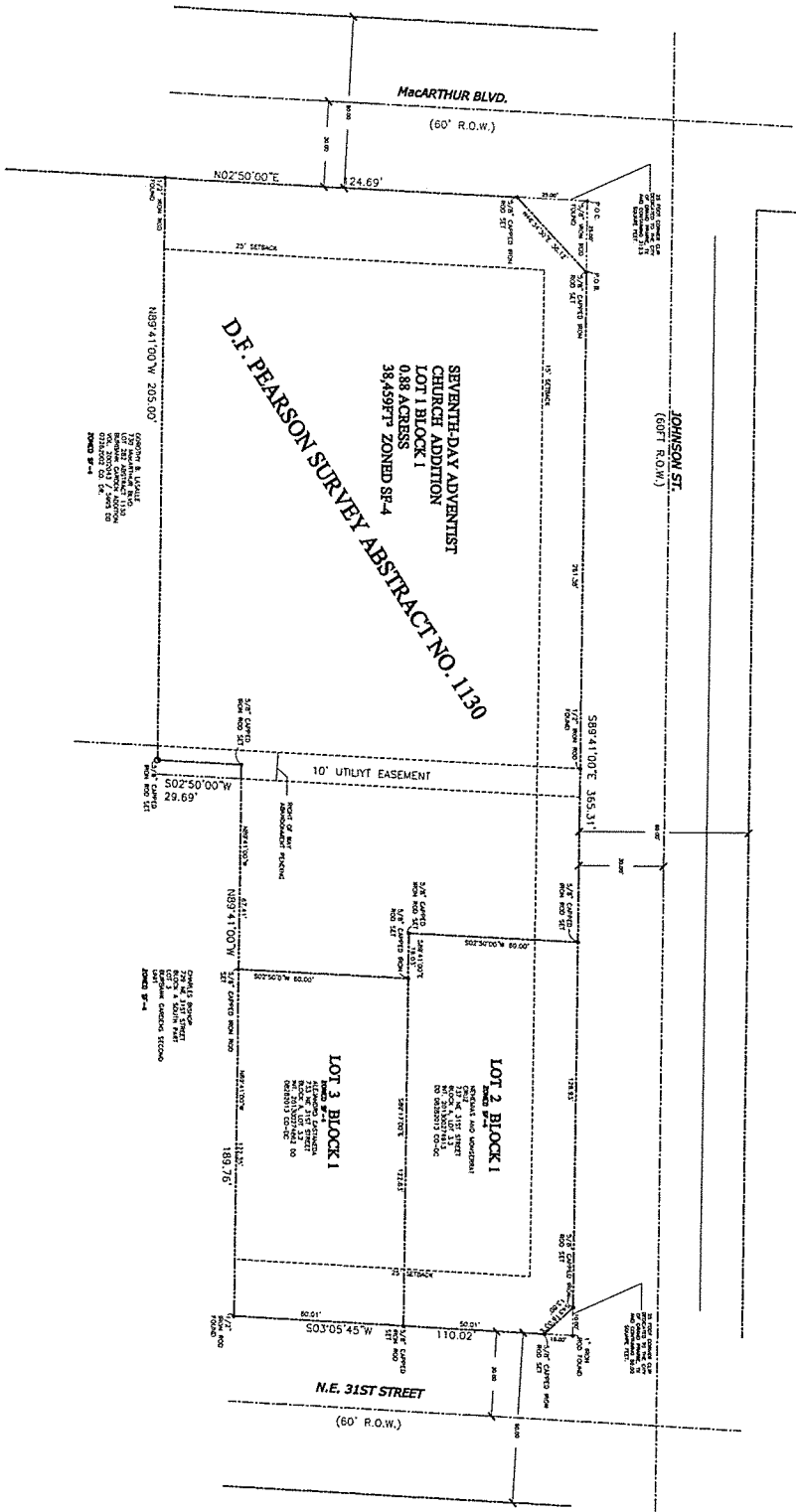


THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEARS FLOODPLAIN PER FIRM PANEL # 315X DATED JULY 7, 2014.

BASE BEARING N02°50'00"E, EAST R.O.W. LINE OF MACARTHUR BLVD. AS PER PLAT VOL. 5 PAGE 216 MAP RECORDS, DALLAS COUNTY, TEXAS.

ZONING OF ADJACENT PROPERTY INDICATED ON THE MAP IS NOT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS SUBMITTED FOR RECORD. THE ZONING IN PLACE AT THE TIME THIS PLAT WAS SUBMITTED FOR RECORD IS NOT REPRESENTED BY THE ZONING INDICATED. EXISTING OR FUTURE MINOR SET-BACKS ESTABLISHED BY CITY ORDINANCES SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.



# FINAL PLAT

SEVENTH-DAY ADVENTIST CHURCH ADDITION  
BEING A REPLAT OF  
LOT 280 AND 281 ABSTRACT 1130 BURBANK GARDENS FIRST ADDITION  
WEST 51.38 FEET OF NORTH 60 FT OF LOT 3, BLOCK A BURBANK GARDENS SECOND ADDITION  
WEST 62.41 FEET OF MID 60 FT OF LOT 3, BLOCK A BURBANK GARDENS SECOND ADDITION  
D.F. PEARSON SURVEY ABSTRACT 1130  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
TOTAL: 3 LOTS OF 1.24 ACRES

**SURVEYOR:**  
HAGAN ENGINEERING, INC.  
5100 DEERWOOD DRIVE  
ARLINGTON, TEXAS 76017  
817-946-9221  
CONTACT: ROD BEKEM, P.E.

**OWNER:**  
TEXAS CONFERENCE ASSOCIATION  
OF SEVENTH DAY ADVENTISTS  
P.O. BOX 800  
ALVARADO, TEXAS 76009  
817-390-2245 EXT. 143

CASE NUMBER: RP150101

OWNERS CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS IS THE OWNER OF LOT 3 286 AND 281, BURBANK GARDENS FIRST ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, IN THE DD, FARMERS SURVEY ABSTRACT 1139, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 5, PAGE 109, M.E. CL. 1, AND THE WEST 51.58 FEET OF THE NORTH 60 FEET OF LOT 3, BLOCK 1, AND THE WEST 62.41 FEET OF LOT 3, BLOCK 1, AND THE WEST 51.58 FEET OF BURBANK GARDENS SECOND ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, IN THE DD, FARMERS SURVEY ABSTRACT 1139, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 6, PAGE 281, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 58 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 286, BLOCK 1, BURBANK GARDENS SECOND ADDITION AND BEING IN THE EAST RIGHT OF WAY LINE OF MACARTHUR BLVD., A 60 FOOT R.O.W., AND IN THE SOUTH R.O.W. LINE OF JOHNSON STREET, A 60 FOOT R.O.W.;

THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 58 INCH CAPED IRON ROD SET FOR THE POINT OF BEGINNING, BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 1, BLOCK 1, SEVENTH DAY ADVENTISTS ADDITION AND THE NORTHEAST CORNER OF A 25 FOOT CORNER CLIP DEDICATED TO THE CITY OF GRAND PRAIRIE, AND BEING IN THE SOUTH R.O.W. LINE OF SAID JOHNSON STREET;

THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 365.31 FEET, A LONG AND WITH THE SOUTH R.O.W. LINE OF SAID JOHNSON STREET, TO A 58 INCH CAPED IRON ROD SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF LOT 2, BLOCK 1, SEVENTH DAY ADVENTISTS ADDITION AND BEING THE NORTHWEST CORNER OF A 10 FOOT CORNER CLIP DEDICATED TO THE CITY OF GRAND PRAIRIE;

THENCE SOUTH 43 DEGREES 16 MINUTES 03 SECONDS EAST, A DISTANCE OF 11.80 FEET, ALONG AND WITH SAID 10 FOOT CORNER CLIP, TO A 58 INCH CAPED IRON ROD SET FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2, BLOCK 1, BEING THE SOUTHEAST CORNER OF SAID 10 FOOT CORNER CLIP, AND BEING IN THE WEST R.O.W. LINE OF NORTH EAST 31<sup>ST</sup> STREET, A 60 FOOT R.O.W.;

THENCE SOUTH 03 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 110.02 FEET, A LONG AND WITH THE WEST R.O.W. LINE OF SAID N.E. 31<sup>ST</sup> STREET, TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, BURBANK GARDENS SECOND ADDITION AND BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OF SAID SEVENTH DAY ADVENTISTS ADDITION;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 189.76 FEET, ALONG AND WITH THE NORTH LINE OF THE SOUTH PART OF LOT 3, BLOCK 1, BURBANK GARDENS ADDITION SECOND UNIT, TO A 58 INCH CAPED IRON ROD SET FOR AN INSIDE SOUTH EAST CORNER OF SAID LOT 1, BLOCK 1, SEVENTH DAY ADVENTISTS ADDITION;

THENCE SOUTH 02 DEGREES 00 SECONDS WEST, A DISTANCE OF 29.49 FEET TO A 58 INCH CAPED IRON SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS WEST, A DISTANCE OF 205.00 FEET, A LONG AND WITH THE NORTH LINE OF LOT 22, ABSTRACT 1139, BURBANK GARDENS ADDITION, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND THE NORTHWEST CORNER OF SAID LOT 22, BEING IN THE EAST R.O.W. LINE OF SAID MACARTHUR BLVD.;

THENCE NORTH 02 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 124.69 FEET, ALONG AND WITH THE EAST R.O.W. LINE OF SAID MACARTHUR BLVD., TO A 58 INCH CAPED IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, AND BEING THE SOUTHWEST CORNER OF SAID 25 FOOT CORNER CLIP;

THENCE NORTH 46 DEGREES 34 MINUTES 30 SECONDS EAST, A DISTANCE OF 361.12 FEET, ALONG AND WITH THE SOUTHWESTERLY LINE OF SAID 25 FOOT CORNER CLIP, TO THE POINT OF BEGINNING AND CONTAINING 35,677.33 SQUARE FEET OR 1.23 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE  
I, ROD A. ECKEN, 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 LAND SURVEYING, THE CITY OF GRAND PRAIRIE, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

ROD A. ECKEN, E.P.L.S. NO. 4116  
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE APPEARED ROD A. ECKEN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

OWNERS DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, ROGER MEEBELBURG, DOES HEREBY ADOPT THIS PLAT, PERSON, AND THE BOUNDARIES DEDICATED PROPERTY AS SEVENTH-DAY ADVENTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN THE SINGLE, TO THE PUBLIC USE FOR ANY STREET, ALLEY, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON, THE EASEMENTS SHOWN THEREON AND HEREBY RESERVE FOR THE PURPOSES INDICATED THE UTILITY AND PRELIMINARY EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RITNESS COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PLAYING ON THE UTILITY AND PRELIMINARY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS SHOULD BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS UTILITIES USING OR DESIGNED TO USE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP THEREON ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS 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 OBTAINING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICES REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL, ALL INCLUDE ADDITIONAL AREAS OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEM. 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 DISCUSSION 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 GRAND PRAIRIE.

WITNESS, MY HAND AT \_\_\_\_\_ TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
ROGER MEEBELBURG

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DATE APPEARED ROGER MEEBELBURG, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DATE OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS

FINAL PLAT

SEVENTH-DAY ADVENTISTS' CHURCH ADDITION  
BEING A REPLAT OF  
LOT 286 AND 281 ABSTRACT 1139 BURBANK GARDENS FIRST ADDITION  
WEST 51.58 FEET OF NORTH 60 FEET OF LOT 3, BLOCK 1, BURBANK GARDENS SECOND ADDITION  
WEST 62.41 FEET OF SAID 60 FEET OF LOT 3, BLOCK 1, BURBANK GARDENS SECOND ADDITION  
D.D. FARMERS SURVEY ABSTRACT 1139  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
TOTAL 3 LOTS OF 1.23 ACRES

OWNER:  
TEXAS CONFERENCE ASSOCIATION  
OF SEVENTH DAY ADVENTISTS  
P.O. BOX 500  
ALVARADO, TEXAS 76009  
817-790-2253 EXT. 143

SURVEYOR:  
HAGAN ENGINEERING, INC.  
5100 DEERWOOD DRIVE  
ARLINGTON, TEXAS 76017  
817-246-9221  
CONTACT: ROD ECKEN, P.E.

CASE NUMBER RE150101