

**LEGEND**

ADS - 3-1/4" Aluminum Disk stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" Set

CC# - County Clerk's Number

CM - Controlling Monument

DRDCT - Deed Records of Dallas County, Texas

ROW - Right of way

POB - Point of Beginning

OCSRR - 5/8-inch steel rod with orange plastic cap stamped "R-DELTA" Recovered

OPRDCT - Official Public Records of Dallas County, Texas

PS - Page

RDR - 1/2-inch steel rod with red plastic cap stamped "R-DELTA ENGINEERS" Recovered

RDS - 5/8-inch steel rod with pink plastic cap stamped "R-DELTA FIRM 10155000" Recovered

SRF - Steel rod found

VOL - Volume

XF - "X" cut Found

**CONVEGENCE ANGLE**  
0° 59' 56"

**GRAPHIC SCALE IN FEET**  
SCALE: 1" = 40'

**NOTES**

The Bearings and Coordinates reported herein are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).

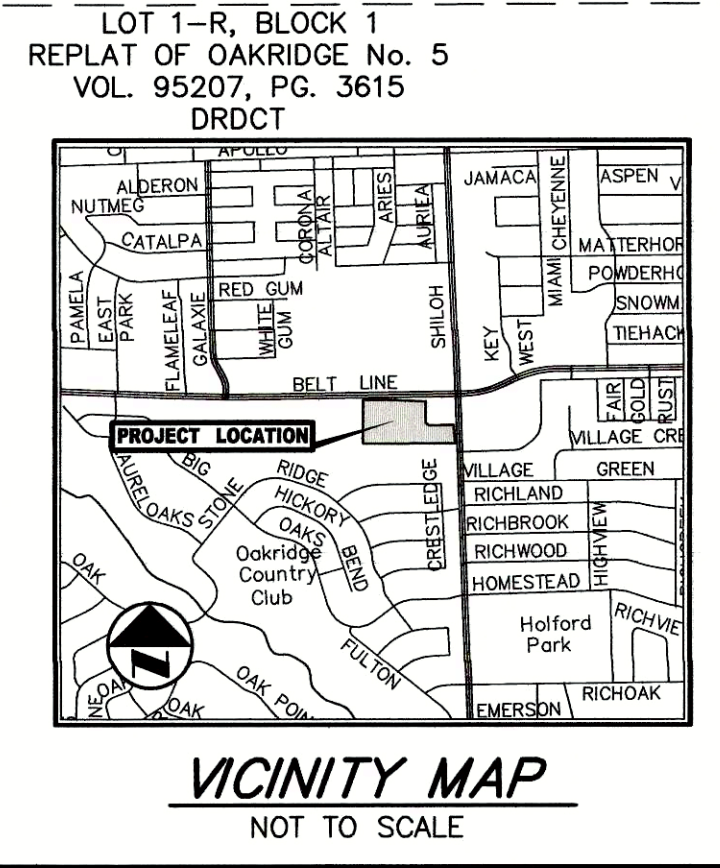
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.99985078 as published by TxDOT for Dallas County, Texas.

The convergence or mapping angle at the City of Garland Control Station P.O.B. is 0°59'56"

Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.

Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland.

This plat is a conveyance plat only, and is approved solely for the purpose of defining lots and other interests in the land described herein. No building permit, certificate of occupancy, or other development approval shall be issued or is hereby intended, nor shall permanent public utility service be provided to any lot described on this conveyance plat until a final plat is approved, filed of record, and the public improvements shown thereon have been accepted in accordance with the provisions of the ordinances of the City of Garland, Texas.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	03°06'15"	188.50'	10.21'	S51°09'27"E	10.21'
C2	09°18'47"	161.50'	26.25'	S54°32'55"E	26.22'

Filed for Record  
in the Official Records Of:  
Dallas County  
On: 9/22/2022 10:36:21 AM  
In the PLAT Records

Doc Number: 2022-202200252906  
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Order#: 20220922000308  
By: KV

**rdelta**  
ENGINEERS

SURVEYOR: 618 MAIN STREET  
GARLAND, TEXAS 75042  
TEL (972) 494-5031

RDE PROJECT No. 3062-22

CONVEYANCE PLAT

**SPRINGCREEK COMMUNITY CHURCH ADDITION**

**FIRST CONVEYANCE PLAT**

**LOT 1-R and LOT 2, BLOCK 1**

WILLIAM CRITTENTON SURVEY, ABSTRACT NO. 334  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY OF GARLAND CASE No. 220024-0

OWNER: Springcreek Community Church  
2600 Beltline Road  
Garland, Texas 75044  
TEL (972) 494-5683

SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Springcreek Community Church is the sole owner of a 347,634-square-foot or a 7.981-acre tract of land situated in W. Crittenton Survey, Abstract No. 334, and being in the City of Garland, Dallas County, Texas, and being a portion of the tract described in the Warranty Deed dated the 26th day of January, 2000, from Flatiron Cambrial, L.P. to said Springcreek Community Church, filed on February 1, 2000, in Volume 2000021, at Page 5365 of the Deed Records of Dallas County, Texas (DRDCT), and further being all of Lot 1, Block 1, of SPRINGCREEK COMMUNITY CHURCH ADDITION, according to the plat thereof recorded Volume 2000200, at Page 17, DRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found at the northwest corner of said Lot 1, Block 1, and being on the southerly right-of-way line of Belt Line Road (a variable width public right-of-way), and having coordinates of: X=2,530,304.20 feet, Y=7,031,468.55 feet;

THENCE North 89 degrees 51 minutes 28 seconds East with the southerly right-of-way line of said Belt Line Road for a distance of 353.18 feet to a cut "X" found;

THENCE South 87 degrees 29 minutes 54 seconds East, continuing with the southerly right-of-way line of said Belt Line Road for a distance of 297.87 feet to a 5/8-inch steel rod with a 3-1/4 inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" set in the east line of said Lot 1, Block 1, of SPRINGCREEK COMMUNITY CHURCH ADDITION and being in the westerly line of a 19.00-foot right-of-way dedication according to the plat of McDonalds Addition recorded in Volume 96208, at Page 4246 of the DRDCT;

THENCE with the common line between SPRINGCREEK COMMUNITY CHURCH ADDITION and the westerly and southerly lines of said McDonalds Addition the following four (4) calls:

- 1. South 00 degrees 04 minutes 41 seconds East at 4.87 feet pass the northwest corner of Lot 1, Block 1, McDonalds Addition, and continue on the same course for an additional distance of 220.08 feet for a total distance of 224.95 feet to a 5/8-inch steel rod found at the beginning of a non-tangent curve concave to the south, having a radius of 188.50 feet, a central angle of 3 degrees 06 minutes 15 seconds, and a chord that bears South 51 degrees 09 minutes 27 seconds East, for a distance of 10.21 feet;
2. With the arc of said non-tangent curve for a distance of 10.21 feet to a 5/8-inch steel rod with an orange cap stamped "R-DELTA" recovered at the beginning of a non-tangent curve concave to the northeast, having a radius of 161.50 feet, a central angle of 9 degrees 18 minutes 47 seconds, and a chord that bears South 54 degrees 32 minutes 55 seconds East for a distance of 26.22 feet;
3. With the arc of said non-tangent curve for a distance of 26.25 feet to a 1/2-inch steel rod found;
4. North 89 degrees 50 minutes 12 seconds East for a distance of 260.49 feet to a 1/2-inch steel rod found in the westerly right-of-way line of N. Shiloh Road (a variable width right-of-way) for the southwest corner of a 19.00-foot right-of-way dedication according to said plat of McDonalds Addition, and the northwest corner of a variable width R.O.W. Dedication by the aforementioned plat of SPRINGCREEK COMMUNITY CHURCH ADDITION and being at the southeast corner of Lot 1, Block 1, McDonalds Addition;

THENCE S 04 degrees 30 minutes 51 seconds East with the current westerly right-of-way line of N. Shiloh Road for a distance of 190.78 feet to a 1/2-inch steel rod with red cap stamped "R-DELTA ENGINEERS" recovered at the southeast corner of Lot 1, Block 1 of said SPRINGCREEK COMMUNITY CHURCH ADDITION, and being in the northerly line of Lot 1-R, Block 1, of the Replat of Oakridge No. 5, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 95207, at Page 3615 of the DRDCT;

THENCE South 89 degrees 53 minutes 17 seconds West with the common line between Lot 1, Block 1 of said SPRINGCREEK COMMUNITY CHURCH ADDITION, and the Lot 1-R, Block 1, of the Replat of Oakridge No. 5, for a distance of 955.02 feet to a point on the lid of a sanitary sewer manhole for the southwest corner of Lot 1, Block 1 SPRINGCREEK COMMUNITY CHURCH ADDITION and interior ell corner of said Lot 1-R, Block 1, of the Replat of Oakridge No. 5;

THENCE North 00 degrees 06 minutes 43 seconds West with the westerly line of the Lot 1, Block 1 and an easterly line of said Lot 1-R, Block 1, of the Replat of Oakridge No. 5, at a distance of 55.00 feet pass an exterior ell corner of said Lot 1-R, Block 1, the same being the southeast corner of Lot 1, Block 1, United Christian Church Addition, according to the plat thereof recorded on July 30, 2002, in Volume 2002147, at Page 62 of the DRDCT, and continue on the same course with the westerly line of Lot 1, Block 1 of said SPRINGCREEK COMMUNITY CHURCH ADDITION, and the easterly line of said Lot 1, Block 1, United Christian Church Addition, an additional distance of 395.00 feet for a total distance of 450.00 feet to the POINT OF BEGINNING and containing 347,634 square feet or 7.981 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, SPRINGCREEK COMMUNITY CHURCH, the owner of the property described in this plat, acting by and through its duly authorized agent, do hereby adopt this plat, designating the property as a plat of SPRINGCREEK COMMUNITY CHURCH ADDITION, FIRST CONVEYANCE PLAT, and do hereby reserve, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the reservations shown thereon for the purposes indicated. All reservations dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement reserved by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such reservations for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility reservations and fire lanes is the responsibility of the property owner. All utility reservations dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

EXECUTED this the 20th day of September, 2022, by: SPRINGCREEK COMMUNITY CHURCH

[Signature of Gerry Owen]

Printed Name: Gerry Owen, Title Executive Pastor

STATE OF TEXAS §
COUNTY OF DALLAS §

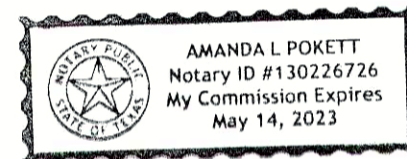
Before me, the undersigned authority, on this day personally appeared Gerry Owen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this 20th day of September, 2022.

[Signature of Amanda L. Pokett]

Notary Public for and in the State of Texas

My commission expires: 5-14-23



SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Wayne A. Lee, 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, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that the monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 20th day of September, 2022.

[Signature of Wayne A. Lee]

Wayne A. Lee
Registered Professional Land Surveyor
Registration No. 6881



STATE OF TEXAS §
COUNTY OF DALLAS §

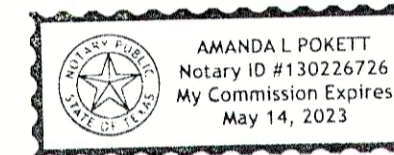
Before me, the undersigned authority, on this day personally appeared Wayne A. Lee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this 20th day of September, 2022.

[Signature of Amanda L. Pokett]

Notary Public for and in the State of Texas

My commission expires: 5-14-23



CERTIFICATE OF APPROVAL

APPROVED and accepted for the City of Garland this day of September, 2022 by the Planning Department of the City of Garland, Texas.

[Signature]

Director of Planning Department
City of Garland, Texas



[Signature]

Chairman of City Plan Commission
City of Garland, Texas

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

CONVEYANCE PLAT

SPRINGCREEK COMMUNITY CHURCH ADDITION FIRST CONVEYANCE PLAT LOT 1-R and LOT 2, BLOCK 1

WILLIAM CRITTENTON SURVEY, ABSTRACT NO. 334 CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY OF GARLAND CASE No. 220024-0

THIS SPACE RESERVED FOR DALLAS COUNTY RECORDING LABEL



SURVEYOR: 618 MAIN STREET GARLAND, TEXAS 75042 TEL (972) 494-5031

OWNER: Springcreek Community Church 2500 Beltline Road Garland, Texas 75044 TEL (214) 477-9663

RDE PROJECT No. 3062-22