## ORDINANCE NO. \_\_\_\_\_ File No. Z0525-0396

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE BY APPROVING A CHANGE OF ZONING FROM R-3, SINGLE FAMILY RESIDENTIAL TO R-3, SINGLE FAMILY RESIDENTIAL WITH A CONDITIONAL USE PERMIT TO ALLOW A TELECOMMUNICATIONS TOWER AS A PERMITTED USE WITH MODIFIED **SEPARATION** REQUIREMENTS ON PROPERTY LOCATED AT 1028 SOUTH BELT LINE ROAD; REPEALING ALL OTHER ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the Charter of the City of Mesquite, state laws and the zoning ordinance, have given the required notices and held the required public hearings regarding the rezoning of the subject property; and

WHEREAS, the City Council finds that it is in the public interest to grant this change in zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

- SECTION 1. The subject property is a 2-acre tract of land out of the property platted as First Presbyterian Church and Open Door Baptist Church Addition, Block 1, Lot 2 in the City of Mesquite, Dallas County, Texas (the "Property"), as further described in **EXHIBIT** A incorporated herein by reference.
- SECTION 2. The Mesquite Zoning Ordinance is amended by approving a change of zoning for the Property from R-3, Single Family Residential to R-3, Single Family Residential with a Conditional Use Permit ("CUP") to allow a 125-foot tall telecommunications tower as a permitted use with modified separation requirements as shown in **EXHIBIT B** incorporated herein by reference.
- SECTION 3. All ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed; otherwise, they shall remain in full force and effect.
- SECTION 4. The Property shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance, as amended.
- <u>SECTION 5.</u> Should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

Zoning / File No. Z0525-0396 / Adding CUP to	o R-3, SFR / 1028 South Belt Line Road
September 15, 2025	
Page 2 of 2	

SECTION 6.	Any violation of the provisions or terms of this Ordinance by any
"person," as defined in Mes	quite City Code, Chapter 1, Section 1-2, shall be deemed a Class C
Misdemeanor criminal offer	se, and upon conviction thereof, shall be subject to a penalty of fine,
or any other general penaltic	es, as provided in Mesquite Zoning Ordinance, Part 5, 5-100, Section
5-103 (General Penalties), o	r successor and as amended.

<u>SECTION 7.</u> This Ordinance shall be published in the City's official newspaper in accordance with Mesquite City Charter, Article IV, <u>Section 24</u>.

SECTION 8. This Ordinance shall take effect and be in force from and after five days after publication.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 15th day of September 2025.

	Daniel Alemán, Jr.
	Mayor
ATTEST:	APPROVED AS TO LEGAL FORM:
ATTEST.	MIROVED AS TO LEGAL FORM.
Sonja Land	David L. Paschall
City Secretary	City Attorney

# **Legal Description**

2.00 ACRES OUT OF LOT 2, BLOCK 1, REPLAT OF FIRST PRESBYTERIAN CHURCH AND OPEN DOOR BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 202300226303, PLAT RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A REPLAT OF LOT 1, FIRST PRESBYTERIAN CHURCH ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT VOLUME 90199, PAGE 793, PLAT RECORDS OF DALLAS COUNTY, TEXAS.

BEGINNING at a ½ inch steel rod found at the Southeast corner of said Lot 1, in the most Northerly West line of that called 20.717 acres of land described in a deed to M/I Homes of DFW, LLC as recorded in File No. 202100157570 of the Official Public Records of Dallas County, Texas and at the Northeast corner of that called 4.066 acres of the Open Door Baptist Church Addition as recorded in Volume 72173, Page 795 of the Plat Records of Dallas County, Texas and from which a ½ steel rod found capped "By-Line Surveying" bears South 00 degrees 24 minutes 57 seconds East, 268.55 feet for witness;

THENCE South 89 degrees 04 minutes 58 seconds West, 468.85 feet along the South line of said Lot 1 and the North line of said 4.066 acres to a ½ inch steel rod set capped "By-Line Surveying" for corner, from which a ½ inch steel rod found bears South 89 degrees 04 minutes 58 seconds West, 188.37 feet for witness;

THENCE through the interior of said Lot 1 as follows:

North 00 degrees 32 minutes 51 seconds East, 117.07 feet to a ½ inch steel rod set capped "By-Line Surveying" for corner;

North 89 degrees 04 minutes 58 seconds East, 74.76 feet to a ½ inch steel rod set capped "By-Line Surveying" for corner;

North 00 degrees 32 minutes 51 seconds East, 83.01 feet to a ½ inch steel rod set capped "By-Line Surveying" for corner;

North 89 degrees 04 minutes 58 seconds East, 390.73 feet to a ½ inch steel rod set capped "By-Line Surveying" in the East line of said Lot 1 and the most Northerly West line of said 20.717 acres;

THENCE South 00 degrees 24 minutes 57 seconds East, 200.03 feet along the East line of said Lot 1 and the most Northerly West line of said 20.717 acres to the POINT OF BEGINNING, containing 2.00 acres of land.

D

### PROJECT INFORMATION

SCOPE OF WORK: UNMANNED TELECOMMUNICATIONS FACILITY

SITE ADDRESS:

1212 S BELTLINE RD MESQUITE, TX 75149

LATITUDE 32.752748 -96.595730° LONGITUDE: JURISDICTION: CITY OF MESQUITE

EXISTING USE: RETAIL/COMMERCIAL TELECÓMMUNICATIONS FACILITY PROPOSED USE:

**DRAWING INDEX REV** TITLE SHEET A01 SITE PLAN A02 **DETAILED SITE PLAN** Α **TOWER ELEVATION** PROPERTY PLAT

### **NOTES**

	A/E DOCUMENT REVIEW STATUS							
1		ACCE	PTED — WITH MINO	OR OR NO COMME	NTS, CONST	RUCTION MA	Y PROCEED	
2		NOT ACCEPTED - PLEASE RESOLVE COMMENTS AND RESUBMIT						
ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.								
			ENG.	CONST.				
REV	REVIEWED:							
BY:	BY:			DATE:				

#### REDLINE DRAWING REVIEW SIGNATURE DATE

GENERAL CONTRACTOR - CONFIRM ACCURACY OF THESE REDLINE DRAWINGS

NAME (PRINT) SIGNATURE

NAME (PRINT) SIGNATURE DATE





6060 N CENTRAL EXPY SUITE 560 DALLAS, TX 75206 214.793.7317 FIRM #11027

1212 S BELTLINE RD MESQUITE, TX 75149

LOT 1, BLOCK 1 **FIRST PRESBYTERIAN CHURCH ADDITION** 



#### A 04/04/25 ISSUED FOR REVIEW JHR JHR BM BY CHK APP'D NO. DATE SCALE AS SHOWN DESIGNED BY: JHR DRAWN BY: JHR

MEMPHILL \*\* SEMINARY TITLE SHEET SITE NO. DRAWING NUMBER

# HEMPHILL SEMINARY

# SITE NAME **S BELTLINE**

# SITE ADDRESS **1212 S BELTLINE RD MESQUITE, TX 75149 DALLAS COUNTY**

## VICINITY MAP (NOT TO SCALE)

DIRECTIONS: FROM DALLAS, TAKE I-EAST TO HWY 80 (EXIT 53). TAKE HWY 80 (RIGHT) 3.3 MI TO I-635 SOUTH. TAKE I-635 3.0 MI TO W BRUTON ROAD (EXIT 3). TAKE W BRUTON RD EAST 1.6 MI TO S BELTLINE RD. TAKE S BELTLINE RD NORTH (LEFT) 0.4 MI TO SITE ENTRANCE LOCATION ON THE EAST (RIGHT) SIDE OF THE ROAD.

# SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL

APPLICABLE BUILDING CODES AND STANDARDS

CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE SITE LOCATION, INCLUDING BUILDING CODES, ELECTRICAL CODES AND LIGHTNING PROTECTION CODES. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE CONSTRUCTION.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222—H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR

TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81. GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM

IEEE 1100 RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC **EQUIPMENT** 

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN



T01

22 x 34

NAME (PRINT)

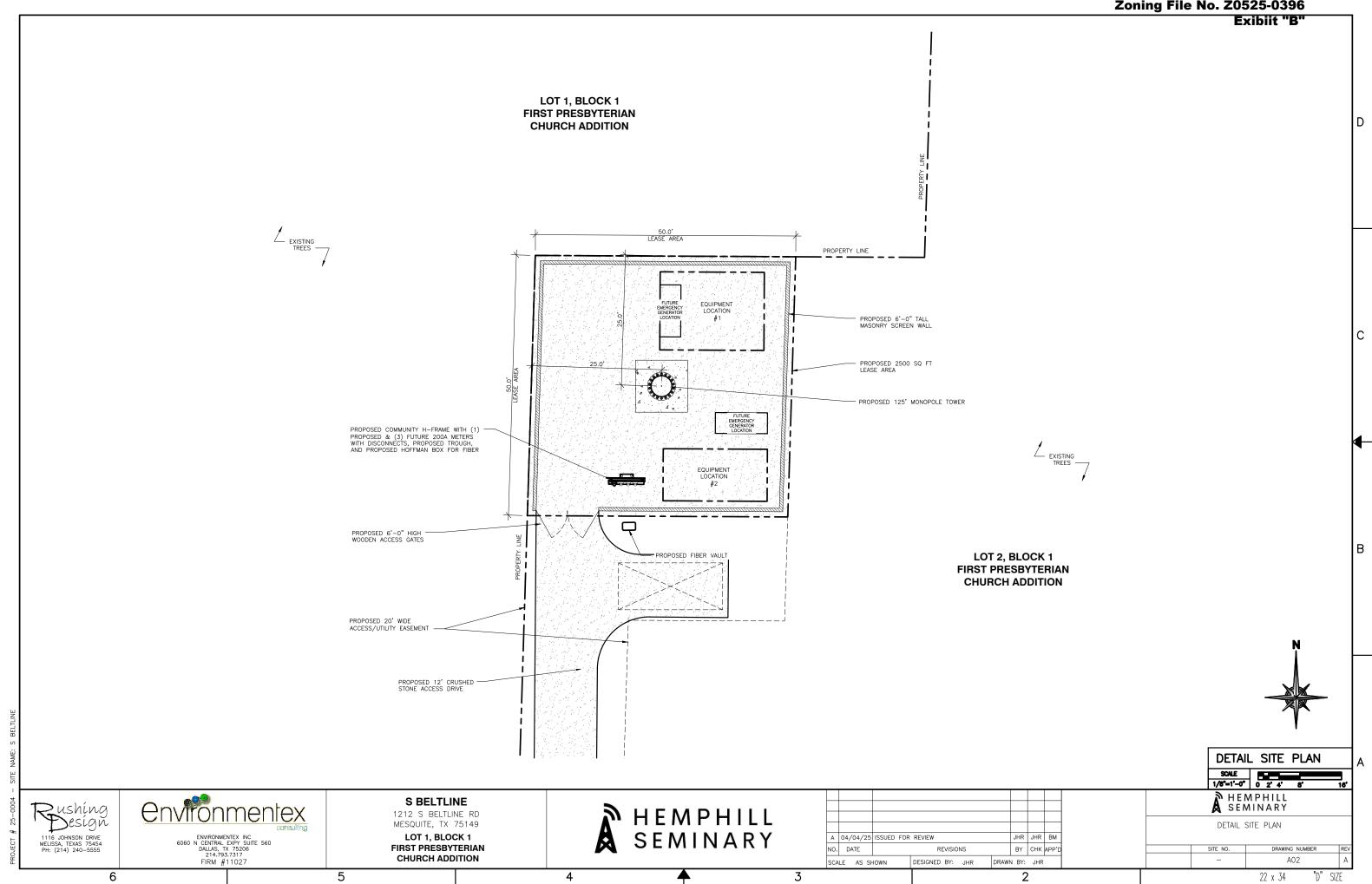
DATE

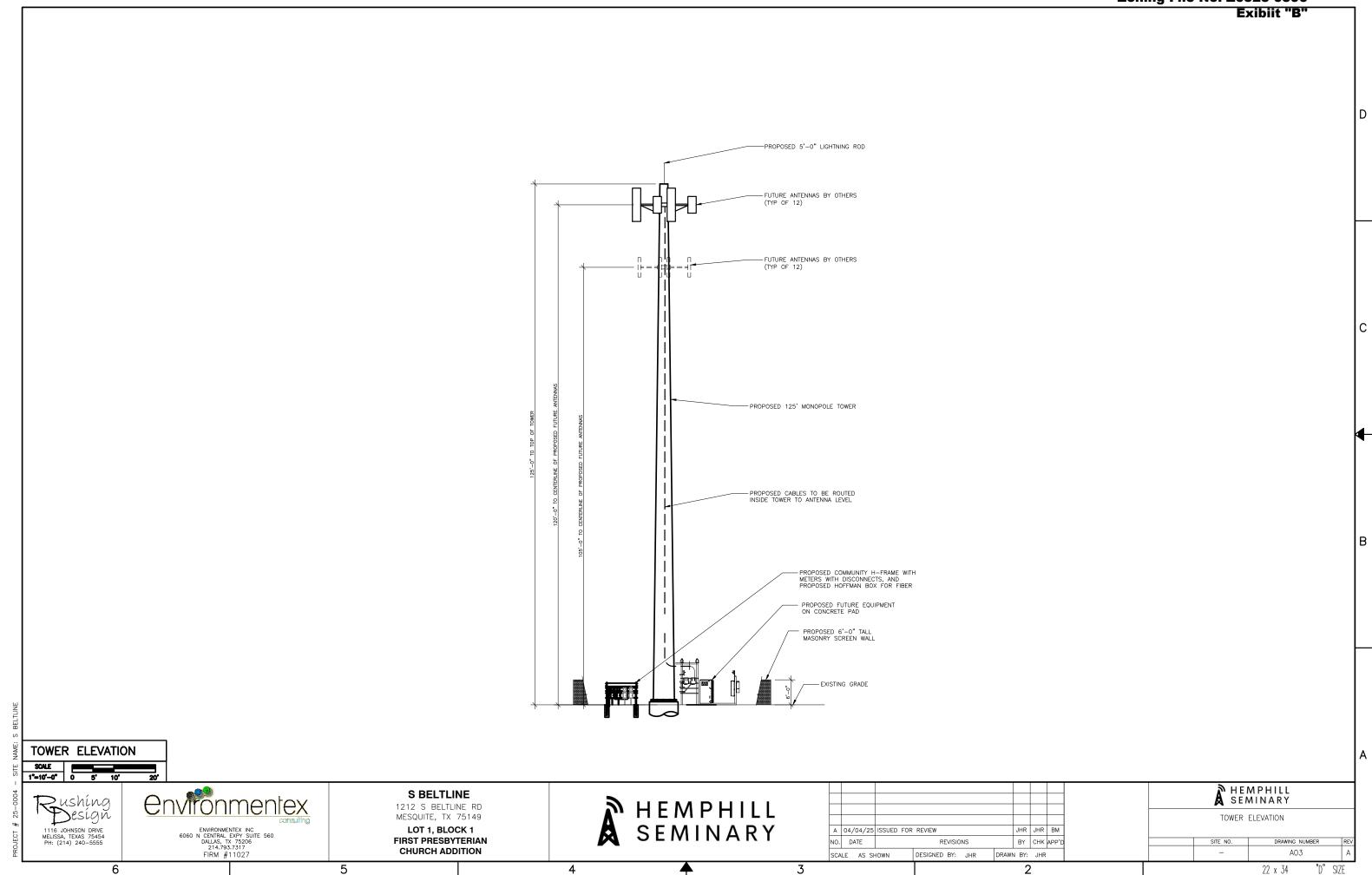
FIELD COORDINATOR - VERIFY INSTALLATION PER REDLINE DRAWINGS

ENGINEERING - ACCEPT THESE REDLINE DRAWINGS

# **S BELTLINE**

22 x 34





Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.

Building setbacks shall comply with the zoning ordinance of the city with jurisdiction at the time that a building permit is obtained.

By graphic plotting only, the subject property appears to lie within F.E.M.A. Zone "X" [Areas determined to be outside the 0.2% annual chance floodplain] and Zone "AE" [Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood - Base flood elevations determined] according to the Flood Insurance Rate Map Panel Number 481/3C0390K, having an effective date of July 7, 2014. This surveyor makes no quaranty to the accuracy of

No easement record search was made by this office concerning this property.

This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at the time of this survey.

Abstract line is approximate in location

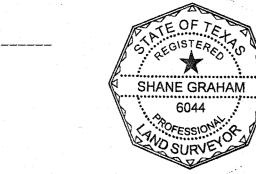
said F.E.M.A. Flood Insurance Rate Map.

### STATE OF TEXAS: COUNTY OF RAINS:

That I, Shane Graham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Mesquite, Dallas County, Texas.

WITNESS MY HAND AT RAINS, TEXAS this the loth day of Justinhan

Share Brokom Registered Professional Land Surveyor

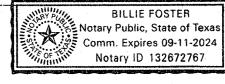


STATE OF TEXAS: COUNTY OF RAINS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Shane Graham, 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 and in the capacity therein stated.

Bierie Soster

NOTARY PUBLIC, RAINS COUNTY, TEXAS
MY COMMISSION EXPIRES: 9-11-2024



# REPLAT

FIRST PRESBYTERIAN CHURCH AND OPEN DOOR BAPTIST CHURCH ADDITION LOTS 1 AND 2, BLOCK 1

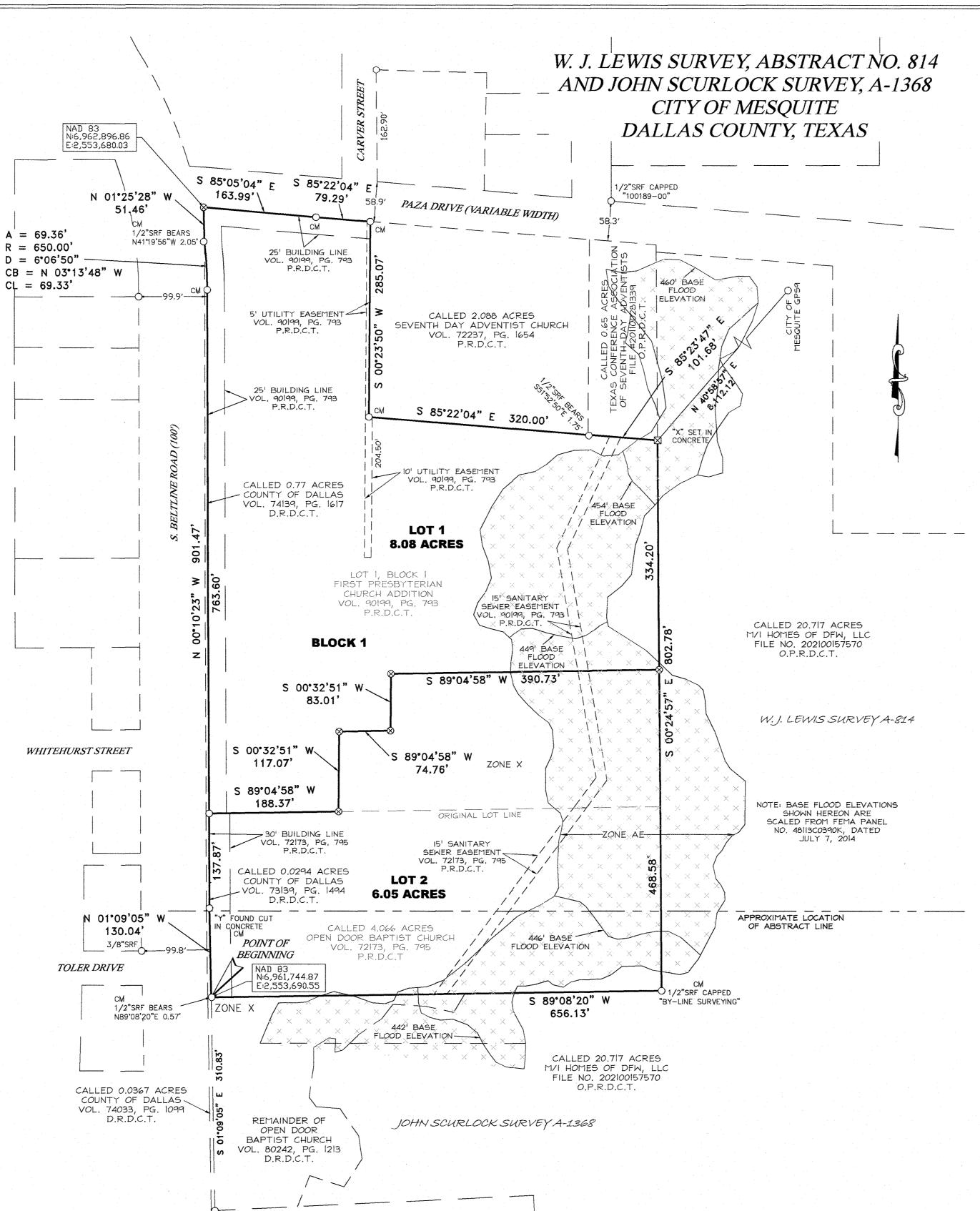
AN ADDITION TO THE CITY OF MESQUITE DALLAS COUNTY, TEXAS

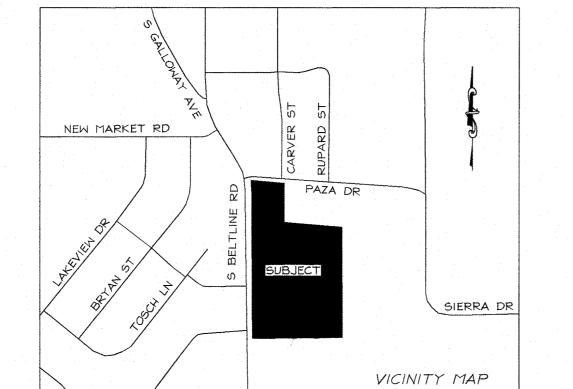
Being 14.13 acres of land, a portion of that being all of Lot 1, Block 1 of the First Presbyterian Church Addition, out of the

W. J. Lewis Survey, Abstract No. 814 and John Scurlock Survey, Abstract No. 1368

CITY OF MESQUITE, TEXAS Certificate of Approval

On the 315T day of October, 2022, this Short Form Plat was approved by the Director of Planning and Development Services, or their designee.





5/8"SRF CAPPED

"SHIELD ENG"

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Don Gutheri, 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 and in the capacity therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of September, 2022. NOTARY PUBLIC, DALLAS COUNTY, TEXAS

NOTARY PUBLIC, DALLAS COUNTY, TEXAS MY COMMISSION EXPIRES: 11-14-22

Jina R. Slutt

Notary Public State of Texas ID # 62081-2

OWNERS CERTIFICATE:

WHEREAS, Open Door Baptist Church and First Presbyterian Church, are the owners of that tract of land in the City of Mesquite, Dallas County, Texas, out of the W. J. Lewis Survey, Abstract No. 814 and John Scurlock Survey, Abstract No. 1368, and being part of Lot 1, Block 1 of the First Presbyterian Church Addition as recorded in Volume 90199, Page 793 of the Plat Records of Dallas County, Texas and being part of that called 4.066 acres of the Open Door Baptist Church addition as recorded in Volume 72173, Page 795 of the

BEGINNING at point in the East line of S. Beltline Road in the South line of said 4.066 acres, at the Southeast corner of that called 0.0294 acres of land described in a deed to the County of Dallas as recorded in Volume 73139, Page 1494 of the Deed Records of Dallas County, Texas, at the Northeast corner of that called 0.0367 acres of land described in a deed to County of Dallas as recorded in Volume 74033, Page 1099 of the Deed Records of Dallas County, Texas and in the North line of that tract of land described in a deed to Open Door Baptist Church as recorded in Volume 80242, Page 1213 of the Deed Records of Dallas County, Texas, from which a 1/2 inch steel rod found bears North 89 degrees 08 minutes

THENCE North OI degrees 09 minutes 05 seconds West, 130.04 feet along the East line of S. Beltline Road and said 0.294 acres to a "y" found cut in a concrete drive at an angle point of said 0.294 acres;

THENCE North 00 degrees 10 minutes 23 seconds West, 901.47 feet along the East line of S. Beltline Road, the East line of said 0.0294 acres, the East line of that called 0.77 acres of land described in a deed to the County of Dallas as recorded in Volume 74139, Page 1617 of the Deed Records of Dallas County, Texas and partly along the West line of said Lot 1 to a 1/2 inch steel rod found at a point of curve;

THENCE Northwesterly, 69.36 feet along a curve to the left having a radius of 650.00 and having a central angle of 06 degrees 06 minutes 50 seconds (Chord bears North 03 degrees 13 minutes 48 seconds West, 69.33 feet) to an angle point of said Lot 1, from which a 1/2 inch steel rod found bears North 41 degrees 19 minutes 56 seconds West, 2.05 feet for

THENCE North 01 degrees 25 minutes 28 seconds West, 51.46 feet along the West line of said Lot I and along the East line of S. Beltline Road to a 1/2 inch steel rod set capped "By-Line Surveying" at the Northwest corner of said Lot I and at the intersection of the East line of S. Beltline Road with the South line of Paza Drive;

THENCE South 85 degrees 05 minutes 04 seconds East, 163.99 feet along the South line of Paza Drive and the North line of said Lot I to a 1/2 inch steel rod found at an angle point THENCE South 85 degrees 22 minutes 04 seconds East, 79.29 feet along the South line of Paza Drive and the North line of Lot I to a 1/2 inch steel rod found at the most Westerly

Northeast corner of said Lot I and at the Northwest corner of that called 2.088 acres of the Seventh Day Adventist Church addition as recorded in Volume 72237, Page 1654 of the Plat Records of Dallas County, Texas; THENCE South 00 degrees 23 minutes 50 seconds West, 285.07 feet along the most Westerly East line of said Lot I and the West line of said 2.088 acres to a 5/8 inch steel rod

found at an ell corner of said Lot I and at the Southwest corner of 2.088 acres; THENCE South 85 degrees 22 minutes 04 seconds East, 320.00 feet along the most Southerly North line of said Lot I and the South line of said 2.088 acres to a point at the

Southeast corner of said 2.088 acres and at the Southwest corner of that called 0.65 acres of land described in a deed to Texas Conference Association of Seventh-Day Adventists as recorded in File No. 201100281339 of the Official Public Records of Dallas County, Texas; THENCE South 85 degrees 23 minutes 47 seconds East, 101.68 feet along the South line of said 0.65 acres to a "x" set in concrete at the Southeast corner of said 0.65 acres, in the

East line of said Lot I and in the most Northerly West line of that called 20,717 acres of land described in a deed to M/I Homes of DFW, LLC as recorded in File No. 202100157570 of

the Official Public Records of Dallas County, Texas; THENCE South 00 degrees 24 minutes 57 seconds East, 802,78 feet along the East line of said Lot 1, the East line of said 4,066 acres and the most Northerly West line of said

20.717 acres to a 1/2 inch steel rod found capped "By-Line Surveying" at the Southeast corner of said 4.066 acres and at an ell corner of said 20.717 acres;

THENCE South 89 degrees 08 minutes 20 seconds West, 656.13 feet along the South line of said 4.066 acres, the most Westerly North line of said 20.717 acres and the North line of said Open Door Baptist Church tract to the POINT OF BEGINNING, containing 14.13 acres of land.

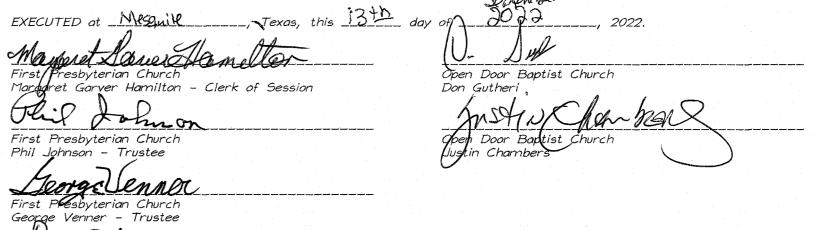
Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS

Plat Records of Dallas County, Texas and being further described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, First Presbyterian Church and Open Door Baptist Church, do hereby adopt this plat designating the herein-described property as LOTS | AND 2, BLOCK | of the FIRST PRESBYTERIAN CHURCH AND OPEN DOOR BAPTIST CHURCH ADDITION, an addition to the City of Mesquite, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated and shall be open to fire, police and all public and private utilities for each particular use. The maintenance of paving on all easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements 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 full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and 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 said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and addition to or removing all or parts of its respective system 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 ordinarily performed by that utility. All utility easements shall also include additional area of working space for construction and maintenance of the public water and sanitary sewer systems. Additional easement area is also

conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meters and boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.



Den Mecre First Presbyterian Church

Filed for Record in the Official Records Of: Dallas County On: 11/6/2023 2:31:07 PM Doc Number: 2023-202300226303 Number of Pages: 1 Amount: 80.00 Order#:2023110600073

STATE OF TEXAS: COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Margaret Garver Hamilton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this HM day of SEPTEMBER \_\_\_\_, 2022. NOTARY PUBLIC, DALLAS COUNTY, TEXAS amandakaynes NOTARY PUBLIC, DALLAS COUNTY, TEXAS MY COMMISSION EXPIRES: JUNE 26, 2026

AMANDA K AYNES Notary ID #128288823 My Commission Expire June 26, 2026

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Phil Johnson, 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 and in the capacity therein

NOTARY PUBLIC, DALLAS COUNTY, TEXAS MY COMMISSION EXPIRES: 114-22

TINA R SCOTT Notary Public State of Texas ID # 62081-2

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13+ day of September, 2022. NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS:

COUNTY OF DALLAS:

Bierre Joseph

NOTARY PUBLIC, DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: 9 11

BILLIE FOSTER Notary Public, State of Texas Comm. Expires 09-11-2024 Notary ID 132672767

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this

day personally appeared Justin Chambers, 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 and in the capacity therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of SER EM DEC , 2022. NOTARY PUBLIC, DALLAS COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared George Venner, 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 and in the capacity therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of September , 2022. NOTARY PUBLIC, DALLAS COUNTY, TEXAS

Billie Josta

NOTARY PUBLIC, DALLAS COUNTY, TEXAS

Notary Public, State of Texas

Comm. Expires 09-11-2024 BILLIE FOSTER Notary ID 132672767

Zoning File No. Z0525-0396

STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Don Neece, 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 and in the capacity therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this KHM day of SPHINDLY \_\_\_\_\_, 2022. NOTARY PUBLIC, DALLAS COUNTY, TEXAS

Umandakaynes NOTARY PUBLIC, DAYLAS GOUNTY, TEXAS MY COMMISSION EXPIRES: JUNE 26, 2026

> AMANDA K AYNES Notary ID #128288823

> June 26, 2026

OWNER/DEVELOPER - FIRST PRESBYTERIAN CHURCH AND OPEN DOOR BAPTIST CHURCH AND 1212 S. BELTLINE ROAD, MESQUITE, TEXAS 75149 PHONE NUMBER: (972) 285-5602

PROJECT NAME: FIRST PRESBYTERIAN CHURCH AND OPEN DOOR BAPTIST CHURCH ADDITION Case Number: PL0722-0131

1" = 100' 2022-239 JONES DOUGHTON

Firm No: 10194233 www. bylinesurveying.com

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BY-LINE

P.O. BOX 834

Ph: (903) 473-5150

Emory, Tx 75440

SURVEYING LLC

SCALE: JOB NO .: CLIENT: TECHNICIAN: