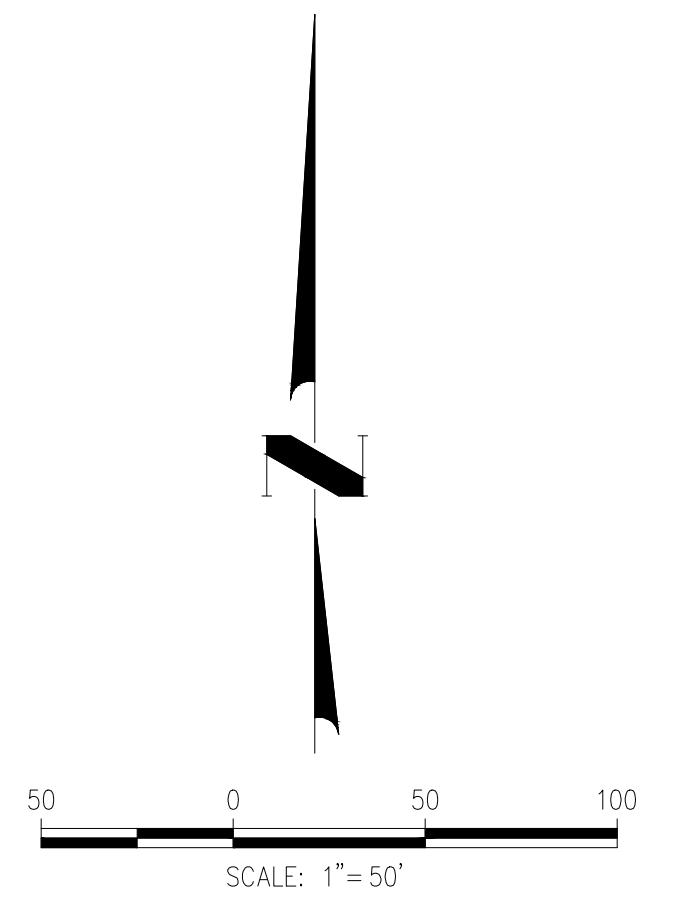
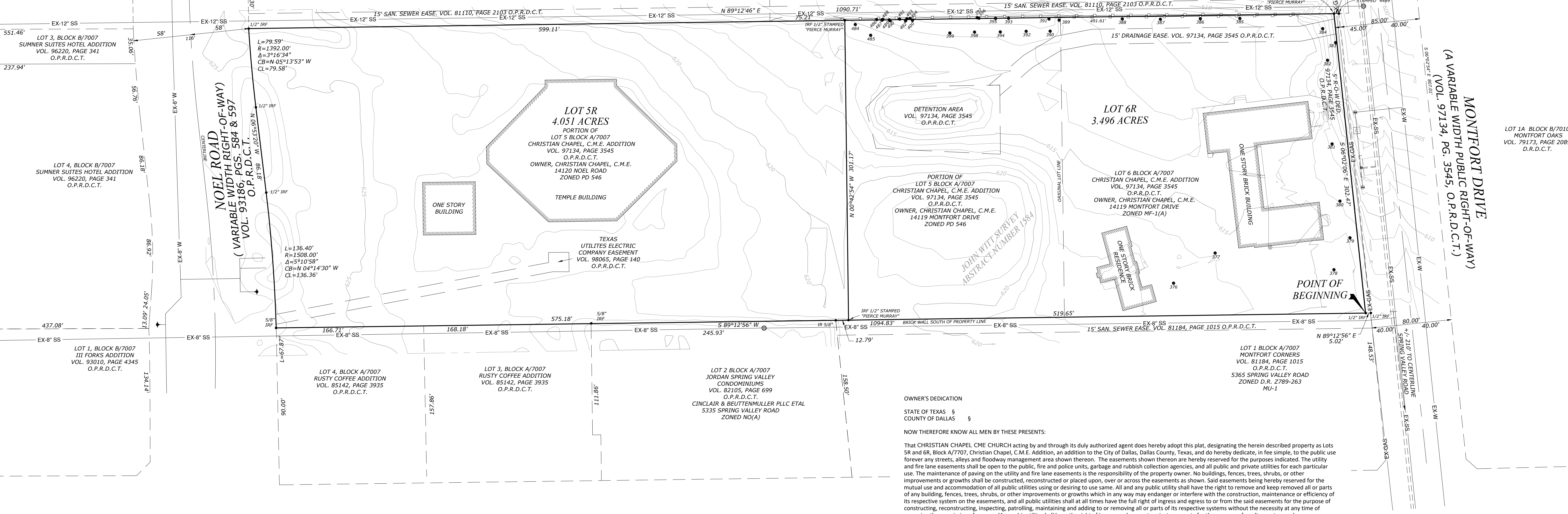


VICINITY MAP (NOT TO SCALE)



| TAG # | NORTHING    | EASTING     | CAUPEL | 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 | 2485601.094 | 26"    | RED OAK   |
| 382   | 7029238.529 | 2485597.064 | 13"    | CEDAR ELM |
| 383   | 7029256.03  | 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 | 2485242.267 | 14"    | CEDAR ELM |
| 399   | 7029365.777 | 2485217.614 | 13"    | CEDAR ELM |
| 400   | 7029377.347 | 2485178.697 | 22"    | HACKBERRY |
| 404   | 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   | 7029378.58  | 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 |

**LEGEND**  
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  
CH CONTROLLING MONUMENT  
INSTRUMENT NO. INSTRUMENT NUMBER  
VOL. VOLUME  
PG. PAGE  
WH WATER METER  
IRF IRON ROD FOUND  
SS SANITARY SEWER  
EX-W EXISTING WATER

**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 PROJ.ION.  
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.

**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/7707 of Montfort Corners, an Addition to the City of Dallas, according to the plat thereof recorded in Volume 81184, 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.

**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 roadway 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 and 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 \_\_\_\_\_ 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 and 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 \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas

**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) & e, 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 and 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 \_\_\_\_\_ 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

**PIERCE-MURRAY LAND SOLUTIONS**  
Engineering & Surveying  
800 FALLOUO CIRCLE  
DALLAS, TEXAS 75203  
(817) 239-5646  
(972) 239-2256  
TBPELS FROM REGISTRATION NO. 10194437

**PAPE-DAWSON ENGINEERS**  
DALLAS - SAN ANTONIO - AUSTIN - HOUSTON - FORT WORTH  
800 TAYLOR PARKWAY, STE. 400, FORT WORTH, TEXAS 76104  
TEL: 817-339-1120  
FAX: 817-339-1120  
TBPELS FROM REGISTRATION NO. 1  
TBPELS FROM REGISTRATION NO. 1

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

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

**SURVEYOR**  
PIERCE-MURRAY LAND SOLUTIONS, LLC  
800 FALLOUO CIR.  
DALLAS, TX 75203