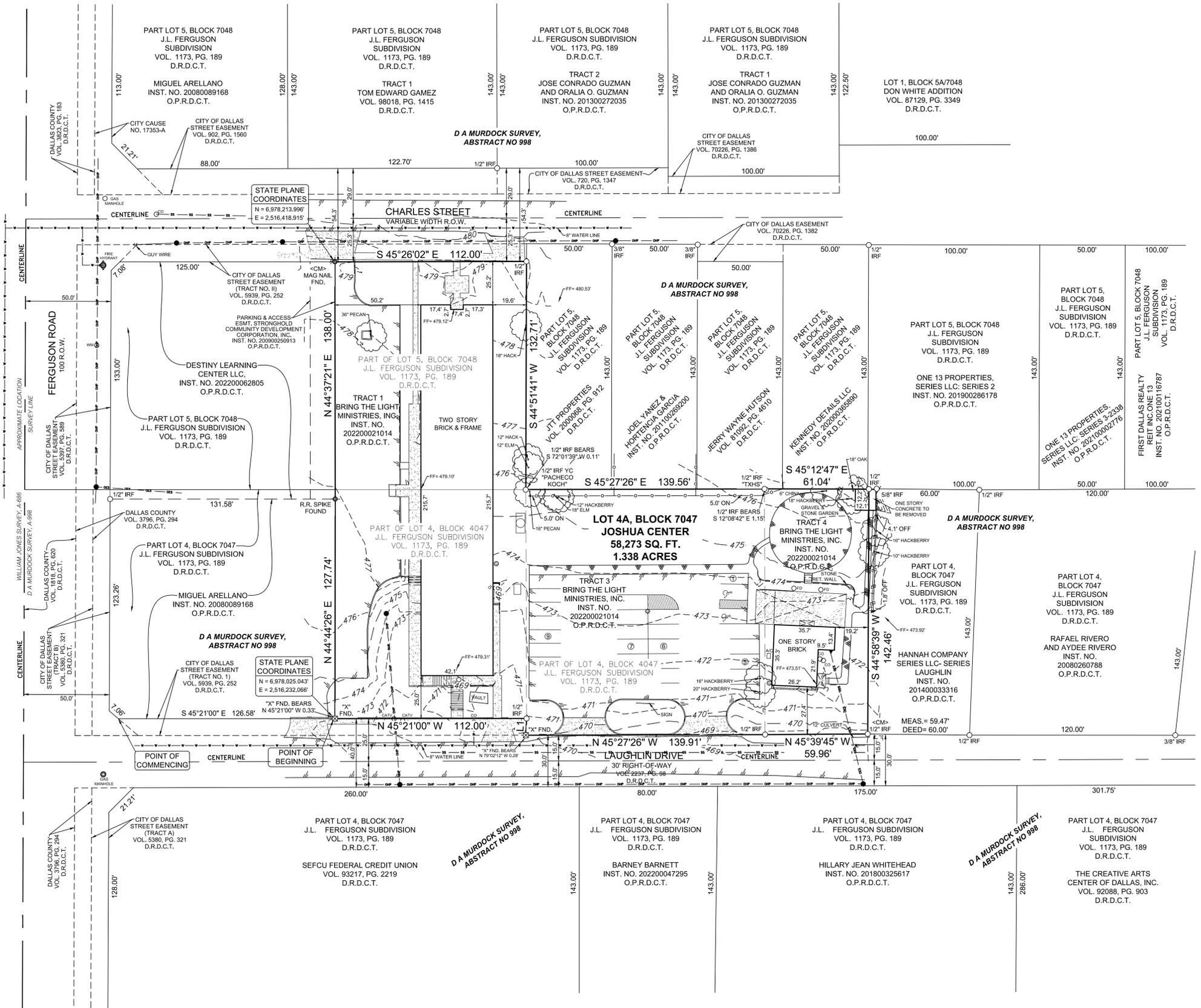
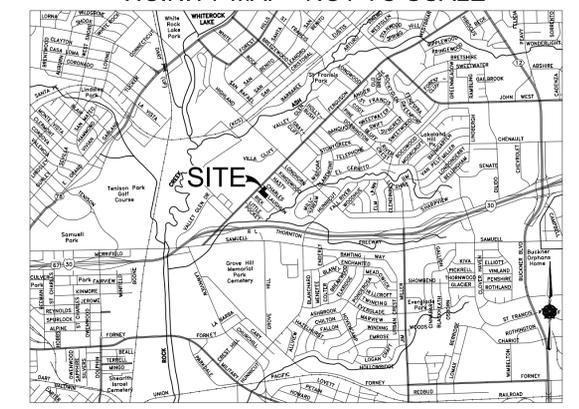


LINE #	LENGTH	DIRECTION
L1	9.75'	N47°13'08\"E

VICINITY MAP - NOT TO SCALE



LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
IRF	IRON ROD FOUND
*X FND.	CUT *X IN CONCRETE FOUND
1/2\" IRF *TXHS*	1/2\" IRF TEXAS HERITAGE SURVEYING FROM PREVIOUS SURVEY DATED 1/20/2022
<CM>	CONTROL MONUMENT
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
PP	POWER POLE
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER
A/C	AIR CONDITIONER
ROW	RIGHT-OF-WAY
	ASPHALT
	GRAVEL
	EASEMENT LINE
	CONTOUR
	BOUNDARY LINE
	CENTERLINE
	SANITARY SEWER LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	OVERHEAD POWER LINE
	WOOD FENCE

SHEET 1 OF 2

PRELIMINARY PLAT
JOSHUA CENTER
LOT 4A, BLOCK 7047

BEING A REPLAT OF PART OF LOT 4, BLOCK 7047 AND LOT 5, BLOCK 7048, J.L. FERGUSON SUBDIVISION, D A MURDOCK SURVEY, ABSTRACT NO. 998 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S245-062

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



OWNER
BRING THE LIGHT
MINISTRIES, INC.
ATTN: EARL FITZSIMMONS
2133 EL DORADO WAY
CARROLLTON, TEXAS 75006

DATE: 12/12/2023 / JOB # 1403961-4 / SCALE - 1" = 30' /JAM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, BRING THE LIGHT MINISTRIES, INC., is sole owner of a tract of land situated in the D A Murdock Survey Abstract No. 998, in the City of Dallas, Dallas County, Texas, being parts of Lot 4, Block 7047 and Lot 5, Block 7048, of J.L. Ferguson Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1173, Page 189, Deed Records, Dallas County, Texas, and being that same tract of land described in Warranty Deed with Vendor's Lien to Bring the Light Ministries, Inc. Tract 1, Tract 3 and Tract 4, recorded in Instrument No. 202200021014, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the north corner of a City of Dallas Street Easement recorded in Volume 5939, Page 252, Deed Records, Dallas County, Texas, also being the southwest corner of corner clip being the most westerly northwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Miguel Arellano recorded in Instrument Number 20080089168, Official Public Records, Dallas County, Texas, lying on the northeasterly right-of-way line of Laughlin Drive (30' right-of-way) and the southeasterly right-of-way line of Ferguson Road (100' right-of-way);

THENCE South 45 degrees 21 minutes 00 seconds East, along the said northeasterly right-of-way line of Laughlin Drive, also being the southwesterly line of said Arellano tract, a distance of 126.56 feet to an "X" in concrete found for corner, said point being the west corner of said Tract 1, said point also being the south corner of said Arellano tract, also being the POINT OF BEGINNING, from which an "X" in concrete found bears North 45 degrees 21 minutes 00 degrees West, a distance of 0.33 feet for reference;

THENCE North 44 degrees 44 minutes 26 seconds East, departing the said northeasterly right-of-way line of Laughlin Drive, along the northwest line of said Tract 1, also being the southeast line of said Arellano tract, a distance of 127.74 feet to a rail road spike found for corner, said point being the east corner of said Arellano tract, said point also being the south corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Destiny Learning Center LLC, recorded in Instrument Number 202200062805, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 37 minutes 21 seconds East, continuing along said northwest line of Tract 1, also being the southeast line of said Destiny Learning Center tract, a distance of 138.00 feet to a mag nail found for corner, said point being the north corner of said Tract 1, also being the east corner of said Destiny Learning Center tract, lying on the southwesterly right-of-way line of Charles Street (variable width right-of-way);

THENCE South 45 degrees 26 minutes 02 seconds East, along the northeast line of said Tract 1, also being the said southwesterly right-of-way line of Charles Street, a distance of 112.00 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of said Tract 1, lying on the northwesterly line of that certain tract of land described in Deed without Warranty to JTT Properties recorded in Volume 2000068, Page 912, Deed Records, Dallas County, Texas;

THENCE South 44 degrees 51 minutes 41 seconds West, departing the said southwesterly right-of-way line of Charles Street, along the northwesterly line of said JTT Properties tract, a distance of 132.71 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "PACHECO KOCH" for corner, said point being the west corner of said JTT Properties tract, said point also being the north corner of said Tract 3, from which a 1/2 inch iron rod found bears South 72 degrees 01 minutes 39 seconds West, a distance of 0.11 feet;

THENCE South 45 degrees 27 minutes 26 seconds East, along the northeast line of said Tract 3, also being the southwest line of said JTT Properties tract, passing at a distance of 50.00 feet the south corner of said JTT Properties tract, also being the west corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Joel Yanez and Hortencia Garcia recorded in Instrument number 201100269200, Official Public Records, Dallas County, Texas, continuing along said line passing at a distance of 100.00 feet the south corner of said Yanez Garcia tract, also being the west corner of that certain tract of land described in Warranty Deed to Jerry Wayne Hutson recorded in Volume 81092, Page 4610, Deed Records, Dallas County, Texas, continuing along said line for a total distance of 139.56 feet to a 1/2 inch iron rod found with a yellow cap stamped "TXHS" for corner, said point being the east corner of said Tract 3, also being the north corner of said Tract 4;

THENCE South 45 degrees 12 minutes 47 seconds East, along the northeasterly line of said Tract 4, also being the southwesterly line of said Hutson tract, passing at a distance of 10.44 feet the south corner of said Hutson tract, said point also being the west corner of that certain tract of land described in General Warranty Deed to Kennedy Details LLC, recorded in Instrument Number 202000365890, Official Public Records, Dallas County, Texas, continuing along said line for a total distance 61.04 feet to a 1/2 inch iron rod found for corner, said point being the east corner of said Tract 4, said point also being the west corner of that certain tract of land described in Special Warranty Deed to One 13 Properties, Series LLC: Series 2 recorded in Instrument Number 201900286178, Official Public Records, Dallas County, Texas, also being the north corner of that certain tract of land described in Special Warranty Deed to Hannah Company Series LLC - Series Laughlin recorded in Instrument Number 201400033316, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 58 minutes 39 seconds West, along the southeasterly line of Tract 4, also being the northwesterly line of said Hannah Company tract, a distance of 142.46 feet to a 1/2 inch iron rod found for corner, said point being the south corner of said Tract 4, also being the west corner of said Hannah Company tract, lying on the said northeasterly right-of-way line of Laughlin Drive;

THENCE North 45 degrees 39 minutes 45 seconds West, along the said northeasterly right-of-way line of Laughlin Drive, also being the southwesterly line of said Tract 4, a distance of 59.96 feet to a 1/2 inch iron rod found for corner, said point the west corner of said Tract 4, also being the south corner of said Tract 3;

THENCE North 45 degrees 27 minutes 26 seconds West, continuing along said northeasterly right-of-way line of Laughlin Drive, also being the southwesterly line of Tract 3, a distance of 139.91 feet to an "X" in concrete found, said point being the west corner of said Tract 3;

THENCE North 47 degrees 13 minutes 08 seconds East, along said northeasterly right-of-way line of Laughlin Drive, along the northwesterly line of said Tract 3, a distance of 9.75 feet to a 1/2 inch iron rod found, said point being the south corner of said Tract 1;

THENCE North 45 degrees 21 minutes 00 seconds West, along said northeasterly right-of-way line of Laughlin Drive, also being the westerly line of said Tract 1, a distance of 112.00 feet to the POINT OF BEGINNING and containing 58,273 square feet or 1.338 an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, EARL FITZSIMMONS, does hereby adopt this plat, designating the herein described property as **JOSHUA CENTER** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

By: _____
Earl Fitzsimmons - CEO/Founder

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Earl Fitzsimmons, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/30/2024)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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

GENERAL NOTES:

- 1) The purpose of this plat is to create one lot from part of two plotted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 6) City of Dallas Water Dept. benchmarks used:
1417, 47-D-1 Highland Road - Ferguson Road
N= 6,979,274.194; E= 2,517,335.810; Elevation= 497.820

1419, 48-B-1 St. Francis Avenue - Senate Street
N= 6,978,530.040; E= 2,523,831.458; Elevation= 534.420
- 7) According to the F.I.R.M. Panel No. 48113C0365K, the subject property lies in Zone X (NFHA) and does not lie within a flood prone hazard area.
- 8) All structures are to remain, except as shown otherwise.
- 9) All site tree are as shown.

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



OWNER
BRING THE LIGHT
MINISTRIES, INC.
ATTN: EARL FITZSIMMONS
2133 EL DORADO WAY
CARROLLTON, TEXAS 75006

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



SHEET 2 OF 2
PRELIMINARY PLAT
JOSHUA CENTER
LOT 4A, BLOCK 7047
BEING A REPLAT OF PART OF LOT 4, BLOCK 7047
AND LOT 5, BLOCK 7048,
J.L. FERGUSON SUBDIVISION,
D A MURDOCK SURVEY, ABSTRACT NO. 998
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 245-062

DATE: 12/12/2023 / JOB # 1403961-4/ SCALE - 1" = 30' /JAM