

- GENERAL NOTES:**
1. Basis of Bearing: State Plane Coordinate System, Texas, North Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
  2. Controlling Monuments: As Shown.
  3. Lot-to-lot drainage is not permitted without engineering approval.
  4. The purpose of this plat is to combine 2 existing platted lots into 1 proposed lot.
  5. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
  6. Existing structure on site to remain.

**LEGEND**

---	PROPERTY LINE	---	OVERHEAD POWER
---	EASEMENT LINE	---	GAS LINE
---	BUILDING	---	SEWER LINE
---	BUILDING OVERHANG/COVER	---	STORM SEWER LINE
---	ASPHALT	---	WATER LINE
---	CONCRETE	---	EXISTING CONTOUR LINE
---	FENCE LINE	---	EXISTING SPOT ELEVATION
---	LIGHT STANDARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
---	LIGHT BOLLARD	---	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "T" FOUND
---	BOLLARD	---	IRON ROD FOUND
---	WATER VALVE	---	MAG. NAL. SET / FOUND
---	WATER METER	---	ONCELED "X" SET / FOUND
---	FIRE HYDRANT	---	PK NAL. SET / FOUND
---	STAND PIPE	---	CONTR. MONUMENT
---	CLEAN OUT	---	MAP RECORDS, DALLAS COUNTY, TX
---	IRRIGATION BOX	---	DEED RECORDS, DALLAS COUNTY, TX
---	TELEPHONE PEDestal	---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
---	POWER POLE	---	INSTRUMENT NUMBER
---	POWER POLE WITH U/D CONDUIT	---	VOL. NO.
---	DUY WIRE	---	PG. NO.
---	SON	---	AREA DRAIN & SIZE IN INCHES
---	SANITARY SEWER MANHOLE	---	ROOF DRAIN
---	STORM SEWER MANHOLE	---	CURB DRAIN
---	GAS MANHOLE	---	PULL BOX
---	TELEPHONE MANHOLE	---	PULL BOX ELECTRIC
---	ELECTRIC MANHOLE	---	PULL BOX TELEPHONE
---	FIBER OPTIC MANHOLE	---	PULL BOX FIBER OPTIC
---	COMMUNICATIONS MANHOLE	---	
---	ELECTRIC BOX	---	
---	ELECTRIC METER	---	
---	TRAFFIC SIGNAL	---	
---	TRAFFIC SIGNAL BOX	---	
---	POST INDICATOR VALVE	---	

**VILLA PARK CIRCLE**  
(50' RIGHT-OF-WAY, VOL. 391, PG. 1353, M.R.D.C.T.)

1/2" IRF 81.00' (CM)  
LOT 2

YCFR "RPLS 94.00' 5310" (CM) L=5.39'  
25' BUILDING LINE  
VOL. 391, PG. 1353  
M.R.D.C.T.

LOT 1, BLOCK E  
PARK LANE NORTH  
VOL. 391, PG. 1353  
M.R.D.C.T.

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PARK LANE NORTH  
VOL. 391, PG. 1353  
M.R.D.C.T.

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

WHEREAS, OUR REDEEMER EVANGELICAL LUTHERAN CHURCH is the sole owner of a 431,572 square foot (9,9075 acre) tract of land situated, being more particularly described as follows:

Being a 431,572 square foot (9,9075 acre) tract of land situated in the Lent Martin Survey, Abstract No. 924, and A.R. Murray Survey, Abstract No. 918, City of Dallas, Dallas County, Texas, being all of Lot 2 and 3, Block 5453, of Our Redeemer Evangelical Lutheran Church Subdivision, an addition to the City of Dallas, according to the plat recorded in Volume 644, Page 2478, Plat Records, Dallas County, Texas, and being all of a tract of a called 9,908 acres tract of land described in a Warranty Deed to Our Redeemer Evangelical Lutheran Church, recorded in Volume 158, Page 348, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3-1/4" aluminum disk stamped "RLG INC" and "ORELC" on a 1/2" Iron Rod set in the north right-of-way line of Park Lane (a variable width right-of-way, recorded in Volume 644, Page 2478, and Volume 2000161, Page 1596, Plat Records, Dallas County Texas), and in the east right-of-way line of Boedecker Drive (a 60 foot right-of-way, recorded in said Volume 644, Page 2478, and said Volume 2000161, Page 1596), for the southwest corner of said 9,908 acre tract, and the southwest corner of said Lot 3;

**THENCE** along the common line between said Boedecker Drive and the east line of said 9,908 acre tract, the following bearings and distances:

North 00°49'39" West, a distance of 130.03 feet to a point for the beginning for a tangent curve to the left, from which a found 1/2" iron rod bears North 00°31'56" West, a distance of 0.21 feet;

In a northwest direction along said tangent curve to the left, whose chord bears North 18°42'08" West a distance of 368.33 feet, having a radius of 600.00 feet, a central angle of 35°44'59", and an arc length of 374.37 feet to a point at the end of said tangent curve to the left;

North 36°34'39" West, passing at a distance of 0.29 feet a 5/8" iron rod found, continuing for a total distance of 25.04 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the northwest corner of said 9,908 acre tract, and the northwest corner of said Lot 3;

**THENCE** North 89°34'21" East, along the north line of said 9,908 acre tract, passing at a distance of 429.03 feet a point for the northeast corner of said Lot 3, and the northeast corner of said Lot 2, continuing for a total distance of 982.46 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the northeast corner of said 9,908 acre tract, and the northeast corner of said Lot 2;

**THENCE** South 00°25'39" East, along the east line of said 9,908 acre tract, a distance of 500.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set in the south right-of-way line of said Park Lane, for the southeast corner of said 9,908 acre tract, and the southeast corner of said Lot 2;

**THENCE** South 89°34'21" West, along the common line between said Park Lane and said 9,908 acre tract, a distance of 831.28 feet the POINT OF BEGINNING, containing 431,572 square feet or 9,9075 acres of land, more or less.

**SURVEYOR'S STATEMENT**  
I, BRIAN R. WADE, 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 \_\_\_\_\_, 2024.

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.  
Brian R. Wade RPLS No. 6098

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OUR REDEEMER EVANGELICAL LUTHERAN CHURCH hereby adopt this plat, designating the herein described property as Lot 1, Block 1, O.R.E.L.C. 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 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 utilities, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: Sara Booker  
Finance Manager

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 Sara Booker, 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL  
I, Tony Shiddiq, Chairperson or Sean L. 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  
OF  
ORELC ADDITION  
LOT 1, BLOCK 1  
REPLAT  
OF  
OUR REDEEMER EVANGELICAL LUTHERAN  
CHURCH SUBDIVISION  
LOT 1 & 2, BLOCK 54453  
LENT MARTIN SURVEY, ABSTRACT NO. 924  
A.R. MURRAY SURVEY, ABSTRACT NO. 918  
CITY PLAN FILE NO. S245-010  
ENGINEERING NO. DP-\_\_\_\_**

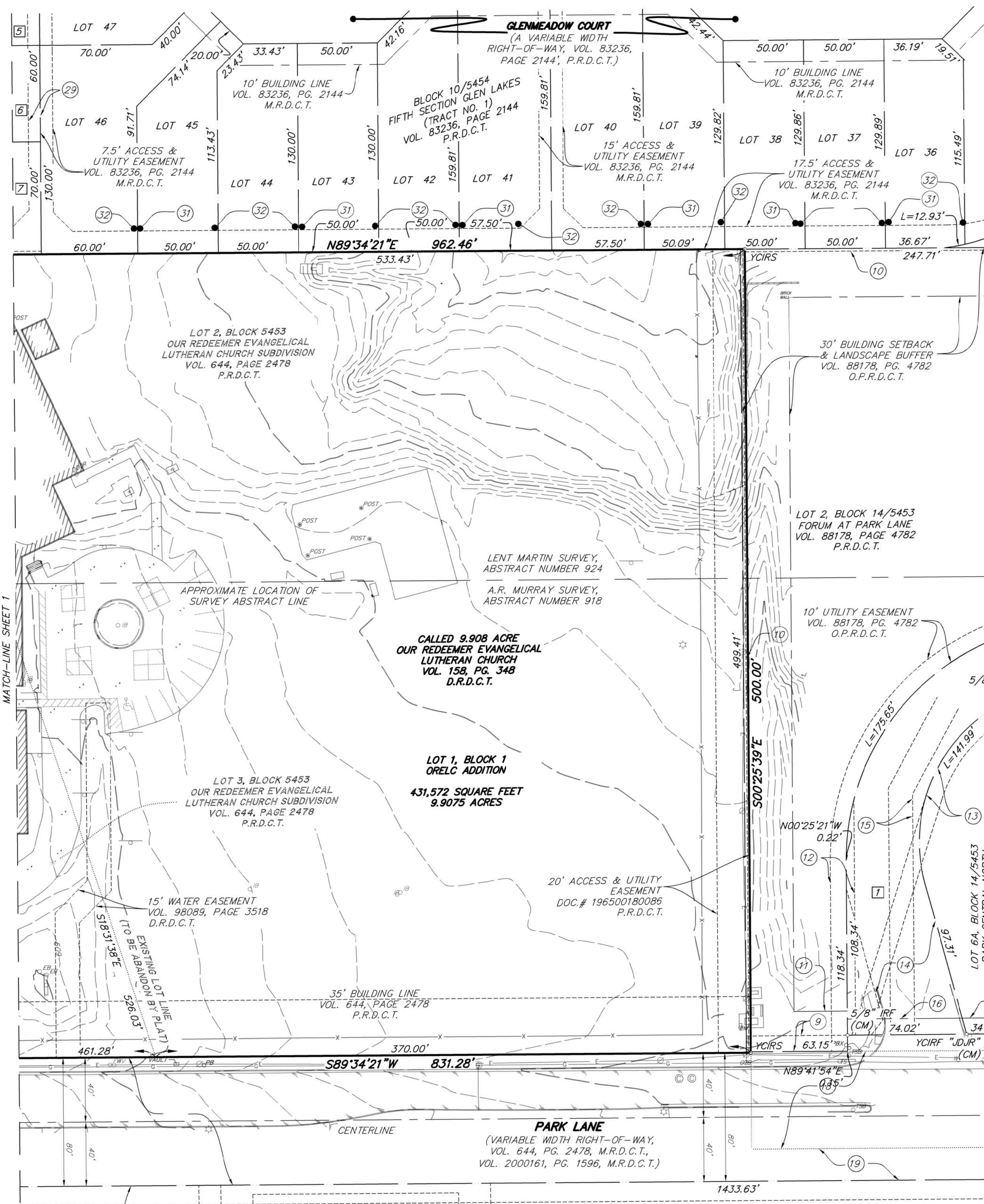
SCALE: 1" = 40' DATE: 07-15-2024

**SURVEYOR:**  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPRESSWAY, STE 300  
DALLAS, TX 75243  
214-739-8100  
rlg@rlginc.com  
TX PE REC #F-493  
TBPELS REG #100341-00

**OWNER:**  
OUR REDEEMER EVANGELICAL  
LUTHERAN CHURCH  
7611 PARK LANE  
DALLAS, TX 75225  
214-368-1465  
C/O SARA BOOKER

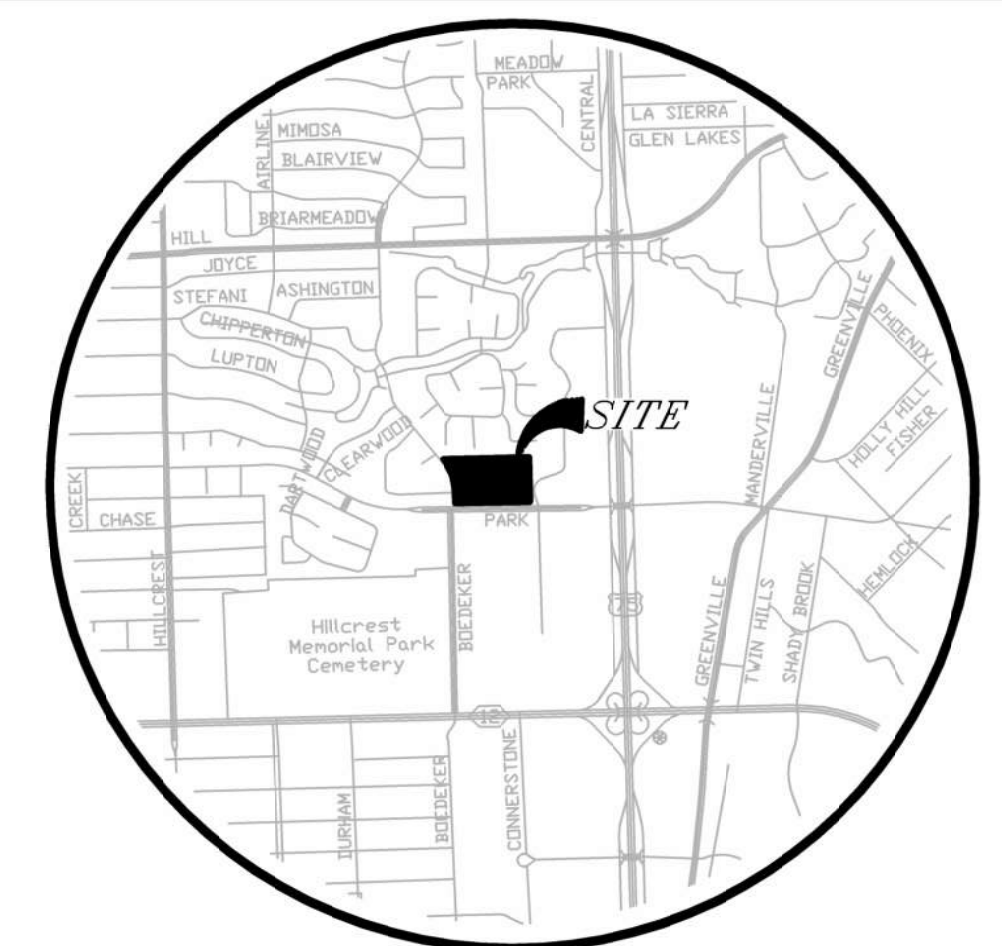
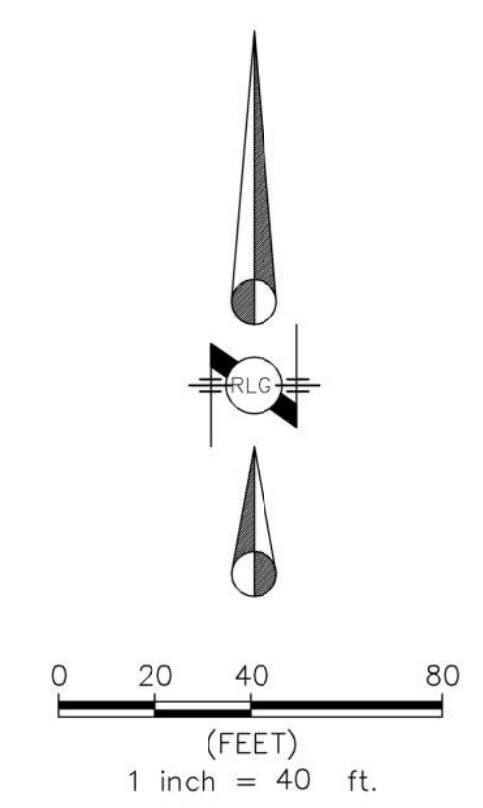
RECORDED	INST#	-	JOB NO.	2411.013	E-FILE	2411.013PP	DWG NO.	28,520W
							SHEET	1 OF 2





**GENERAL NOTES:**

1. Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1963, Adjustment realization 2011.
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3. Lot-to-lot drainage is not permitted without engineering approval.
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- |   |  |   |
|---|--|---|
| <p>1 LOT 3, BLOCK 14/5453 PARK CENTRAL ADDITION VOL. 98146, G. 433 P.R.D.C.T.</p> <p>2 LOT 6A, BLOCK 14/5453 PARK CENTRAL NORTH ADDITION NO. 2 VOL. 2005029, PG. 6 P.R.D.C.T.</p> <p>3 COMMON GREEN NO. 8, BLOCK 4/5454 NINTH SECTION GLEN LAKES (TRACT NO. 1) VOL. 94052, PAGE 1655 P.R.D.C.T.</p> <p>4 ASHMORE COURT (A VARIABLE WIDTH RIGHT-OF-WAY, VOL. 94052, PAGE 1655, P.R.D.C.T.)</p> <p>5 2.5' UTILITY EASEMENT VOL. 391, PG. 1353 M.R.D.C.T.</p> <p>6 20' BUILDING LINE VOL. 391, PG. 1353 M.R.D.C.T.</p> <p>7 25' BUILDING LINE VOL. 391, PG. 1353 M.R.D.C.T.</p> <p>8 20'x10' SOUTHWESTERN BELL EASEMENT VOL. 89172, PG. 3744 D.R.D.C.T.</p> <p>9 DALLAS POWER AND LIGHT EASEMENT VOL. 561, PG. 1988 VOL. 73117, PG. 1078 D.R.D.C.T.</p> <p>10 12' RESERVATION FOR STREET RIGHT-OF-WAY VOL. 82050, PG. 1968 D.R.D.C.T.</p> <p>11 6' OF SANITARY SEWER EASEMENT VOL. 73004, PG. 0097 D.R.D.C.T.</p> <p>12 20' UTILITY EASEMENT VOL. 82050, PG. 1968 D.R.D.C.T.</p> <p>13 10' RIGHT-OF-WAY DEDICATION VOL. 88178, PG. 4782 O.P.R.D.C.T.</p> <p>14 6' OF DALLAS POWER AND LIGHT &amp; SOUTHWESTERN BELL TELEPHONE EASEMENT (UNDEFINED WIDTH) VOL. 5815, PG. 2 D.R.D.C.T.</p> | <p>5 LOT 61, BLOCK 10/5454 SEVENTH SECTION GLEN LAKES (TRACT NO. 1) VOL. 85141, PAGE 5582 P.R.D.C.T.</p> <p>6 LOT 62, BLOCK 10/5454 SEVENTH SECTION GLEN LAKES (TRACT NO. 1) VOL. 85141, PAGE 5582 P.R.D.C.T.</p> <p>7 LOT 63, BLOCK 10/5454 SEVENTH SECTION GLEN LAKES (TRACT NO. 1) VOL. 85141, PAGE 5582 P.R.D.C.T.</p> <p>11 25' BUILDING SETBACK VOL. 88178, PG. 4782 O.P.R.D.C.T.</p> <p>12 CENTRAL PARK VENTURE (REMAINDER) VOL. 82244, PG. 3056 D.R.D.C.T.</p> <p>13 10' SOUTHWESTERN BELL TELEPHONE EASEMENT VOL. 9066, PG. 1996 D.R.D.C.T.</p> <p>14 ACCESS EASEMENT VOL. 87220, PG. 4171 D.R.D.C.T.</p> <p>15 WATER MAIN EASEMENT VOL. 88111, PG. 4158 D.R.D.C.T.</p> <p>16 BUILDING SETBACK LINE VOL. 98146, PG. 433 P.R.D.C.T.</p> <p>17 ORDINANCE 19570, REVOCABLE LICENSE SUBSURFACE ELECTRIC CONDUIT EASEMENT VOL. 88129, PG. 881 D.R.D.C.T.</p> <p>18 STREET EASEMENT VOL. 5770, PG. 260 P.R.D.C.T.</p> <p>19 STREET EASEMENT VOL. 56, PG. 1219 P.R.D.C.T.</p> <p>20 STREET EASEMENT VOL. 77230, PG. 896 P.R.D.C.T.</p> | <p>21 3'x3' DALLAS POWER &amp; LIGHT CO. EASEMENT VOL. 94052, PG. 1655 P.R.D.C.T.</p> <p>22 18' ACCESS AND UTILITY EASEMENT VOL. 94052, PG. 1655 P.R.D.C.T.</p> <p>23 7.5' ACCESS AND UTILITY EASEMENT VOL. 94052, PG. 1655 P.R.D.C.T.</p> <p>24 2' SCREEN WALL EASEMENT VOL. 94052, PG. 1655 P.R.D.C.T.</p> <p>25 5' BUILDING LINE VOL. 94052, PG. 1655 P.R.D.C.T.</p> <p>26 10' BUILDING LINE VOL. 94052, PG. 1655 P.R.D.C.T.</p> <p>27 20' UTILITY EASEMENT VOL. 94052, PG. 1655 P.R.D.C.T.</p> <p>28 15.5' ACCESS AND UTILITY EASEMENT VOL. 85141, PG. 5582 P.R.D.C.T.</p> <p>29 7.5' ACCESS AND UTILITY EASEMENT VOL. 85141, PG. 5582 P.R.D.C.T.</p> <p>30 2' SCREEN WALL EASEMENT VOL. 85141, PG. 5582 P.R.D.C.T.</p> <p>31 3'x3' DALLAS POWER &amp; LIGHT CO. EASEMENT VOL. 83236, PG. 2144 M.R.D.C.T.</p> <p>32 2.5'x2.5' DALLAS POWER &amp; LIGHT CO. EASEMENT VOL. 83236, PG. 2144 M.R.D.C.T.</p> <p>33 BUILDING SETBACK LINE VOL. 51, PG. 149 (PER VOL. 2005029, PG. 6) P.R.D.C.T.</p> |
|---|--|---|

**LEGEND**

.....	PROPERTY LINE	.....	OVERHEAD POWER
.....	EASEMENT LINE	.....	GAS LINE
.....	BUILDING	.....	SEWER LINE
.....	BUILDING OVERHANG/COVER	.....	STORM SEWER LINE
.....	ASPHALT	.....	WATER LINE
.....	CONCRETE	.....	EXISTING CONTOUR LINE
.....	FENCE LINE	.....	EXISTING SPOT ELEVATION
.....	LIGHT STANDARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.G. INC." SET
.....	LIGHT BOLLARD	.....	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "..." FOUND
.....	SOLARIS	.....	IRON ROD FOUND
.....	WATER VALVE	.....	MAG. NAIL SET / FOUND
.....	WATER METER	.....	CHISELED "T" SET / FOUND
.....	FIRE HYDRANT	.....	PK NAIL SET / FOUND
.....	STAND PIPE	.....	CONTROLLING MONUMENT
.....	CLEAN OUT	.....	MAP RECORDS, DALLAS COUNTY, TX
.....	IRRIGATION BOX	.....	DEED RECORDS, DALLAS COUNTY, TX
.....	TELEPHONE PEDESTAL	.....	OPTICAL PUBLIC RECORDS, DALLAS COUNTY, TX
.....	POWER POLE	.....	INSTRUMENT NUMBER
.....	UTILITY WIRE	.....	VOL. PG.
.....	OUT WIRE	.....	AREA DRAW. & SIZE IN INCHES
.....	SIGN	.....	ROOF DRAIN
.....	SANITARY SEWER MANHOLE	.....	CURB DRAIN
.....	STORM SEWER MANHOLE	.....	TELEPHONE MANHOLE
.....	GAS MANHOLE	.....	ELECTRIC MANHOLE
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.....	ELECTRIC MANHOLE	.....	COMMUNICATIONS MANHOLE
.....	FIBER OPTIC MANHOLE	.....	ELECTRIC METER
.....	COMMUNICATIONS MANHOLE	.....	TRAFFIC SIGNAL
.....	ELECTRIC METER	.....	TRAFFIC SIGNAL BOX
.....	TRAFFIC SIGNAL	.....	POST INDICATOR VALVE
.....	TRAFFIC SIGNAL BOX	.....	
.....	POST INDICATOR VALVE	.....	

**PRELIMINARY PLAT**  
**OF**  
**ORELC ADDITION**  
**LOT 1, BLOCK 1**  
**REPLAT**  
**OF**  
**OUR REDEEMER EVANGELICAL LUTHERAN**  
**CHURCH SUBDIVISION**  
**LOT 1 & 2, BLOCK 54453**  
 LENT MARTIN SURVEY, ABSTRACT NO. 924  
 A.R. MURRAY SURVEY, ABSTRACT NO. 918  
 CITY PLAN FILE NO. S245-010  
 ENGINEERING NO. DP-\_\_\_\_

**SURVEYOR:**  
 RAYMOND L. GOODSON JR., INC.  
 12001 N. CENTRAL EXPRESSWAY, STE 300  
 DALLAS, TX 75243  
 214-739-8100  
 rlg@rlginc.com  
 TX PE REG #F-493  
 TBPELS REG #100341-00

**OWNER:**  
 OUR REDEEMER EVANGELICAL  
 LUTHERAN CHURCH  
 7611 PARK LANE  
 DALLAS, TX 75225  
 214-368-1465  
 C/O SARA BOOKER

SCALE: 1" = 40' DATE: 07-15-2024

RECORDED	INST#	-	JOB NO.	2411.013	E-FILE	2411.013PP	DWG NO.	28.520W	
								SHEET	2 OF 2