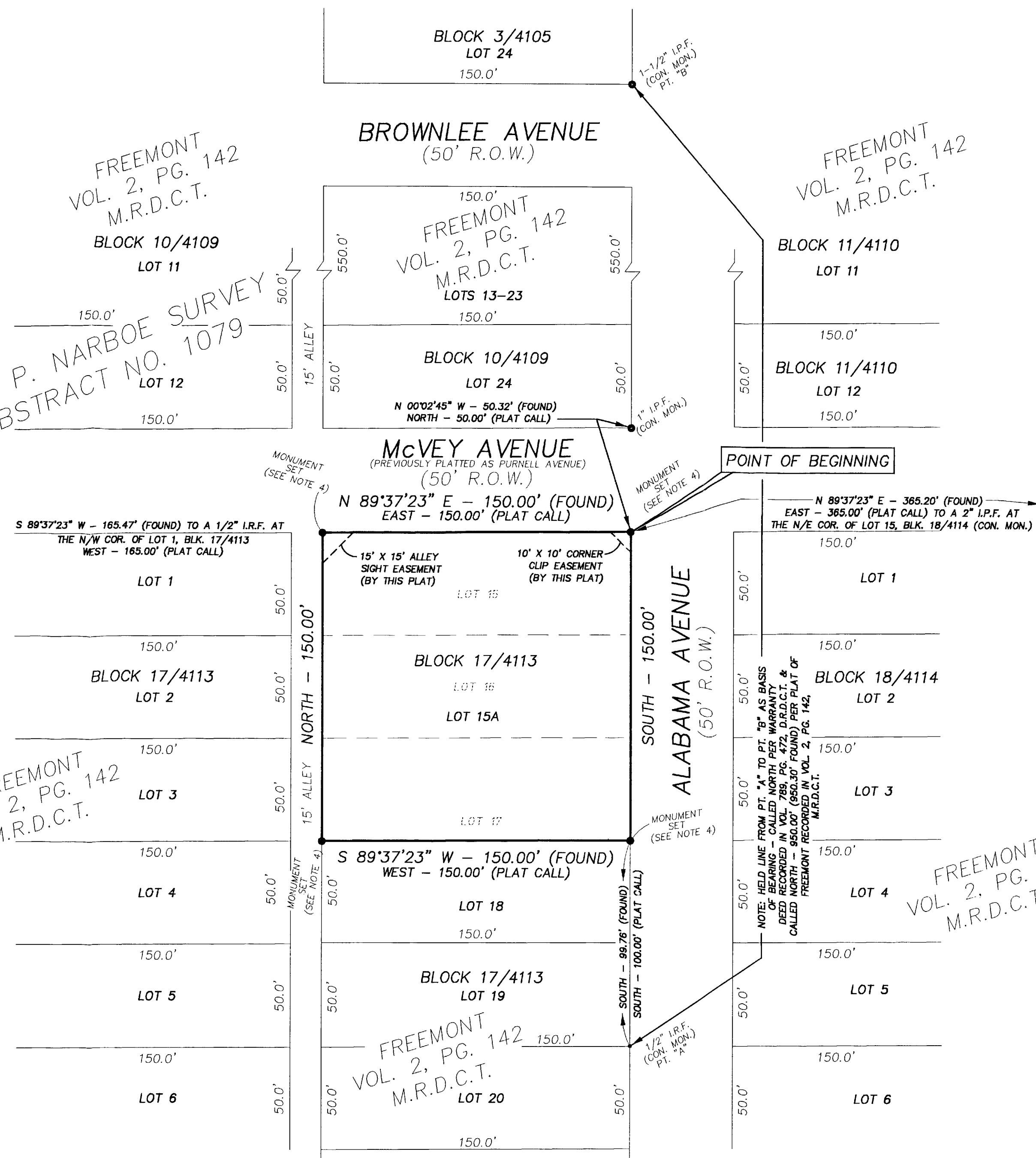


JOHN P. NARBOE SURVEY  
ABSTRACT NO. 1079

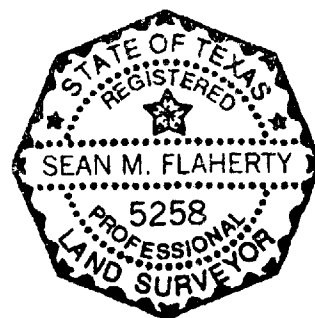


## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Sean M. Flaherty, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Dallas.

Sean M. Flaherty  
Registered Professional Land Surveyor  
Texas Registration No. 5258



STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Sean M. Flaherty, 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 13<sup>th</sup> DAY OF August, 2001.



Joanie Sharp  
NOTARY PUBLIC in and for Dallas County, Texas

## OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS, the Trustees of Abraham Missionary Baptist Church are the sole owners of a 0.5165 acre (22,500 square foot) tract of land situated in the John P. Narboe Survey, Abstract No. 1079, with said 0.5165 acre tract being comprised of three separate tracts, the first tract being all of Lot 15, Block 17/4113 of Freemont, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 142 of the Map Records of Dallas County, Texas (M.R.D.C.T.) and being described by a Warranty Deed to the Trustees of Abraham Missionary Baptist Church as recorded in Volume 86085, Page 3994 - D.R.D.C.T., the second tract being all of Lot 16, Block 17/4113 of said Freemont addition and being described by a Warranty Deed with Vendors' Lien to the Trustees of Abraham Missionary Baptist Church as recorded in Volume 86200, Page 5296 - D.R.D.C.T., and the third tract being all of Lot 17, Block 17/4113 of said Freemont addition and being described by a Warranty Deed to the Trustees of Abraham Missionary Baptist Church as recorded in Volume 84070, Page 1898 - D.R.D.C.T., with said 0.5165 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with an aluminum disk stamped "THE WALLACE GROUP" and "ABRAHAM MISSIONARY BAPTIST CHURCH" (referred to hereafter as "disk") marking the northeast corner of said Lot 15, being at the intersection of the south right-of-way (R.O.W.) line of McVey Avenue (having a 50 foot wide R.O.W.) with the west R.O.W. line of Alabama Avenue (having a 50 foot wide R.O.W.);

THENCE SOUTH, along said west R.O.W. line of Alabama Avenue and the common east lines of said Lots 15, 16 and 17, a distance of 150.00 feet to a 5/8 inch iron rod set with "disk" marking the southeast corner of said Lot 17, being common with the northeast corner of Lot 18, Block 17/4113 of said Freemont addition;

THENCE South 89 degrees 37 minutes 23 seconds West, departing said west R.O.W. line of Alabama Avenue, along the common south line of said Lot 17 and the north line of said Lot 18, a distance of 150.00 feet to a 5/8 inch iron rod set with "disk" marking the southwest corner of said Lot 17, being common with the northwest corner of said Lot 18 and being in the east R.O.W. line of a 15 foot wide alley;

THENCE NORTH, along the east R.O.W. line of said 15 foot alley and along the common west lines of said Lots 15, 16 and 17, a distance of 150.00 feet to a 5/8 inch iron rod set with "disk" marking the northwest corner of said Lot 15, being in the south R.O.W. line of the aforementioned McVey Avenue;

THENCE North 89 degrees 37 minutes 23 seconds East, along the common north line of said Lot 15 and the south R.O.W. line of said McVey Avenue, a distance of 150.00 feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 0.5165 acre (22,500 square feet) of land, more or less.

## NOTES:

- 1) ADJACENT PROPERTY DIMENSIONS ARE RECORD DIMENSIONS AND MAY NOT REFLECT ACTUAL DISTANCES.
- 2) NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
- 3) CON. MON. = CONTROL MONUMENT  
I.R.F. = IRON ROD FOUND  
I.P.F. = IRON PIPE FOUND
- 4) ALL MONUMENTS SET ON THE SUBJECT PROPERTY ARE A 5/8 INCH IRON ROD SET WITH A 3" ALUMINUM DISC STAMPED "THE WALLACE GROUP" AND "ABRAHAM MISSIONARY BAPTIST CHURCH".
- 5) NO ACCESS TO ALLEY.

## OWNER'S DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Louis Lee Hooker, on behalf of Abraham Missionary Baptist Church, adopt this plat, designating the herein above described property as ABRAHAM MISSIONARY BAPTIST CHURCH an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and the alleys shown thereon. The easements shown thereon are hereby reserved for the purpose 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, scrubs 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 buildings, fences, trees, scrubs 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 and upon 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 or procuring the permission of anyone. (Any public utilities 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 from the main to the curb or pavement lines, 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 at Dallas, Texas, this the 13<sup>th</sup> day of August, 2001.

TRUSTEE OF ABRAHAM MISSIONARY BAPTIST CHURCH

By: Louis Lee Hooker  
Louis Lee Hooker  
Pastor

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Louis Lee Hooker, 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 13<sup>th</sup> DAY OF August, 2001.



Joanie Sharp  
NOTARY PUBLIC in and for Dallas County, Texas

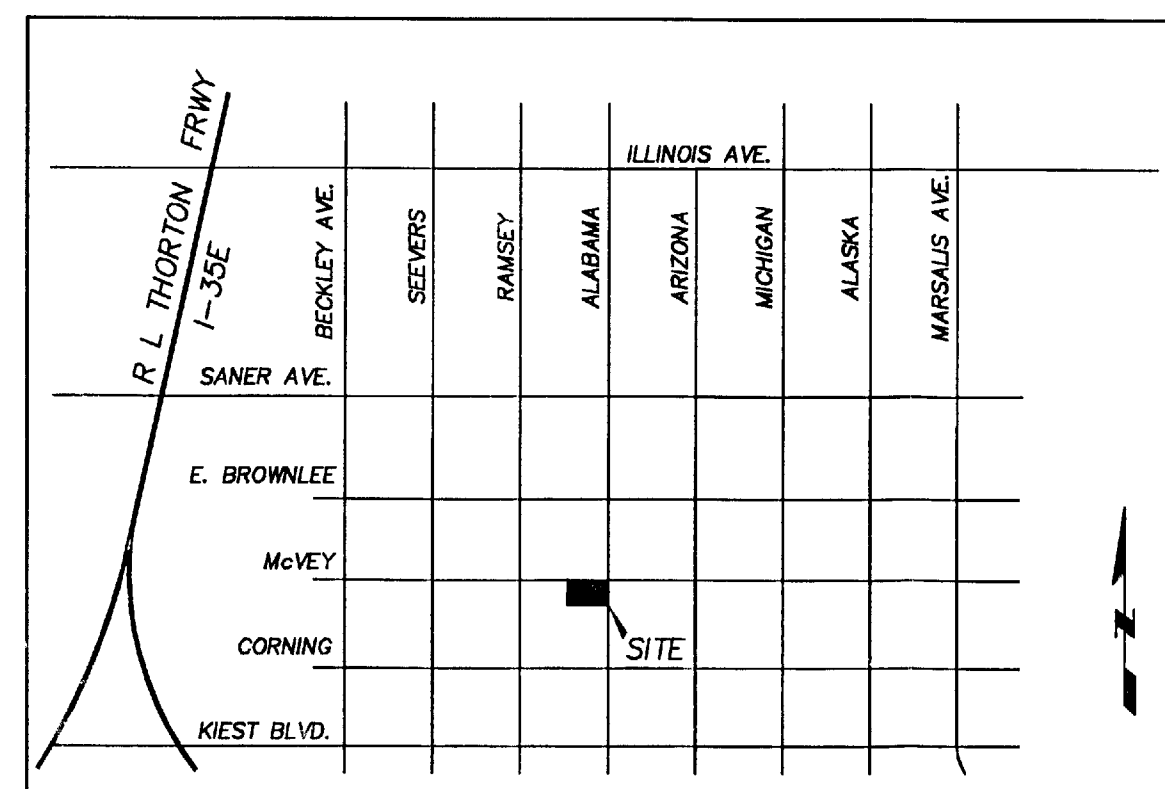
## FINAL PLAT ABRAHAM MISSIONARY BAPTIST CHURCH

LOT 15A, BLOCK 17/4113  
SITUATED IN THE JOHN P. NARBOE SURVEY  
ABSTRACT NUMBER 1079  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNERS: TRUSTEES OF ABRAHAM  
MISSIONARY BAPTIST CHURCH  
3011 ALABAMA AVENUE  
DALLAS, TEXAS 75216  
(214) 372-4604

SURVEYOR:

The Wallace Group, Inc.  
1825 Market Center Blvd.  
Suite 210  
Dallas, Texas 75207-3330  
Phone 214-747-3733  
Engineers ■ Architects ■ Planners ■ Surveyors  
Waco ■ Temple ■ Killeen ■ Austin ■ Dallas



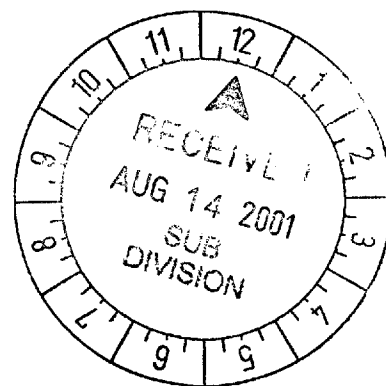
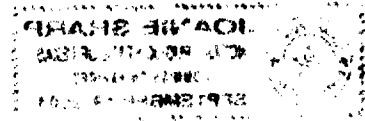
VICINITY MAP  
N.T.S.

RECORDED IN VOL. \_\_\_\_\_, PG. \_\_\_\_\_ - D.R.D.C.T.

DATE: DECEMBER, 2000

CITY PLAN FILE NO. S201-063


JOB NO. 11468-14



FILED  
2001 AUG 27 AM 9:45  
COUNTY CLERK  
DALLAS COUNTY

**CERTIFICATE OF APPROVAL**

I, Hector Garcia  
Chairman 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 14 day of August A.D. 2001, and came duly approved on the 16 day of August A.D. 2001 by said Commission.

  
Chairman  
City Plan Commission  
Dallas, Texas

Attest:

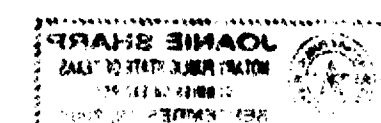
  
Secretary

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
STATE OF TEXAS  
I hereby certify this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the public records of Dallas County, Texas as stamped herein by me.

AUG 27 2001



  
COUNTY CLERK, Dallas County, Texas



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201-063  
2001 67 00013

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Bink