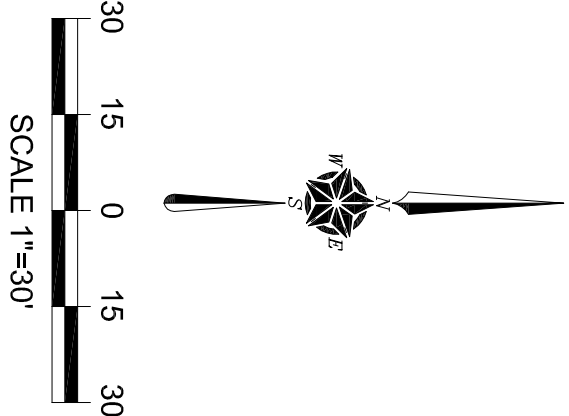
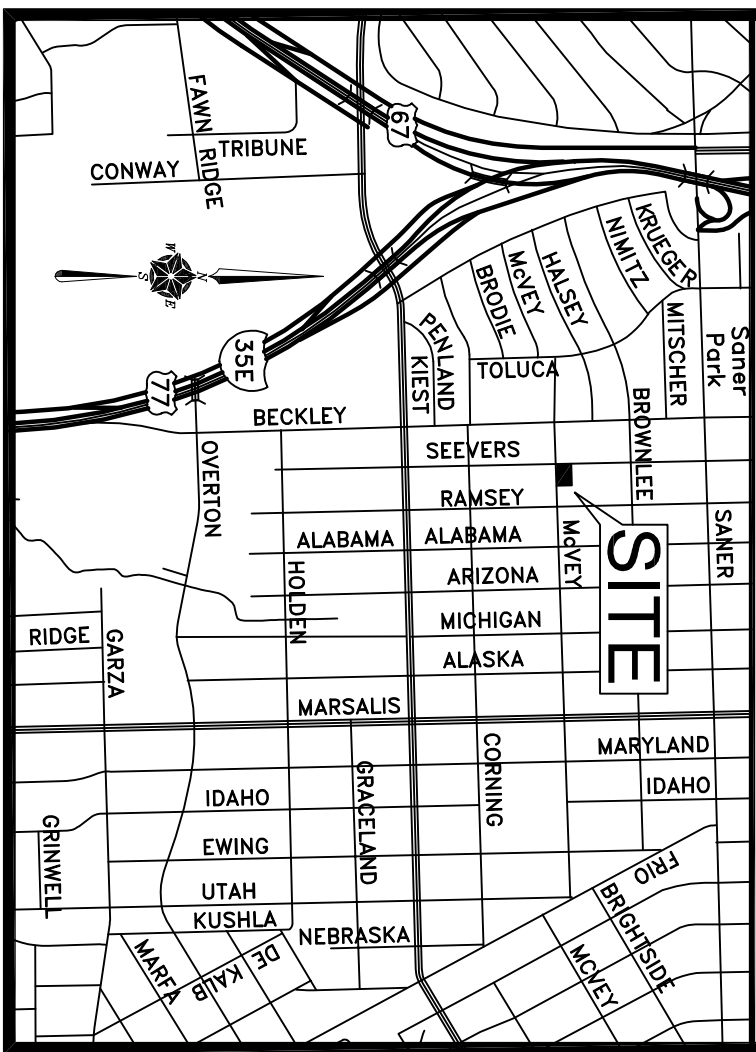


VICINITY MAP (NOT TO SCALE)



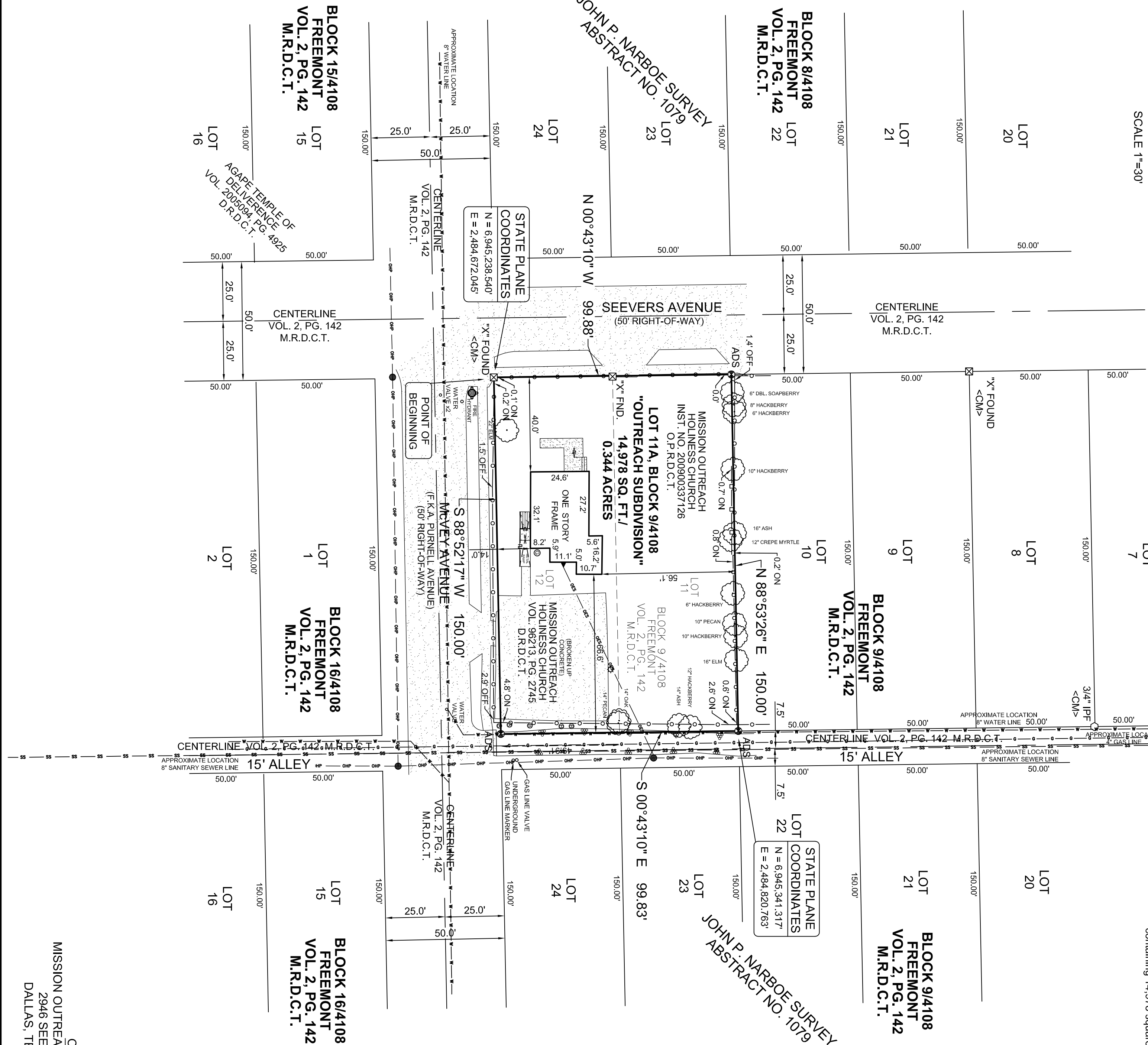
LEGEND
MAP RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.
DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.
VOLUME, PAGE
VOL., PG.
SQA. FT.
SQUARE FEET
IRON PIPE FOUND
IRON ROD FOUND
R.F. O
ADS
5-1/4" ALUMINUM DISK STAMPED "ADDITION & 52299 SET ON AN IRON ROD FOR CORNER OF LOT 10, BLOCK 9/4108, FREEMONT VOL. 2, PG. 142, M.R.D.C.T." FORMERLY KNOWN AS
F.K.A.
FORMERLY KNOWN AS

ASPHALT
EASEMENT LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE
SS
STORM SEWER LINE
STM
W
OVERHEAD SERVICE LINE
OES
OVERHEAD POWER LINE
OHP
WOOD FENCE

GENERAL NOTES:

- 1) The purpose of this replat is to create one lot out of two platted 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 Parking & 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) Structures located on subject property are to remain.

- 7) City of Dallas Water Dept. benchmarks used:
#1700 54-Z-2 Square cut on concrete curb in front of a fire hydrant southeast corner of Kiess Boulevard and Arizona Avenue. N=6,943,853.354 E=2,485,768.763 Elevation=575.80'
#1701 54-Z-3 Square cut on concrete curb at midpoint on the north end of a concrete median strip on the south side of Kiess Boulevard and at the centerline of Beckley Avenue. N=6,943,821.900 E=2,484,297.804 Elevation=596.49'
- 8) Subject property is located within an area having a Zone Designation, "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C04851, with a date of identification of 12/15/2022, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 9) All existing trees on subject property are as shown.



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MISSION OUTREACH HOLINESS CHURCH, is the owner of a tract of land situated in the John P. Narboe Survey, Abstract No. 1079, being Lots 11 & 12, Block 9/4108, Freemont, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 142, Map Records, Dallas County, Texas, and being that tract of land described in Quitclaim Deed to MISSION OUTREACH HOLINESS CHURCH as recorded in Volume 96213, Page 2745, Deed Records, Dallas County, Texas, along with that tract of land described in General Warranty Deed to MISSION OUTREACH HOLINESS CHURCH instrument No. 2090037126, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut in concrete for the intersection of the north right-of-way line of McVey Avenue (F.K.A. Purnell Avenue)(50' right-of-way) and the east right-of-way line of Seevers Avenue (50' right-of-way), same being the southwest corner of said Lot 12, Block 9/4108;

THENCE North 00 degrees 43 minutes 10 seconds West, passing an "X" cut in concrete at 49.92 feet and continuing along the said east right-of-way line of Seevers Avenue, for a total distance of 99.83 feet to a 3 1/4 aluminum disk set stamped "OUTREACH SUBDIVISION & RPLS 52299" on a 1/2 inch iron rod for the southwest corner of Lot 10, Block 9/4108, same lying in the west right-of-way line of a 15 foot alley;

THENCE South 00 degrees 43 minutes 10 seconds East, passing a 5/8 inch iron rod at 49.91 feet and continuing along the said west right-of-way line of a 15 foot alley, for a total distance of 99.83 feet to a 3 1/4 aluminum disk set stamped "OUTREACH SUBDIVISION & RPLS 52299" on a 1/2 inch iron rod for the southeast corner of said Lot 12, Block 9/4108;

THENCE South 88 degrees 52 minutes 17 seconds West, along the said north right-of-way line of McVey Avenue, a distance of 150.00 feet to the PLACE OF BEGINNING and containing 14,978 square feet of 0.344 acres of land more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MISSION OUTREACH HOLINESS CHURCH, acting by and through its duly appointed representative, does hereby adopt this plat, designating the herein described property as **OUTREACH SUBDIVISION** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use (beyond 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 to the public use of the City of Dallas, Texas, and shall remain open to the public use forever. All and any public utility shall have the right to remove and keep removed all or parts of any interfering 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 _____, 2023.

AMHERST GROUP PROPERTIES
BY: _____
BYRON ROWLETT - PASTOR

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 BYRON ROWLETT, 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 _____, 2023.

Notary Public in and for the State of Texas _____

SURVEYORS STATEMENT
STATE OF TEXAS

I, Gary E. Johnson, 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. 15455, as amended), and the Texas Surveying Act (Chapter 212, Texas Government Code, Article 1610, Texas Constitution) and that all information contained herein was obtained from reliable sources and that the plat is a precise representation of the signed Final Plat.

Dated this _____ day of _____, 2023.

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. (02/24/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 52399
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 Gary E. Johnson, 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 _____, 2023.

Notary Public in and for the State of Texas _____



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
MISSION OUTREACH HOLINESS CHURCH
2946 SEEVERS AVENUE
DALLAS, TEXAS 75216-4218

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
texas@txsurveying.com Firm No. 101693300

PRELIMINARY PLAT
OUTREACH SUBDIVISION
LOT 11A, BLOCK 9/4108
BEING A REPLAT OF LOTS 11 & 12, BLOCK 9/4108
OF FREEMONT
SITUATED IN THE JOHN P. NARBOE SURVEY,
ABSTRACT NO. 1079
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5229.077
ENGINEERING PLAN NO. DP _____