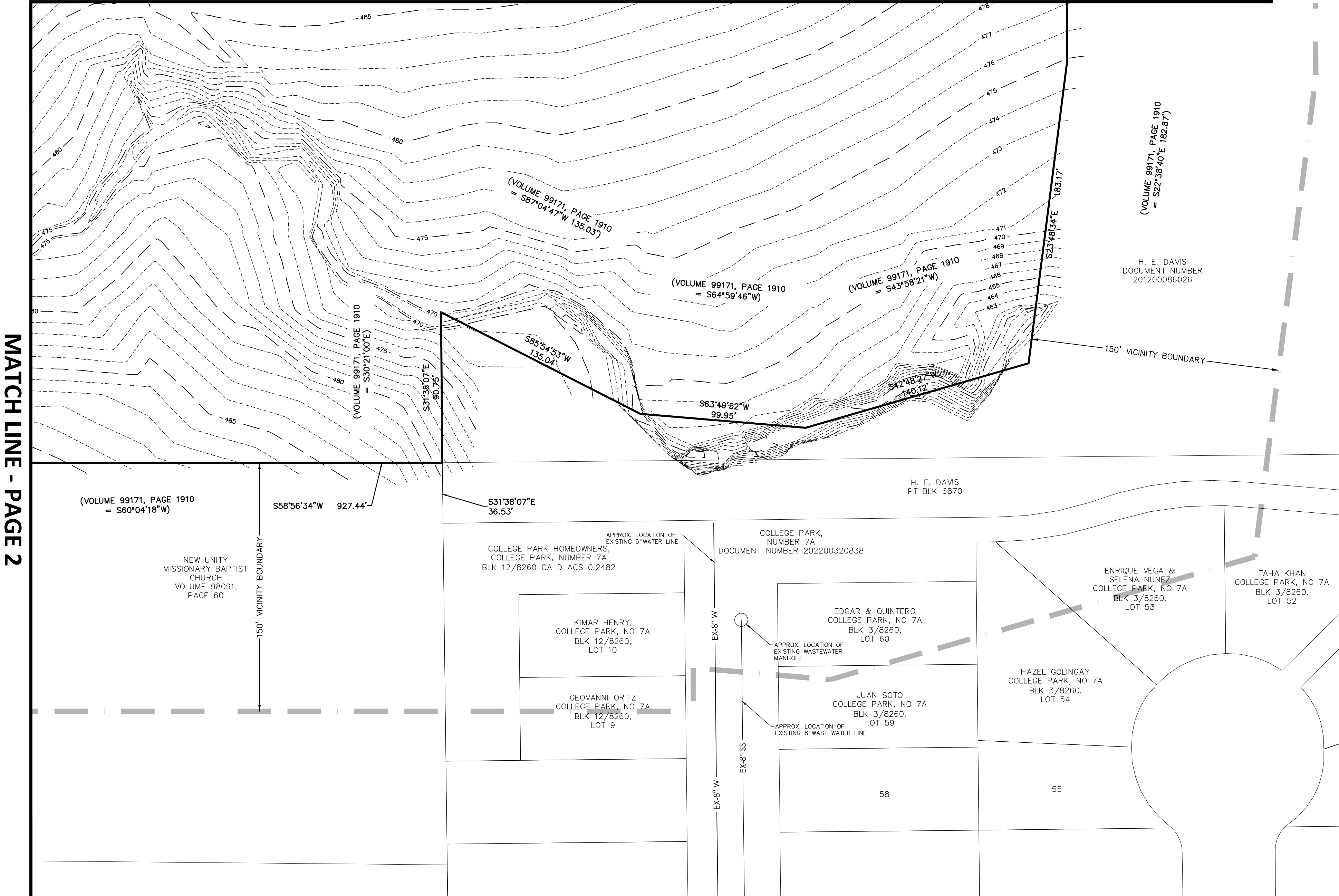
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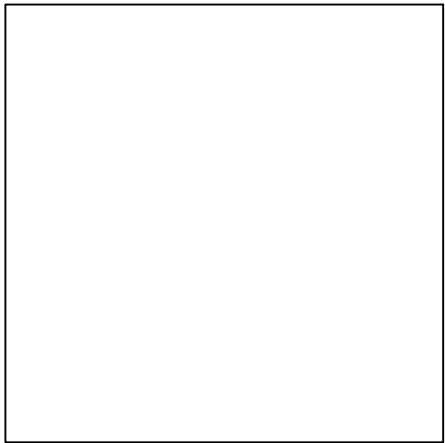
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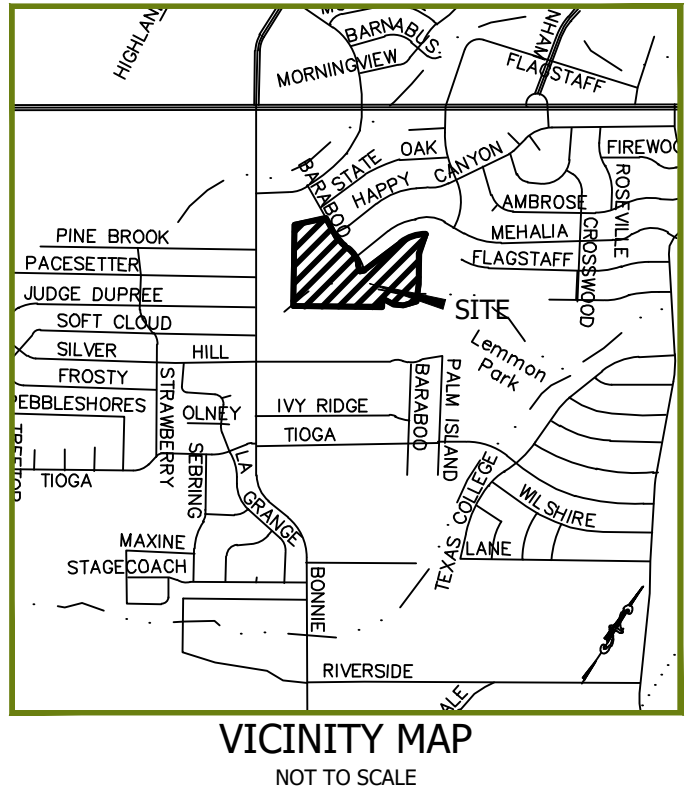


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VICINITY MAP

NOT TO SCALE

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BLAKE HOPKINS

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PO BOX 41139

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_, acting by and through its duly authorized agent, \_\_\_\_\_, does hereby adopt this plat, designating the herein described property as **BARABOO**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the streets shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

\_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, 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 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary's Signature

SURVEYORS CERTIFICATE

I, Gregory S. Iffland, 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-8.517 (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 relied upon as a final survey document.

Gregory S. Iffland  
Registered Professional Land Surveyor  
Texas Registration No. 4351  
Dunaway Associates, LLP  
550 Bailey Avenue - Suite 400  
Fort Worth, Texas 76107  
(817) 335-1121  
giffland@dunaway.com

NOTARY CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gregory S. Iffland, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary's Signature

PLACE COUNTY  
RECORDING LABEL HERE

|   |                    |
|---|--------------------|
| CERTIFICATE OF APPROVAL   |                    |
| I, <u>Tony Shild</u> , Chairperson or <u>Brent Rubin</u> , 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. |                    |
| _____<br>Chairperson or Vice Chairperson<br>City Plan Commission<br>Dallas, Texas   |                    |
| Attest:   | _____<br>Secretary |

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