

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas Greater Community First Baptist Church is the owner of a 8.735 acre tract of land situated in the John R. Bell Survey, Abstract No. 123 in the City of Dallas, Dallas County, Texas, and being a portion of City Block 3/6929 and all of Lot 1, Block G/6928, Greater Community First Baptist Church Addition, an Addition to the City of Dallas, Dallas County, Texas, according to Map thereof recorded in Instrument Number 20110018882, Official Public Records, Dallas County, Texas, and being those tracts of land conveyed to Greater Community First Baptist Church, by Quitclaim Deed recorded in Instrument Number 202300246985 and by Special Warranty Deed recorded in Instrument Number 200900189781, Official Public Records, Dallas County, Texas, same being a portion of Canterbury Village, an Addition of the City of Dallas, Dallas County, Texas, according to Map recorded in Volume 70071, Page 1450, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum cap found for corner, said corner lying along the West Right-of-Way line of Bainbridge Drive (a 60 foot width Right-of-Way) according to Map thereof recorded in Volume 69056, Page 1861, Map Records, Dallas County, Texas, same being the Northeast corner of Lot 18, Block 3K/6929, Wisdom Creek, Phase 1 Addition, an Addition to the City of Dallas, Dallas County, Texas, according to Map thereof recorded in Volume 2003070, Page 110, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 31 minutes 12 seconds West, continuing along North line of said Block 3K/6929, a distance of 402.17 feet to a 1/2-inch iron rod found for corner, said corner being the North corner of Lot 11, of said Block 3K/6929;

THENCE South 88 degrees 18 minutes 14 seconds West, along North line of said Block 3K/6929, a distance of 346.22 feet to a 3-1/4 inch aluminum cap stamped "GCFBC AND 5513" over a 1/2-inch iron rod set for corner, said corner lying in the Northwest line of Lot 5, of said Block 3K/6929;

THENCE South 69 degrees 58 minutes 05 seconds West, along Northwest line of said Block 3K/6929, a distance of 240.69 feet to a 1/2-inch iron rod found for corner, said corner being the Northwest corner of Lot 1, of said Block 3K/6929, same lying along the Northeast Right-of-Way line of Chaucer Place (a 60 foot width Right-of-Way), according to Map thereof recorded in Volume 11353, Page 1 and 2, Map Records, Dallas County, Texas;

THENCE North 19 degrees 54 minutes 32 seconds West, along Northeast Right-of-Way line of said Chaucer Place, a distance of 117.74 feet to a 1/2-inch iron rod found for corner, said corner lying along the Northeast Right-of-Way line of said Chaucer Place, same being the South corner of a tract of land conveyed to AAA Shopping Center, LLC by Deed recorded in Instrument Number 201700045476, Official Public Records, Dallas County, Texas;

THENCE North 51 degrees 16 minutes 49 seconds East, along the Southeast line of AAA Shopping Center tract, a distance of 97.70 feet to a 3-1/4 inch aluminum cap stamped "GCFBC AND 5513" over a 1/2-inch iron rod set for corner, said corner lying along the Southeast line of said AAA Shopping Center tract;

THENCE North 59 degrees 01 minute 07 seconds East, along the Southeast line of said AAA Shopping Center tract, a distance of 159.79 feet to a 1/2-inch iron rod found for corner, said corner being the Southeast corner of said AAA Shopping Center Tract;

THENCE North 07 degrees 45 minutes 38 seconds East, along the East line of said AAA Shopping Center tract, a distance of 270.06 feet to a 1/2-inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Camp Wisdom Chaucer Joint Venture, by Deed recorded in Volume 96123, Page 779, Deed Records, Dallas County, Texas, same corner lying in the South Right-of-Way line of Camp Wisdom Road (a 100 foot Right-of-Way),

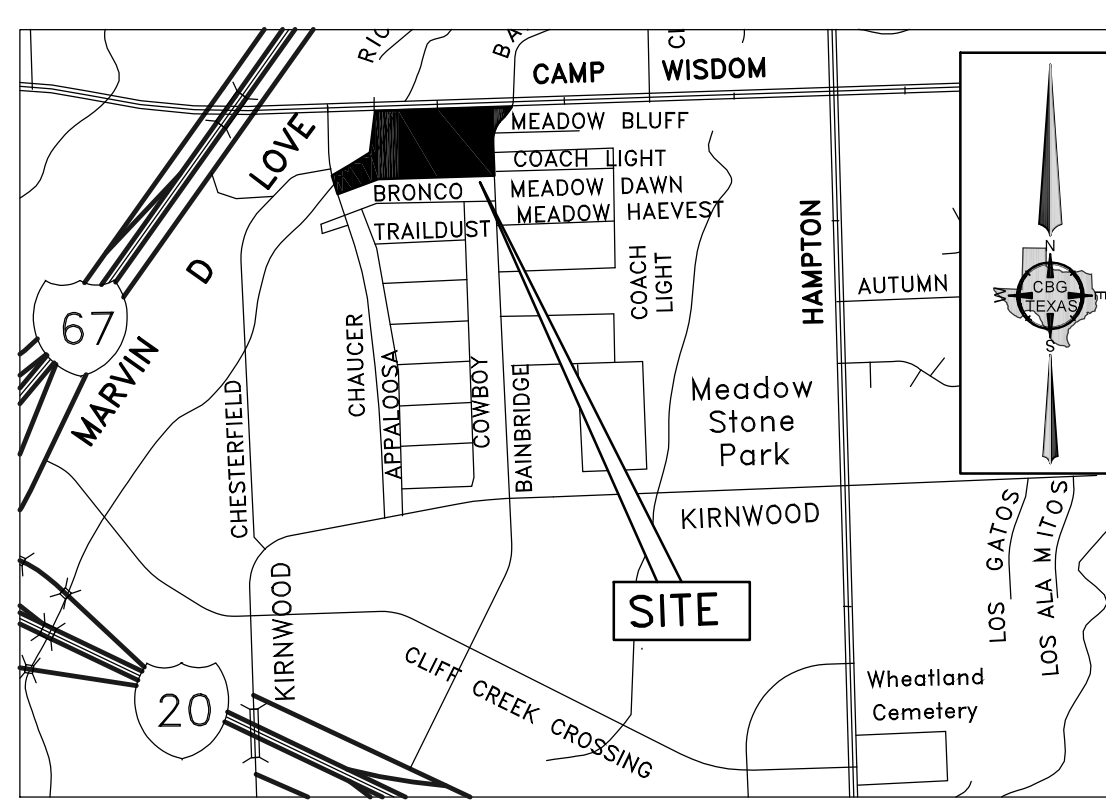
THENCE North 89 degrees 13 minutes 58 seconds East, along the South Right-of-Way line of said Camp Wisdom Road, a distance of 808.90 feet to a 3-1/4 inch aluminum cap stamped "GCFBC AND 5513" over a 1/2-inch iron rod set for corner, said corner lying in the South Right-of-Way line of said Camp Wisdom Road;

THENCE South 34 degrees 55 minutes 51 seconds East, a distance of 30.26 feet to a 3-1/4 inch aluminum cap stamped "GCFBC AND 5513" over a 1/2-inch iron rod set for corner, said corner lying in the Northwest Right-of-Way line of said Bainbridge Drive, same being the beginning of a non-tangent curve to the right having a radius of 257.00 feet, a delta of 07 degrees 19 minutes 15 seconds, a chord bearing and distance South 29 degrees 17 minutes 01 second East, 32.82 feet;

THENCE along the Northwest Right-of-Way line of said Bainbridge Drive and said curve to the right, an arc distance of 32.84 feet to a 5/8-inch iron rod found for corner, said corner lying along the Northwest Right-of-Way line of said Bainbridge Drive, same being the beginning of a reverse curve to the left having a radius of 317.00 feet, a delta of 34 degrees 31 minutes 32 seconds, a chord bearing and distance South 15 degrees 40 minutes 52 seconds West, 188.14 feet;

THENCE along the West Right-of-Way line of said Bainbridge Drive and said curve to the left, an arc distance of 191.02 feet to a 3-1/4 inch aluminum cap stamped "GCFBC AND 5513" over a 1/2-inch iron rod set for corner, said corner lying in the West Right-of-Way line of said Bainbridge Drive;

THENCE South 01 degree 34 minutes 25 seconds East, along the West Right-of-Way line of said Bainbridge Drive, a distance to 201.94 feet to the POINT OF BEGINNING and containing 380,501.4 square feet or 8.735 acres of land.



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE ONE FROM TWO TRACT AND ONE PLATTED LOT FOR DEVELOPMENT.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
- 3) NO STRUCTURES MAY EXTEND ACROSS PROPERTY LINES.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48113C0490K, DATE 7/7/2014, THIS PROPERTY DOES LIE IN ZONE AE AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE. EXCEPT AS SHOWN.

OWNER: GREATER COMMUNITY FIRST BAPTIST CHURCH
VICE PRESIDENT: JESTON LEWIS JR.
P.O. BOX 76381
Dallas, Texas 75376
(214) 695-5991
jestonlewisjr@cbgtxllc.com

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Greater Community First Baptist Church, That acting by and through their authorized agent, Jeston Lewis Jr., do hereby adopt this plat, designating the herein described property as **GREATER COMMUNITY FIRST BAPTIST CHURCH LOT 1R, BLOCK G/6928**, an addition to the city and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the city. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and city's use thereof. The city and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The city and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand, this the _____ day of _____, 2024.

By: _____
Greater Community First Baptist Church, Owner
Jeston Lewis Jr.

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jeston Lewis Jr. 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 and considerations therein expressed.

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

Notary Public in and for Dallas County, Texas.

My Commission Expires On _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connolly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Dallas.

Dated this the _____ day of _____, 2024.

RELEASED FOR REVIEW 06/28/2024 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

**STATE OF TEXAS
COUNTY OF DALLAS**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connolly, Registered Public Land Surveyor, 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 and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On _____

CERTIFICATE OF APPROVAL
I, Tony Shiddiq, 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

SHEET 2 OF 2

**PRELIMINARY PLAT
GREATER COMMUNITY FIRST BAPTIST CHURCH ADDITION
LOT 1R, BLOCK G/6928
380,501.4 SQ. FT. / 8.735 ACRES
BEING PART OF BLOCK 3/6929, AND
LOT 1, BLOCK G/6928 AND 3/6929 IN
JOHN R. BELL SURVEY, ABSTRACT NO. 123
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-152____**

CBG
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