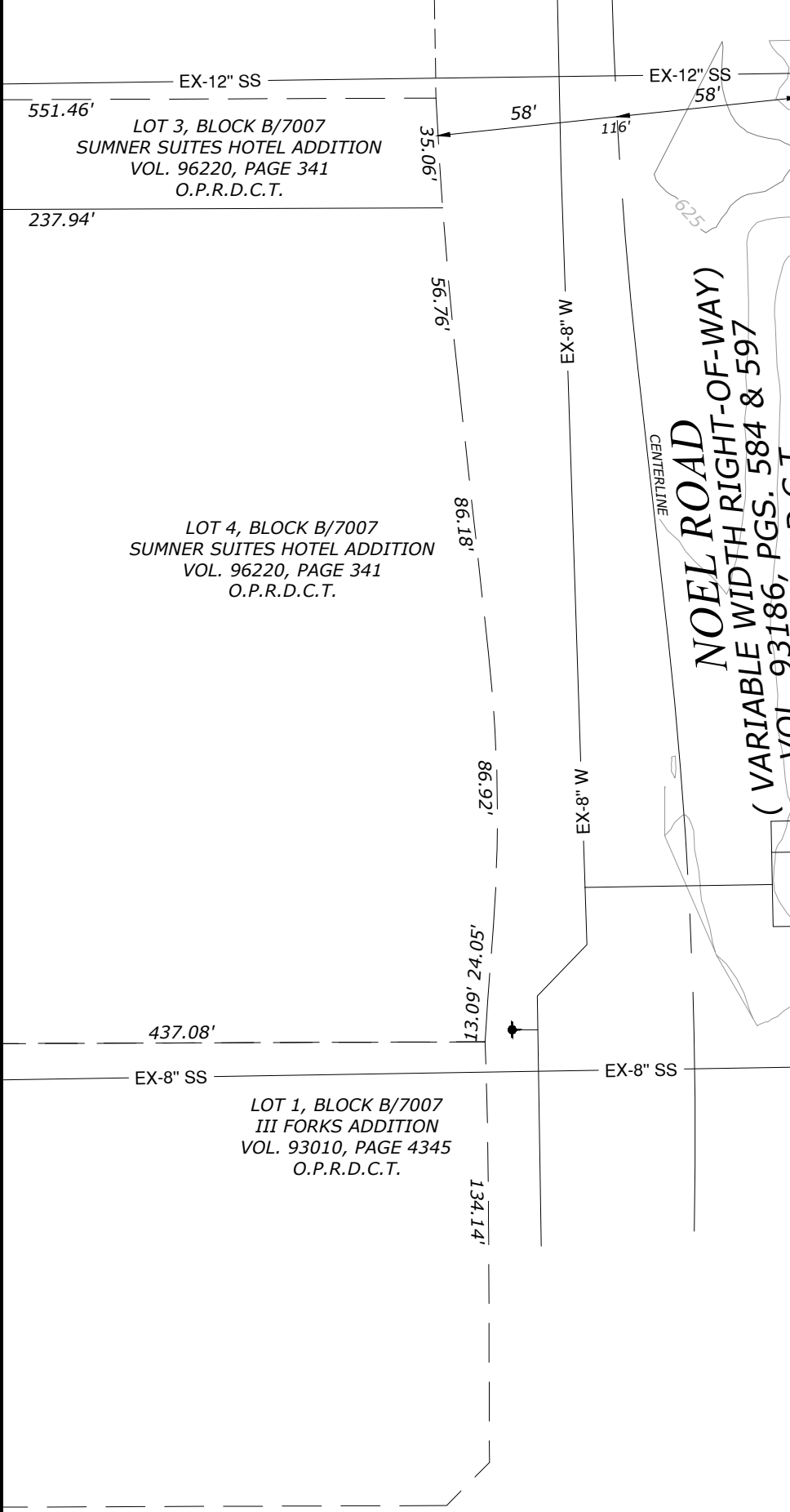


VICINITY MAP
(NOT TO SCALE)



LOT 5R
4.051 ACRES
PORTION OF
LOT 5 BLOCK A/7007
CHRISTIAN CHAPEL, C.M.E. ADDITION
VOL. 97134, PAGE 3545
O.P.R.D.C.T.
OWNER, CHRISTIAN CHAPEL, C.M.E.
14119 NOEL ROAD
ZONED PD 546

LOT 6R
3.496 ACRES
LOT 6 BLOCK A/7007
CHRISTIAN CHAPEL, C.M.E. ADDITION
VOL. 97134, PAGE 3545
O.P.R.D.C.T.
OWNER, CHRISTIAN CHAPEL, C.M.E.
14119 MONTFORT DRIVE
ZONED MF-1(A)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CHRISTIAN CHAPEL CME CHURCH, is the owner of a tract of land situated in the John Witt Survey, Abstract Number 1584, City of Dallas, Dallas County, Texas and being all of Lot 5 and all of Lot 6, Block A/7707 of Christian Chapel, C.M.E. Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 97134, Page 3545, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west Right-of-Way line of Montfort Drive (a variable width Public Right-of-Way) and being the southeast corner of said Lot 6, said iron being in the north line of Lot 1, Block A/7007 of Montfort Corners, an Addition to the City of Dallas, according to the plat thereof recorded in Volume 91184, Page 1015, Official Public Records, Dallas County, Texas and from which a 1/2 inch iron rod found for the northeast corner of said Lot 1 bears N 89°12'56"E, 5.02 feet;

THENCE S 89°12'56"W, a distance of 1094.83 feet along the south line of said Lots 5 and 6 to a 5/8 inch iron rod found at the southwest corner of said Lot 5 and being in the east line of Noel Road (a variable width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE along the common line of the west line of said Lot 5 and the east Right-of-Way line of said Noel Road an arc distance of 136.40 feet, through a central angle of 05°10'58", having a radius of 1508.00 feet and a long chord of which bears N 04°14'30"W, 136.36 feet to a 1/2 inch iron rod found;

THENCE N 06°53'20"W, a distance of 86.18 feet continuing along said common line to a 1/2 inch iron rod found at the beginning of a curve to the right;

THENCE continuing along said common line and with said curve, an arc distance of 79.59, through a central angle of 03°16'34", having a radius of 1392.00 feet and a long chord of which bears N 05°13'53"W, 79.58 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 5 and being in the south line of Lot 1, Block 7008, Sundance Place, as recorded in Volume 81110, Page 2103, Official Public Records, Dallas County, Texas;

THENCE N 89°12'46"E, a distance of 1090.71 feet along the common line of the north line of said Lot 5 and said Lot 6 and the south line of said Lot 1, Block 7008 to a 1/2 inch iron rod with cap stamped "Pierce Murray" set for the northeast corner of said Lot 6 and from which a 1/2 inch iron rod with cap stamped "4489" bears N 89°12'46"E, 5.02 feet;

THENCE S 06°02'06"E, a distance of 302.47 feet along the east line of said Lot 6 and the west Right-of-Way line of said Montfort Drive returning to the Point of Beginning and containing 328,735 square feet or 7.547 acres of land, more or less.

GENERAL NOTES

1. BEARINGS CALLED FOR HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

2. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

3. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE TWO LOTS FOR REDEVELOPMENT PURPOSES.

4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

5. NO RECORDING DATA FOUND FOR MONTFORT DRIVE, A WIDTH OF 80' IS SHOWN ON THE PLAT RECORDED IN VOLUME 97134, PAGE 3545, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND AN ADDITIONAL 5.0' RIGHT-OF-WAY IS DEDICATED BY SAID PLAT.

DRAWN BY: CDP CHECKED BY: TAM DATE: 02-09-2022 JOB NO. 2201-007 TBPELS NO. 10194437 FILE: 2201-007 MONTFORT

PIERCE-MURRAY
LAND SOLUTIONS

PAPE-DAWSON
ENGINEERS

OWNER
CHRISTIAN CHAPEL, C.M.E.
14119 MONTFORT DRIVE
DALLAS, TX 75240
Phone: 214-239-1120

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
6500 WEST FREEWAY, STE 700
FORT WORTH, TX 76116

SURVEYOR
PIERCE-MURRAY LAND SOLUTIONS, LLC
800 TALLHOV CIR.
TYLER, TX 75703

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CHRISTIAN CHAPEL CME CHURCH acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as Lots 5R and 6R, Block A/7707, Christian Chapel, C.M.E. 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 area 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 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 ordinance, rules, regulations and resolutions of the City of Dallas.

WITNESS my hand, this _____ day of _____.

Christian Chapel, C.M.E.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

OTHER

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME the undersigned, a Notary Public in an for said State, on this day personally appeared _____, known 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.

GIVEN under my hand and seal of office, this the _____ day of _____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME the undersigned, a Notary Public in an for said State, on this day personally appeared _____, known 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.

GIVEN under my hand and seal of office, this the _____ day of _____.

Notary Public in and for the State of Texas

TAG #	NORTHING	EASTING	CALPER	SPECIES
376	7029115.622	2485441.73	28"	LIVE OAK
377	7029143.701	2485481.85	37"	LIVE OAK
378	7029128.834	2485602.419	24"	CEDAR
379	7029157.614	2485619.936	39"	LIVE OAK
380	7029198.246	2485608.451	36"	LIVE OAK
381	7029255.144	2485601.084	26"	RED OAK
382	7029338.529	2485597.064	13"	CEDAR ELM
383	7029356.03	2485605.05	9"	CEDAR ELM
384	7029370.361	2485592.493	14"	CEDAR ELM
385	7029379.731	2485508.909	8"	CEDAR ELM
386	7029379.025	2485469.608	12"	CEDAR ELM
387	7029378.955	2485429.193	15"	CEDAR ELM
388	7029379.496	2485391.024	14"	CEDAR ELM
389	7029378.959	2485328.34	37"	LIVE OAK
390	7029367.509	2485318.285	11"	CEDAR ELM
391	7029375.516	2485317.039	6"	HACKBERRY
392	7029367.377	2485294.253	16"	CEDAR ELM
393	7029380.34	2485276.729	10"	HACKBERRY
394	7029366.711	2485268.174	11"	CEDAR ELM
395	7029380.492	2485263.782	19"	HACKBERRY
396	7029380.237	2485246.611	8"	MULBERRY
397	7029380.935	2485244.806	7"	MULBERRY
398	7029366.764	2485242.567	14"	CEDAR ELM
399	7029365.777	2485217.614	13"	CEDAR ELM
400	7029377.347	2485178.697	22"	HACKBERRY
484	7029373.144	2485121.278	14"	CEDAR ELM
485	7029362.234	2485136.955	8"	CEDAR ELM
486	7029378.311	2485142.883	15"	HACKBERRY
487	7029377.654	2485148.687	13"	HACKBERRY
488	7029379.112	2485150.345	13"	HACKBERRY
489	7029378.819	2485156.379	7"	HACKBERRY
490	7029377.888	2485157.568	14"	HACKBERRY
491	7029378.38	2485165.985	8"	HACKBERRY
492	7029377.462	2485171.934	10"	HACKBERRY
493	7029379.937	2485174.344	12"	HACKBERRY
494	7029380.638	2485177.732	19"	HACKBERRY

MONTFORT DRIVE
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(VOL. 97134, PG. 3545, O.P.R.D.C.T.)

LOT 1A BLOCK B/7010
MONTFORT OAKS
VOL. 79173, PAGE 2089
D.R.D.C.T.

SURVEYOR'S STATEMENT:

I, Camden D. Pierce, 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-8.167 (a) (b) (c) (d) & €; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY- THIS PLAT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Camden D. Pierce

Registered Professional Land Surveyor No. 6791

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME the undersigned, a Notary Public in an for said State, on this day personally appeared _____, known 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.

GIVEN under my hand and seal of office, this the _____ day of _____.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CHRISTIAN CHAPEL, C.M.E. ADDITION
LOTS 5R AND 6R, BLOCK A/7007

REPLAT OF ALL OF LOT 5 AND ALL OF LOT 6, CHRISTIAN CHAPEL, C.M.E. ADDITION
VOLUME 97134, PAGE 3545, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
BEING 7.547 ACRES SITUATED IN THE JOHN WITT SURVEY, ABSTRACT NUMBER 1584,
DALLAS COUNTY, TEXAS

S223-049

DATE OF PREPARATION NOVEMBER 10, 2022