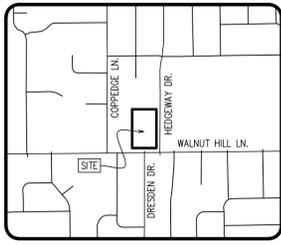
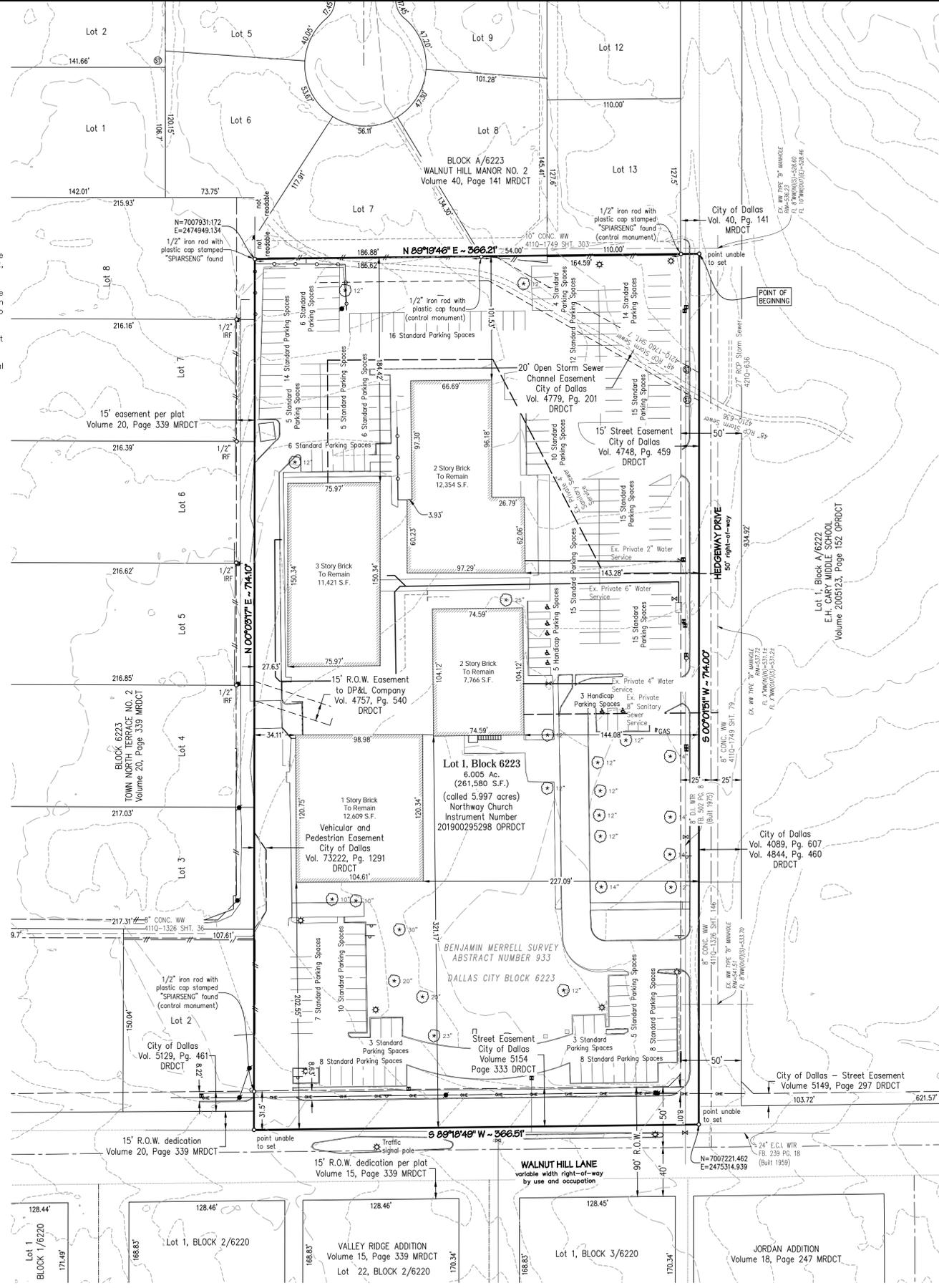


NOTES:

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
3. Lot to lot drainage will not be allowed without engineering section approval.
4. The purpose of this plot is to create a legal building site.
5. All existing buildings onsite to remain.



LOCATION MAP
1" = 1000'



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 6.005 acre tract of land situated in the Benjamin Merrell Survey, Abstract Number 933, City of Dallas, Dallas County, Texas, in City Block 6223, being all of called 5.997 acre tract of land described in a General Gift Warranty Deed to Northway Church, recorded in Instrument Number 201900295298, of the Official Public Records, Dallas County, Texas (OPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point (unable to set) on the west right-of-way line of Hedgeway Drive, (a 50-foot-wide right-of-way), and the northeast corner of a tract of land to the City of Dallas, recorded in Volume 4748, Page 459, of the Deed Records, Dallas County, Texas (DRDCT), and being the southeast corner of a 15-foot-wide dedication created by the final plat of Walnut Hill Manor No. 2, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 40, Page 141, of the Map Records, Dallas County, Texas (MRDCT);

THENCE S 00°01'51" W, 714.00 feet along the west right-of-way line of said Hedgeway Drive and same for said City of Dallas tract to a point (unable to set) in Walnut Hill Lane, (a variable width right-of-way by use and occupation);

THENCE S 89°18'49" W, 366.51 feet along Walnut Hill Lane to a point (unable to set) for the southeast corner of a 15-foot-wide dedication created by the final plat of Town North Terrace No. 2, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 20, Page 339, MRDCT;

THENCE N 00°03'17" E, passing a 1/2" iron rod with plastic cap stamped "SPIARSENG" found at the southeast corner of Lot 2, Block 6223, of said Town North Terrace Addition No. 2 at a distance of 31.50 feet, continuing along the east line of said Town North Terrace Addition No. 2 for a total distance of 714.10 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southwest corner of Lot 7, Block A/6223, of said Walnut Hill Manor No. 2;

THENCE N 89°19'46" E, passing a 1/2" iron rod found at the common south corner of Lots 7 and 8, Block A/6223, of said Walnut Hill Manor No. 2, a distance of 186.62, continuing along said south line, passing a 1/2" iron rod with plastic cap stamped "SPIARSENG" found at the southeast corner of Lot 13, an additional distance of 164.59 feet, continuing along said south line, a total distance of 366.21 feet to the POINT OF BEGINNING and containing 6.005 acres or 261,580 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NORTHWAY CHURCH, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as NORTHWAY CHURCH, 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 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 Dallas, Texas, this the ____ day of _____, 2024.

_____, LLC

Name, Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Darren K. Brown, 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

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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.

Given under my hand and seal of office this the ____ day of _____, 2024.

Notary Public, 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

NORTHWAY CHURCH

LOT 1, BLOCK A/6223
BENJAMIN MERRELL SURVEY, ABSTRACT NUMBER 933
CITY OF DALLAS, DALLAS COUNTY, TEXAS
TOTAL AREA - 6.005 ACRES
CITY PLAN FILE NO. S234-077
CITY ENGINEER PLAN FILE NO. DP24-033

APPLICANT
Northway Church
3877 Walnut Hill Lane
Dallas, Texas 75229
Contact: Brett Wiseman

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: Kevin Wier

Drawing: G:\2023\1055\3-152_Northway Church\Survey\DWG\3-152_Preliminary Plat.dwg Saved By: jhagb Save Time: 3/6/2024 10:54:15 AM Plotted By: jhagb Plot Date: 3/7/2024 12:38 PM

LEGEND	
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY