GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM COMBINING AN EXISTING LOT AND AN UNPLATTED PROPERTY FOR BUILDING IMPROVEMENTS.
2. THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1982 (2011).
3. THE COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
5. IMPROVEMENTS TO BE REMOVED HAVE BEEN SHADED.

LEGEND:

INST. NO. = INSTRUMENT NUMBER
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL. / PG. = VOLUME / PAGE
C.M. = CONTROLLING MONUMENT
ADF = ALUMINUM DISK FOUND
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND
ADS = 5/8" IRON ROD WITH 3 1/4" ALUMINUM DISK STAMPED "KCKC-KHA"
MNS = MAG-NAIL WTIH WASHER STAMPED "KCKC-KHA" SET

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36

VICINITY MAP

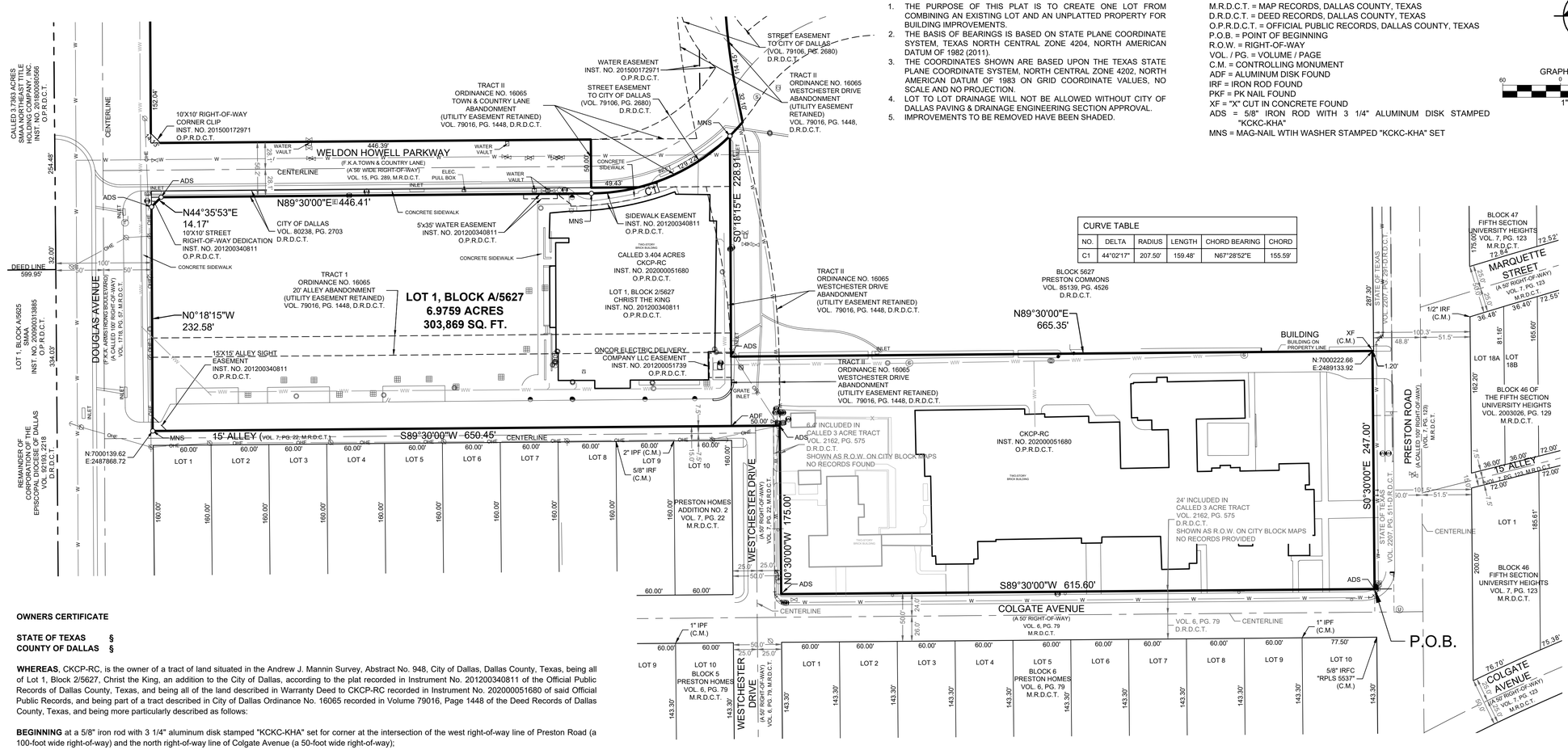
N.T.S.

LEGEND

ROOF DRAIN	HANDICAPPED PARKING
CABLE TV BOX	SIGN
CABLE TV HANDHOLE	MARQUEE/BILLBOARD
CABLE TV MANHOLE	BORE LOCATION
CABLE TV MARKER FLAG	FLAG POLE
CABLE TV MARKER SIGN	GREASE TRAP
CABLE TV VAULT	MAIL BOX
COMMUNICATIONS BOX	SANITARY SEWER CLEAN OUT
COMMUNICATIONS HANDHOLE	SANITARY SEWER MANHOLE
COMMUNICATIONS MANHOLE	SANITARY SEWER MARKER FLAG
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MARKER SIGN
COMMUNICATIONS MARKER SIGN	SANITARY SEWER SEPTIC TANK
COMMUNICATIONS VAULT	SANITARY SEWER VAULT
ELEVATION BENCHMARK	STORM SEWER BOX
FIBER OPTIC BOX	STORM SEWER DRAIN
FIBER OPTIC HANDHOLE	STORM SEWER MANHOLE
FIBER OPTIC MANHOLE	STORM SEWER VAULT
FIBER OPTIC MARKER FLAG	TRAFFIC BARRIER
FIBER OPTIC MARKER SIGN	TRAFFIC BOLLARD
FIBER OPTIC VAULT	TRAFFIC BOX
MONITORING WELL	CROSS WALK SIGNAL
GAS HANDHOLE	TRAFFIC HANDHOLE
GAS METER	TRAFFIC MANHOLE
GAS MANHOLE	TRAFFIC MARKER SIGN
GAS MARKER FLAG	TRAFFIC SIGNAL
GAS SIGN	TRAFFIC VAULT
GAS TANK	UNIDENTIFIED BOX
GAS VAULT	UNIDENTIFIED HANDHOLE
GAS VALVE	UNIDENTIFIED METER
TELEPHONE BOX	UNIDENTIFIED MANHOLE
TELEPHONE HANDHOLE	UNIDENTIFIED MARKER FLAG
TELEPHONE MANHOLE	UNIDENTIFIED MARKER SIGN
TELEPHONE MARKER FLAG	UNIDENTIFIED POLE
TELEPHONE MARKER SIGN	UNIDENTIFIED TANK
TELEPHONE VAULT	UNIDENTIFIED VAULT
PIPELINE MARKER SIGN	UNIDENTIFIED VALVE
ELECTRIC BOX	TREE
FLOOD LIGHT	WATER BOX
GUY ANCHOR	FIRE DEPT. CONNECTION
GUY ANCHOR POLE	WATER HAND HOLE
ELECTRIC HANDHOLE	FIRE HYDRANT
LIGHT STANDARD	WATER METER
ELECTRIC METER	WATER MANHOLE
ELECTRIC MANHOLE	WATER MARKER FLAG
ELECTRIC MARKER FLAG	WATER MARKER SIGN
ELECTRIC MARKER SIGN	WATER VAULT
UTILITY POLE	WATER VALVE
ELECTRIC TRANSFORMER	AIR RELEASE VALVE
ELECTRIC VAULT	WATER WELL

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CKCP-RC, is the owner of a tract of land situated in the Andrew J. Mannin Survey, Abstract No. 948, City of Dallas, Dallas County, Texas, being all of Lot 1, Block 2/5627, Christ the King, an addition to the City of Dallas, according to the plat recorded in Instrument No. 201200340811 of the Official Public Records of Dallas County, Texas, and being all of the land described in Warranty Deed to CKCP-RC recorded in Instrument No. 202000051680 of said Official Public Records, and being part of a tract described in City of Dallas Ordinance No. 16065 recorded in Volume 79016, Page 1448 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3 1/4" aluminum disk stamped "KCKC-KHA" set for corner at the intersection of the west right-of-way line of Preston Road (a 100-foot wide right-of-way) and the north right-of-way line of Colgate Avenue (a 50-foot wide right-of-way);

THENCE with the said north right-of-way line Colgate Avenue, South 89°30'00" West, a distance of 615.60 feet to a 5/8" iron rod with 3 1/4" aluminum disk stamped "KCKC-KHA" set for corner at the intersection of the said north right-of-way line of Colgate Avenue and the east right-of-way line of Westchester Drive (a 50-foot wide right-of-way);

THENCE with the said east right-of-way line of Westchester Drive, North 0°30'00" West, a distance of 175.00 feet to a 5/8" iron rod with 3 1/4" aluminum disk stamped "KCKC-KHA" set for corner at the north terminus of said Westchester Drive in the north line of an Alley (a 15' wide right-of-way) as dedicated by Preston Homes 2 Addition, an addition to the City of Dallas, according to the plat recorded in Volume 7, Page 22 of the Map Records of Dallas County, Texas;

THENCE with said north right-of-way line of the 15' Alley, South 89°30'00" West, passing at a distance of 50.00 feet an aluminum disk found for the southeast corner of said Lot 1, Block 2/5627 and continuing with said north right-of-way line of the 15' Alley and the said south line of Lot 1, Block 2/5627, for a total distance of 650.45 feet to a mag-nail with washer stamped "KCKC-KHA" set for the southwest corner of said Lot 1, Block 2/5627, at the intersection of said north right-of-way line of the 15' Alley and the east right-of-way line of Douglas Avenue (F.K.A. Armstrong Boulevard, a 100-foot wide right-of-way), as dedicated in Volume 1718, Page 57 of the Map Records of Dallas County, Texas;

THENCE with the east line of said Lot 1, Block 2/5627 and said east right-of-way line of Douglas Avenue, North 00°18'15" West, a distance of 232.58 feet to a 5/8" iron rod with 3 1/4" aluminum disk stamped "KCKC-KHA" set for a northwest corner of said Lot 1, Block 2/5627, at the south end of a corner clip at the intersection of said east right-of-way line of Douglas Avenue and the south right-of-way line of Weldon Howell Parkway (a called 56-foot wide right-of-way), as dedicated by Town and Country Apartments, an addition to the City of Dallas, according to the plat recorded in Volume 15, Page 289 of said Map Records;

THENCE with said corner clip and a northwest line of said Lot 1, Block 2/5627, North 44°35'53" East, a distance of 14.17 feet to a 5/8" iron rod with 3 1/4" aluminum disk stamped "KCKC-KHA" set for a northwest corner of said Lot 1, Block 2/5627, at the east end of said corner clip;

THENCE with said south right-of-way line of Weldon Howell Parkway and the north line of said Lot 1, Block 2/5627, the following courses and distances:

North 89°30'00" East, a distance of 446.41 feet to a mag-nail with washer stamped "KCKC-KHA" set at the beginning of a tangent curve to the left with a radius of 207.50 feet, a central angle of 44°02'17", and a chord bearing and distance of North 67°28'52" East, 155.59 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 159.48 feet to a mag-nail with washer stamped "KCKC-KHA" set for the northeast corner of said Lot 1, Block 2/5627, in the west line of a Block 5627 of Preston Commons, an addition to the City of Dallas, according to the plat recorded in Volume 85139, Page 4526 of said Deed Records;

THENCE departing said south right-of-way line of Weldon Howell Parkway, with the east line of said Lot 1, Block 2/5627 and said west line of Block 5627 of Preston Commons, South 00°18'15" East, a distance of 228.91 feet to a 5/8" iron rod with 3 1/4" aluminum disk stamped "KCKC-KHA" set for the southwest corner of said Block 5627 of Preston Commons;

THENCE departing the east line of said Lot 1, Block 2/5627, with the south line of said Block 5627 of Preston Commons, North 89°30'00" East, a distance of 665.35 feet to an "X" cut in concrete found for corner in said west right-of-way line of Preston Road;

THENCE departing said south line of Block 5627 of Preston Commons, with said west right-of-way line of Preston Road, South 00°30'00" East, a distance of 247.00 feet to the **POINT OF BEGINNING** and containing 303,869 square feet or 6.9759 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **CKCP-RC,** acting by and through their duly authorized agents, Daniel J. McAuliffe and James Gaddy, do hereby adopt this plat, designating the herein described property as **KAIZEN CHRIST KING CHURCH,** 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 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 _____, _____, this _____ day of _____, 20__.

CKCP-RC,

By: _____
_____

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 _____, 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 _____, 20__.

_____
Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 _____, 20__.

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
469-718-8849
andy.dobbs@kimley-horn.com

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

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 J. Andy Dobbs 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 _____ 20__.

_____
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 PLAT
KAIZEN CHRIST KING CHURCH
LOT 1, BLOCK A/5627
BEING A REPLAT OF LOT 1, BLOCK 2/5627,CHRIST THE KING, AND 6.9759 ACRES SITUATED IN THE ANDREW J. MANNIN SURVEY, ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-022

OWNER:
CKCP-RC
8017 PRESTON ROAD,
DALLAS, TEXAS 75225
CONTACT: PO SULLIVAN
PHONE: 214-365-1234
EMAIL: posullivan@cks.org

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ASHLEY JOHNSON, P. E.
PHONE: 469-718-8849
EMAIL: ASHLEY.JOHNSON@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

Kimley»Horn
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Oct. 2024	064606200	1 OF 2

DWG NAME: K:\DAL_SURVEY\064606200-KAIZEN CHRIST KING CHURCH\PRESTON & COLEGATE\DWG\064606200-KAIZEN CHRIST KING CHURCH PRESTON COLGATE_PP.DWG PLOTTED BY TENMORE, DUSTIN 10/24/2024 3:23 PM LAST SAVED: 10/24/2024 3:02 PM