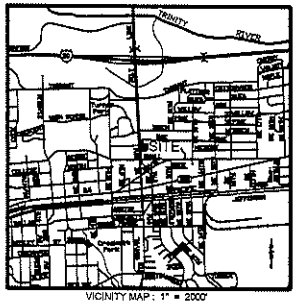

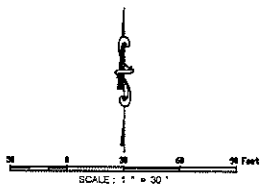

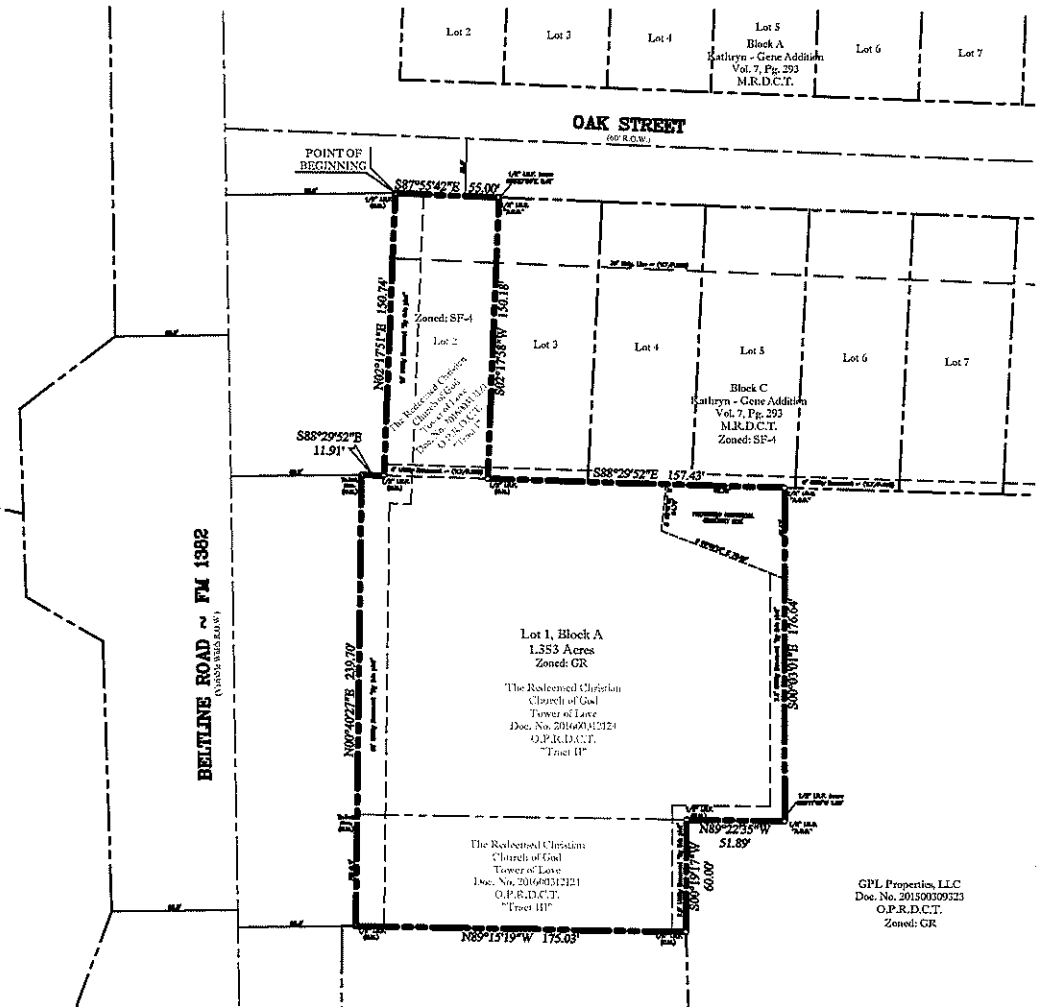

State of Texas ;
County of Dallas ;

This is to certify that I. J. R. Janiury, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey made on the ground and all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision.

PRELIMINARY

[redacted]

J. R. Janiury, R.P.L.S.
No. 5382

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 J. R. Janiury, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2017

_____
Notary Public in and for the State of Texas

LEGEND:
IRF - IRON ROD FOUND
IRS - IRON ROD SET
FND - FOUND
ROW - RIGHT-OF-WAY
CM - CONTROL MONUMENT
ASC - ARTHUR SURVEYING COMPANY
OPRDCT - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT - MAP RECORDS, DALLAS COUNTY, TEXAS
VOL/PG - VOLUME / PAGE
DOC NO - DOCUMENT NUMBER

NOTES:

1. No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48347C 0315 K and Community Panel No. 48347C 0335 L, present effective date of both maps July 7, 2014, herein property is situated within Zone X (unshaded).
2. All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
3. Bearings shown are based on Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), Texas North Central Zone (4202) (U.S. Feet) with a combined scale factor of 1.00016700 (base 0,0,0).
4. Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.
5. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
6. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

State of Texas ;
County of Dallas ; **Owner's Certificate and Dedication**

WHEREAS THE REDEEMED CHRISTIAN CHURCH OF GOD, TOWER OF LOVE is the owner of that certain lot, tract or parcel of land situated in the Richard Wilson Survey, Abstract Number 1548, City of Grand Prairie, Dallas County, Texas, and being all of Lot 2, Block C, of Kathryn-Gene Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 7, Page 293 of the Map Records of Dallas County, Texas, and being that certain tract of land described by deed to The Redeemed Christian Church of God, Tower of Love, recorded under Document Number 2016003121124 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of Lot 2, being in the east line of Beltline Road, also known as F.M. 1382, a variable width right-of-way and being in the south line of Oak Street, a 60 foot wide right-of-way;

THENCE South 87 degrees 55 minutes 42 seconds East, with the south line of said Oak Street, a distance of 55.00 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for the common north corner of said Lot 2 and Lot 3 of said Block C, from which a 1/2 inch iron rod found bears South 68 degrees 27 minutes 41 seconds East, a distance of 0.41 feet;

THENCE South 02 degrees 17 minutes 58 seconds West, with the common line of said Lot 2 and said Lot 3, a distance of 150.18 feet to a 1/2 inch iron rod found for the common south corner of said Lot 2 and said Lot 3;

THENCE South 88 degrees 29 minutes 52 seconds East, with the south line of said Block C of said Kathryn-Gene Addition, a distance of 157.43 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the northeast corner of that certain tract of land described by deed to GPL Properties, LLC, recorded under Document Number 201500309323 of the Official Public Records of Dallas County, Texas;

THENCE South 00 degrees 03 minutes 01 second East, with the west line of said GPL tract, a distance of 176.04 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, from which a 1/2 inch iron rod found bears North 09 degrees 31 minutes 43 seconds West, a distance of 2.53 feet;

THENCE North 89 degrees 22 minutes 55 seconds West, with the west line of said GPL tract, a distance of 51.89 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 19 minutes 17 seconds West, continuing with the west line of said GPL tract, a distance of 60.00 feet to a 1/2 inch iron rod found for the northeast corner of that certain tract of land described by deed to Grand Prairie Baptist Church, recorded in Volume 2005087, Page 3897 of the Official Public Records of Dallas County, Texas;

THENCE North 89 degrees 15 minutes 19 seconds West, with the north line of said Grand Prairie Baptist Church tract, a distance of 175.03 feet to a 1/2 inch iron rod found for the southwest corner of said Tower of Love tract, being in the north line of said Grand Prairie Baptist Church tract, and being in the east line of said Beltline Road;

THENCE North 00 degrees 40 minutes 27 seconds East, with the east line of said Beltline Road, passing a Texas Department of Transportation monument at a distance of 59.63 feet and continuing for a total distance of 239.70 feet to a Texas Department of Transportation monument found for corner;

THENCE South 88 degrees 29 minutes 52 seconds East, continuing with the east line of said Beltline Road, a distance of 11.91 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2;

THENCE North 02 degrees 17 minutes 51 seconds East, continuing with the east line of said Beltline Road, a distance of 150.74 feet to the POINT OF BEGINNING, and containing 1.353 acres of land, more or less.

NOW, Therefore, know all men by these presents:

THAT THE REDEEMED CHRISTIAN CHURCH OF GOD, TOWER OF LOVE does hereby adopt this plat designating the herein above described property as RCCG Tower of Love Addition, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way 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 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 and service required or customarily performed by that utility.

This plat approved subject to all platting ordinances, rules and regulations and resolutions of the City of Grand Prairie, Texas

WITNESS my hand at Grand Prairie, Texas, this the _____ day of _____, 2017.

THE REDEEMED CHRISTIAN CHURCH OF GOD, TOWER OF LOVE

By: _____
Dr. Chrysa Okonofua, Senior 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 Dr. Chrysa Okonofua, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

Planning Department

MAR 01 2017

Received

FINAL PLAT
RCCG Tower of Love Addition
Lot 1, Block A
being a replat of Lot 2, Block C, Kathryn-Gene Addition
recorded in Volume 7, Page 293
Map Records, Dallas County, Texas
being 1.353 acres out of the
R. Wilson Survey, Abst. No. 1548
City of Grand Prairie, Dallas County, Texas
-- 2017 --

DRAWN BY: JW DATE: 01/09/16 SCALE: 1"=30' CHECKED BY: JRJ ASC NO.: 1611411
case no: RP170304

OWNER
RCCG TOWER OF LOVE
4570 S. Westmoreland Road
Dallas, TX 75237
Contact: Dr. Chrysa Okonofua
Phone: (817) 805-5052

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-2454 Fax (972) 221-0975
208 Elm Street, Suite 200 -- P.O. Box 54
Lewisville, Texas 75067 -- TBPLS Firm 10095800
Established -- 1990
www.arthursurveying.com