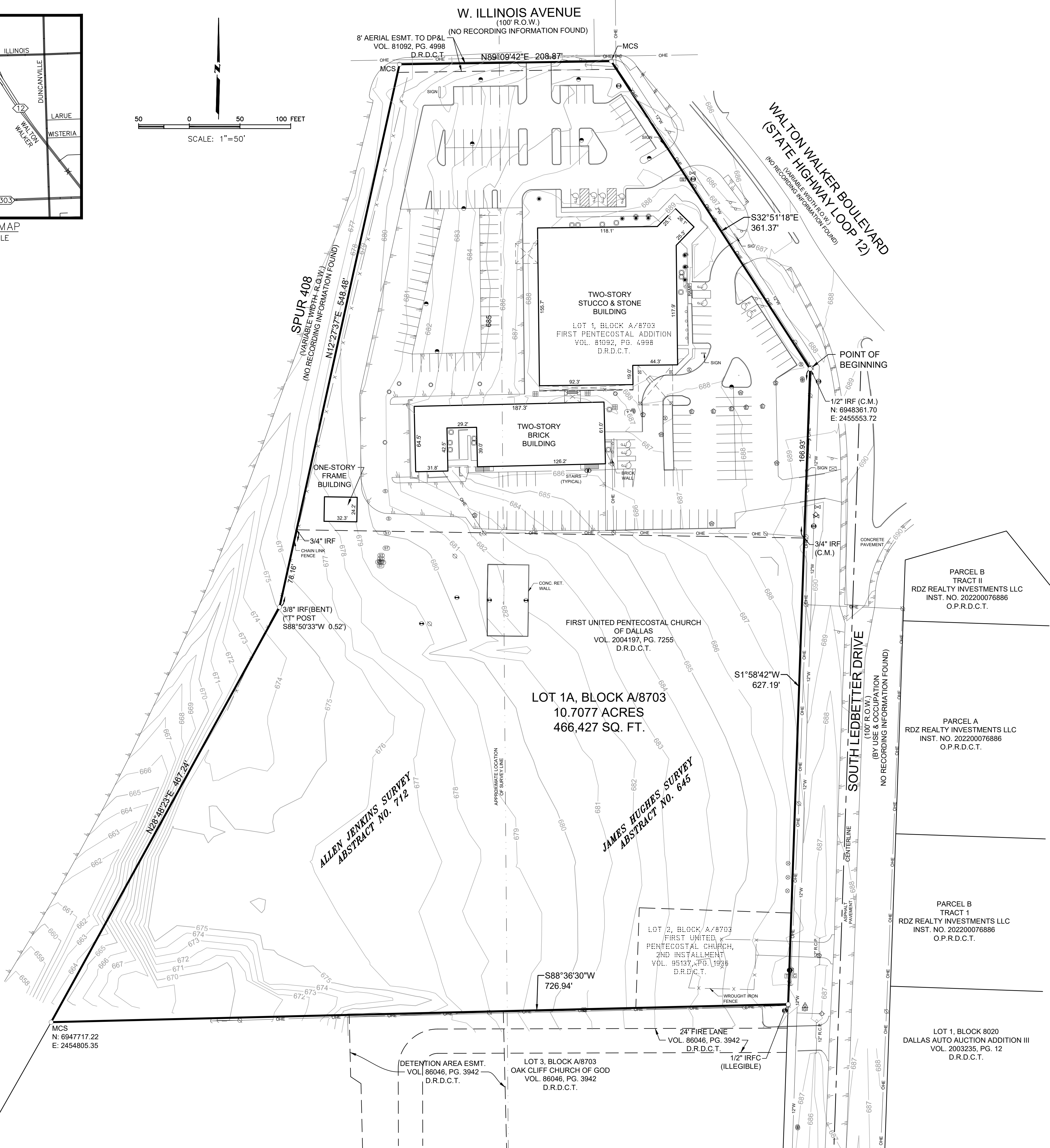
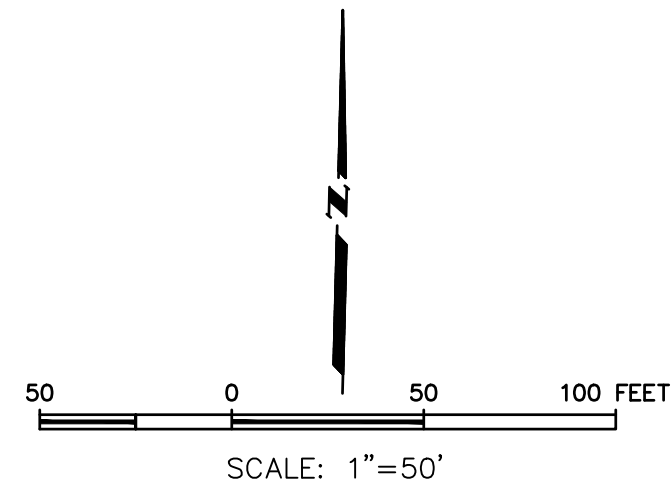


LOCATION MAP  
NOT TO SCALE



## LEGEND

	COMMUNICATIONS BOX		MAIL BOX
	ELEVATION BENCHMARK		SANITARY SEWER CLEAN OUT
	GAS METER		SANITARY SEWER VALVE
	GAS MARKER		SANITARY SEWER MARKER
	GAS VALVE		SAN. SEWER SEPTIC TANK LID
	TELEPHONE BOX		TREE
	ELECTRIC BOX		FIRE HYDRANT
	FLOOD LIGHT		WATER METER
	GUY ANCHOR		WATER MARKER
	LIGHT STANDARD		WATER VAULT
	ELECTRIC METER		WATER VALVE
	ELECTRIC MARKER		A/C UNIT
	UTILITY POLE		METAL POST
	ELECTRIC TRANSFORMER		FLAG POLE
	HANDICAPPED PARKING		IRRIGATION VALVE
	WOOD POST		OVERHEAD ELECTRIC LINE
	SIGN		CONTROLLING MONUMENT
IRF	IRON ROD FOUND		IRON ROD WITH CAP FOUND
			1/2" IRON ROD W/ 3-1/4" METAL CAP STAMPED "DALLAS FIRST CHURCH ADDITION, RPLS 5867" SET
			D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
			O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
			R.O.W. RIGHT-OF-WAY

## PLACE COUNTY RECORDING LABEL HERE

### CERTIFICATE OF APPROVAL

I, Tony Shildt, 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

PRELIMINARY REPLAT  
DALLAS FIRST CHURCH ADDITION  
LOT 1A, BLOCK A/8703  
10.7077 ACRES  
BEING A REPLAT OF  
PART OF BLOCK A/8703 & ALL OF  
LOT 1, BLOCK A/8703, FIRST PENTECOSTAL ADDITION &  
LOT 3, BLOCK A/8703, FIRST UNITED PENTECOSTAL  
CHURCH, 2ND INSTALLMENT  
OUT OF THE  
JAMES HUGHES SURVEY, ABSTRACT NO. 645 &  
ALLEN JENKINS SURVEY, ABSTRACT NO. 712  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-092  
SHEET 1 OF 2

OWNER  
FIRST UNITED PENTECOSTAL CHURCH OF DALLAS  
CONTACT: THOMAS L. FOSTER  
5606 W. ILLINOIS AVENUE  
DALLAS, TEXAS 75211  
PH. 214-339-5209  
EMAIL: tfooster@dallasfirstchurch.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2023-043

OWNER'S CERTIFICATE

WHEREAS First United Pentecostal Church of Dallas is the owner of a tract of land situated in the James Hughes Survey, Abstract No. 645 and the Allen Jenkins Survey, Abstract No. 712, City Block A/8703, Official Block Numbers of the City of Dallas, Dallas County, Texas; being all of Lot 1, Block A/8703 of First Pentecostal Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 81092, Page 4998, Deed Records, Dallas County, Texas, all of Lot 2, Block A/8703 of First United Pentecostal Church, 2nd Installment, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 95137, Page 1943, Deed Records, Dallas County, Texas and all of that certain tract of land conveyed to First United Pentecostal Church of Dallas by General Warranty Deed recorded in Volume 2004197, Page 7253, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the intersection of the west right-of-way line of South Ledbetter Drive (a 100-foot wide right-of-way) and the southwest right-of-way line of Walton Walker Boulevard (State Highway Loop 12, a variable width right-of-way); same being the northeast corner of said Lot 1;

THENCE S 01°58'42" W, with said west right-of-way line of South Ledbetter Drive, at a distance of 166.93 feet passing a 3/4-inch iron rod found at the southeast corner of said Lot 1 and continuing for a total distance of 627.19 feet to a 1/2-inch iron rod with illegible plastic cap at the southeast corner of said Lot 2 and the northeast corner of Lot 3, Block A/8703, Oak Cliff Church of God, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 86046, Page 3942, Deed Records, Dallas County, Texas;

THENCE S 88°36'30" W, departing said west right-of-way line, a distance of 726.94 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped "DALLAS FIRST CHURCH ADDITION, RPLS 5867" set for corner in the southeast right-of-way line of Spur 408 (a variable width right-of-way) at the northwest corner of said Lot 3;

THENCE with said east right-of-way line of Spur 408, the following courses and distances:

N 28°48'23" E, a distance of 467.24 feet to a bent 3/8-inch iron rod found; from which a "T" post found bears S 88°50'33" W, a distance of 0.52 feet;

N 12°27'37" E, at a distance of 78.16 feet passing the southwest corner of said Lot 1 and continuing for a total distance of 548.48 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped " DALLAS FIRST CHURCH ADDITION, RPLS 5867" set for corner at the intersection of said east right-of-way line of Spur 408 with the south right-of-way line of W. Illinois Avenue (100-foot wide right-of-way); same being the northwest corner of said Lot 1;

THENCE N 89°09'42" E, with said south right-of-way line of W. Illinois Avenue, a distance of 208.87 feet to a 1/2-inch iron rod with 3 1/4-inch metal cap stamped " DALLAS FIRST CHURCH ADDITION, RPLS 5867" set for corner at the intersection of said south right-of-way line with said southwest right-of-way line of Walton Walker Boulevard (State Highway Loop 12; a variable width right-of-way); same being the northeast corner of said Lot 1;

THENCE S 32°51'18" E, with said southwest right-of-way line of Walton Walker Boulevard, a distance of 361.37 feet to the POINT OF BEGINNING and containing 466,427 square feet or 10.7077 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That First United Pentecostal Church of Dallas, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **DALLAS FIRST CHURCH 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 areas 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, 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 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).

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 the \_\_\_\_ day of \_\_\_\_\_, 2024.

By: First United Pentecostal Church of Dallas,  
a Texas non-profit corporation

By: Dallas First Church

Thomas L. Foster, Pastor

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Thomas L. Foster, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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

RELEASED 4/4/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ of \_\_\_\_\_, 2024.

Notary Public, State of Texas

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 1 UNPLATTED TRACT & 2 PLATTED TRACTS.

5. EXISTING STRUCTURES TO REMAIN.

6. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48113C0460 K, COMMUNITY-PANEL NO. 480171 0460 K, EFFECTIVE DATE: JULY 7, 2014. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PRELIMINARY REPLAT  
DALLAS FIRST CHURCH ADDITION  
LOT 1A, BLOCK A/8703  
10.7077 ACRES  
BEING A REPLAT OF  
PART OF BLOCK A/8703 & ALL OF  
LOT 1, BLOCK A/8703, FIRST PENTECOSTAL ADDITION &  
LOT 3, BLOCK A/8703, FIRST UNITED PENTECOSTAL  
CHURCH, 2ND INSTALLMENT  
OUT OF THE  
JAMES HUGHES SURVEY, ABSTRACT NO. 645 &  
ALLEN JENKINS SURVEY, ABSTRACT NO. 712  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-092  
SHEET 2 OF 2

OWNER  
FIRST UNITED PENTECOSTAL CHURCH OF DALLAS  
CONTACT: THOMAS L. FOSTER  
5606 W. ILLINOIS AVENUE  
DALLAS, TEXAS 75211  
PH. 214-339-5209  
EMAIL: tfoster@dallasfirstchurch.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2023-043