

**SURVEYOR'S CERTIFICATE**

I, W. Steven Gilbreath, Surveyor, hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Carrollton, Texas.

W. Steven Gilbreath, R.P.S.  
P.O. Box 1398, Lewisville, Texas 75067

SUBSCRIBED AND SWORN TO before me, a Notary Public, in and for said county and state on the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Tammy Jackson  
Notary Public in and for the State of Texas  
My Commission Expires: \_\_\_\_\_

**OWNER'S CERTIFICATE AND DEDICATION  
CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DENTON  
WHEREAS, WE, Prince of Peace Lutheran Church, are the owner's of all the following described tract of land being particularly described as:

Being all that certain lot, tract or parcel of land situated in the Benjamin Baccus Survey, Abstract Number 119, City of Carrollton, Denton County, Texas, and being that same tract of land described in a certain deed of trust executed by Prince of Peace Lutheran Church of Carrollton, Texas to Kenneth J. Hughes, trustee, dated July 19, 1974, and recorded in Volume 381, Page 623 of the Deed of Trust Records, Denton County, Texas:

**BEGINNING** at an iron rod found in the north line of Frankford Road (100' right-of-way), said point being the southwest corner of Lot 1, Block 9, of Woodlake Addition Number 2, an addition to the City of Carrollton as recorded in Cabinet A, Slide 168, Plat Records of Denton County, Texas;

**THENCE** along the north line of said road with a curve to the right having a central angle of 06°04'19", a radius of 724.48 feet, and an arc length of 76.78 feet, whose chord bears N 60°06'26" W, 76.74 feet to an iron rod found for corner;

**THENCE** N 55°50'00" W, along the north line of said road, a distance of 354.98 feet to an iron rod found for corner;

**THENCE** N 34°10'00" E, a distance of 79.93 feet to an iron rod set for corner;

**THENCE** N 18°00'00" W, a distance of 127.37 feet to an iron rod found for corner;

**THENCE** N 25°00'00" E, a distance of 150.52 feet to an iron rod set for corner;

**THENCE** N 76°53'16" E, a distance of 370.82 feet to an iron rod found for corner in the westerly line of said addition;

**THENCE** along said westerly line with a curve to the left having a central angle of 45°39'56", a radius of 170.00 feet, and an arc length of 135.49 feet whose chord bears S 36°29'57" E, 131.94 feet to an iron rod found for corner said point being the most westerly corner of Lot 10, Block 9;

**THENCE** S 25°02'08" E, along said westerly line, a distance of 80.62 feet to an iron rod found for corner, said point being the most southerly corner of Lot 10, Block 9;

**THENCE** S 28°12'46" W, along said westerly line, a distance of 37.03 feet to an iron rod found for corner, said point being the most westerly corner of Lot 8, Block 9;

**THENCE** along said westerly line with a curve of the left having a central angle of 32°07'44", a radius of 465.24 feet, and an arc length of 260.89 feet, whose chord bears S 27°45'11" W, 257.48 feet to an iron rod found for corner;

**THENCE** S 12°23'50" W, along said westerly line, a distance of 210.73 feet to the **PLACE OF BEGINNING** and containing approximately 4.908 acres of land.

**DEDICATION**

Now therefore, **KNOW ALL BY THESE PRESENTS:** That We, Prince of Peace Lutheran Church, do hereby adopt this plat designating the described property as Prince of Peace Lutheran Church Addition, an addition to the City of Carrollton, Denton County, Texas and do hereby dedicate to the City and public use forever the streets, alleys, and easements shown thereon.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Ed Moerbe, Chairman of Congregation

SUBSCRIBED AND SWORN TO before me, a Notary Public, in and for said county and state on this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

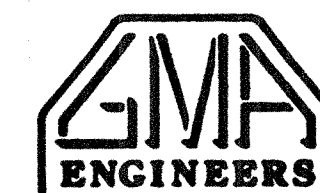
William H. Burgess  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

**FINAL PLAT**

LOT 1 / BLOCK A  
PRINCE OF PEACE LUTHERAN CHURCH ADDITION  
CITY OF CARROLLTON  
4.908 ACRES  
IN THE  
BENJAMINE BACCUS SURVEY A-119  
DENTON COUNTY, TEXAS  
CITY CASE NUMBER: \_\_\_\_\_

REVISED 9-3-87

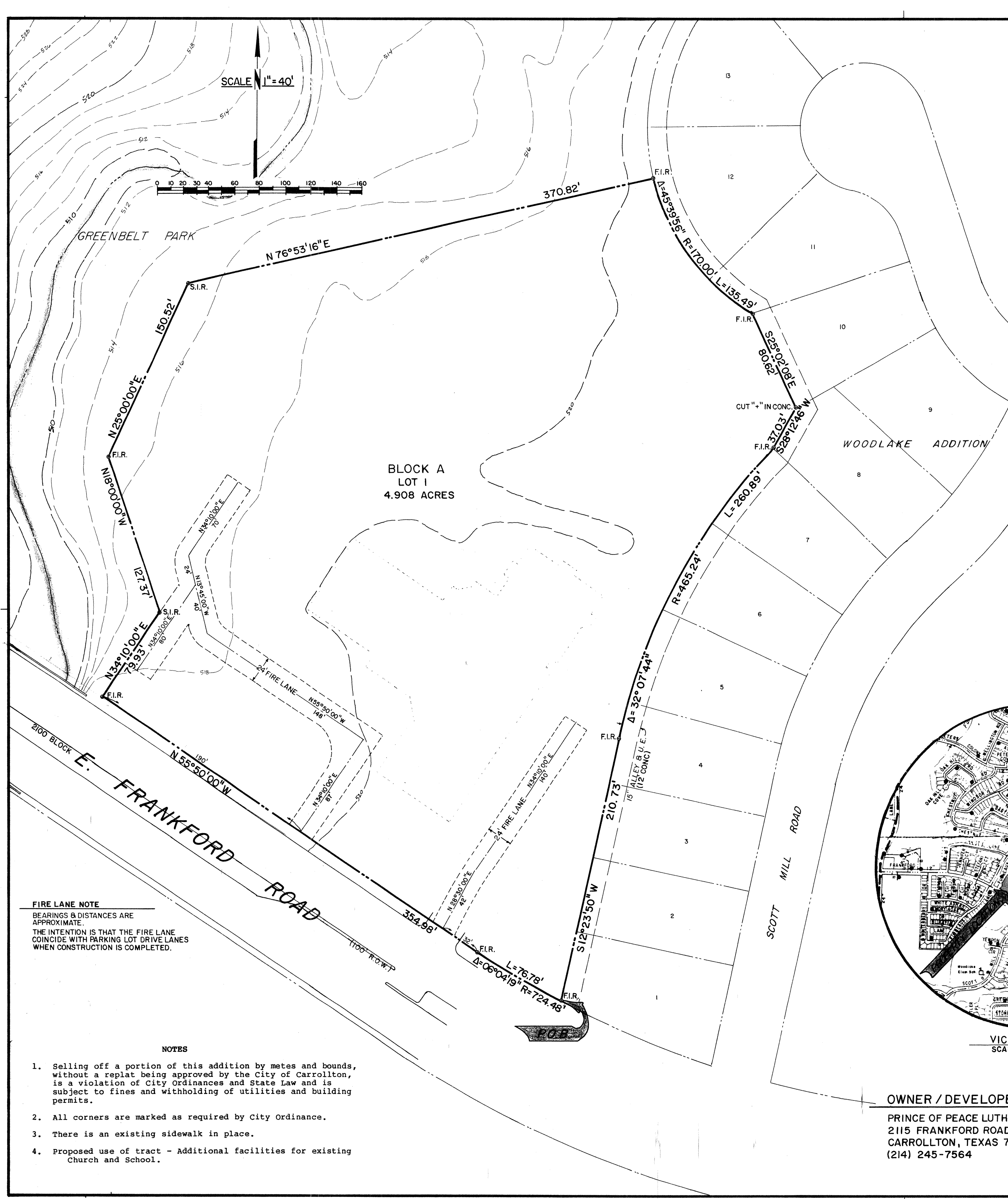


**Gilbreath, McDill & Associates, Inc.**  
CONSULTING ENGINEERS - LAND SURVEYORS

P.O. Box 1398  
Lewisville, Texas 75067  
(214) 436-9712

200 N. Monroe/Suite N  
Waxahachie, Texas 75165  
(214) 923-1185

DRAWN BY: HENRY DATE: AUGUST 18, 1987 JOB NO.: 872381



UTILITY CERTIFICATE THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THE DEVELOPMENT		
	DATE	SIGNATURE
LONE STAR GAS		
GENERAL TELEPHONE		
TEXAS POWER & LIGHT		

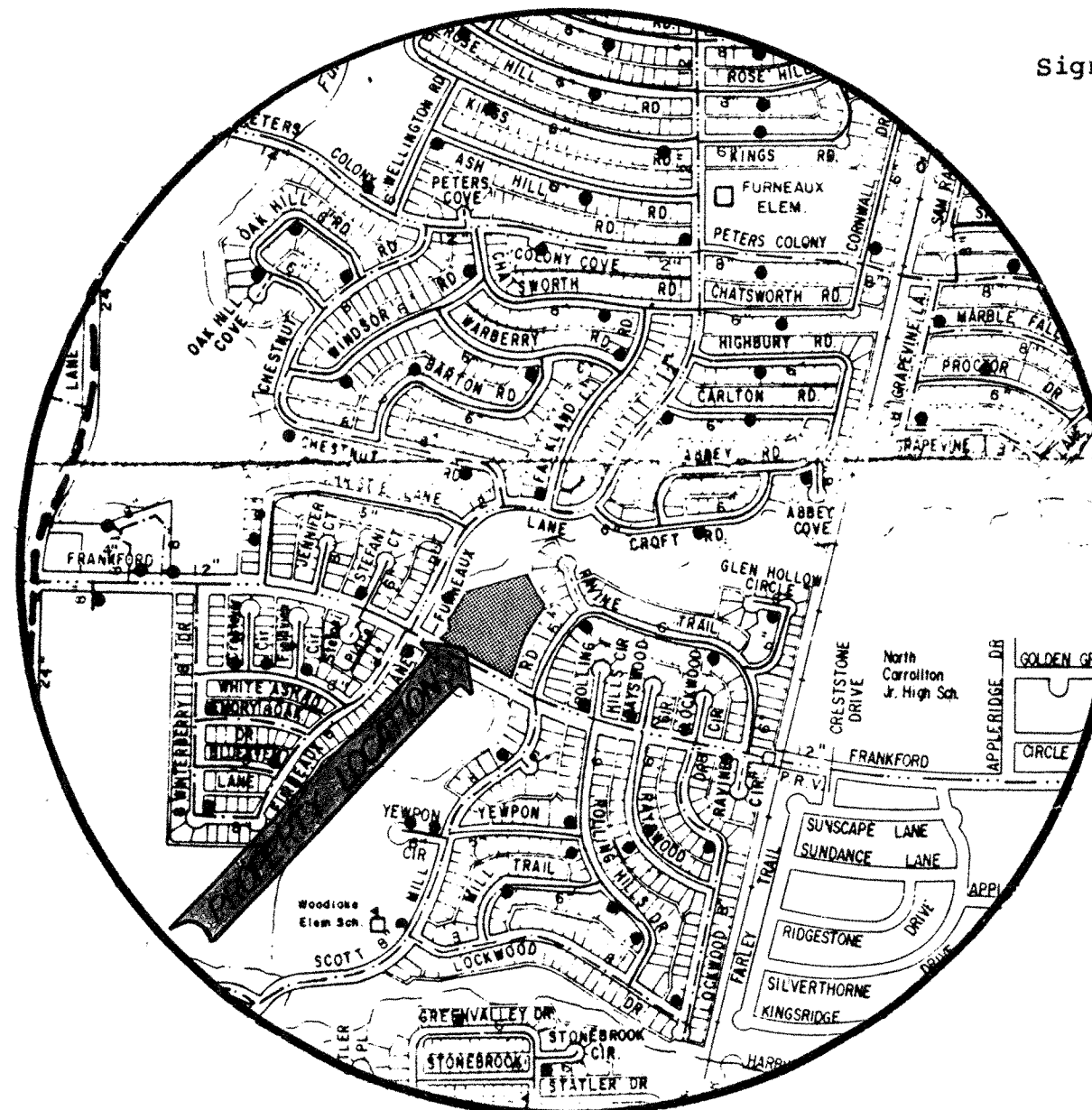
**APPROVAL**

On the \_\_\_\_\_ day of \_\_\_\_\_, 1987, this plat was duly approved by the Planning and Zoning Commission of Carrollton. This approval is contingent upon filing this plat with the appropriate County deed records within six months.

Signed, John Barrick, Chairman  
Planning and Zoning  
Commission

Attest, Janice Garrison  
City Secretary

Signed, R. Michael Eastland  
City Manager



VICINITY MAP  
SCALE: 1" = 1000'

**OWNER / DEVELOPER**

PRINCE OF PEACE LUTHERAN CHURCH  
2115 FRANKFORD ROAD  
CARROLLTON, TEXAS 75007  
(214) 245-7564

**FIRE LANE NOTE**  
BEARINGS & DISTANCES ARE APPROXIMATE.  
THE INTENTION IS THAT THE FIRE LANE COINCIDE WITH PARKING LOT DRIVE LANES WHEN CONSTRUCTION IS COMPLETED.

**NOTES**

- Selling off a portion of this addition by metes and bounds, without a replat being approved by the City of Carrollton, is a violation of City Ordinances and State Law and is subject to fines and withholding of utilities and building permits.
- All corners are marked as required by City Ordinance.
- There is an existing sidewalk in place.
- Proposed use of tract - Additional facilities for existing Church and School.