

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, PUNJABI ENTERPRISES INC. is the owner of a 1.373 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and being part of Lots 1-5, Block F/900, Prather & Ardrey's Subdivision, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 74, Page 308, Map Records, Dallas County, Texas; said 1.373 acre tract also being all of that tract conveyed to Punjabi Enterprises Inc. by Deed Without Warranty recorded in Instrument Number 201700128028, Official Public Records, Dallas County, Texas; said 1.373 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod found at the east end of a corner clip at the intersection of the northwest right-of-way line of Corinth Street (62 feet wide) and the northeast right-of-way line of Gould Street (39.2 feet wide);

THENCE, North 88 degrees 15 minutes 54 seconds West, with said corner clip, a distance of 14.49 feet to a "x" cut in concrete found at the west end of said corner clip;

THENCE, North 41 degrees 49 minutes 03 seconds West, with said northeast right-of-way line, a distance of 157.75 feet to a 1/2-inch iron pipe found at the west corner of said 1.3733 acre tract; said point also being at the intersection of the said northeast right-of-way line and the southeast right-of-way line of Savannah Street (20 feet wide);

THENCE, North 45 degrees 27 minutes 02 seconds East, with said southeast right-of-way line, a distance of 349.56 feet to a PK Nail in asphalt found at the north corner of said 1.3733 acre tract; said point also being at the intersection of the said southeast right-of-way line and the southwest right-of-way line of Savannah Street (20 feet wide);

THENCE, South 50 degrees 21 minutes 48 seconds East, with said southwest right-of-way, a distance of 144.46 feet to a PK nail in asphalt found at the north corner of a corner clip at the intersection of said southwest right-of-way line and the said northwest right-of-way line of Corinth Street;

THENCE, South 05 degrees 37 minutes 08 seconds East, with said corner clip, a distance of 14.08 feet to a 5/8-inch iron rod found at the south end of said corner clip; said point also being at the beginning of a curve to the left having a radius of 629.00 feet;

THENCE, with the said northwest right-of-way line, the following metes and bounds;

Southwesterly, with said curve to the left, through a central angle of 02 degrees 59 minutes 11 seconds, an arc distance of 32.79 feet (chord bears South 37 degrees 37 minutes 57 seconds West, 32.78 feet) to a 5/8-inch iron rod found at the point of reverse curvature for a curve having a radius of 629.00 feet;

Southwesterly, with said reverse curve, through a central angle of 09 degrees 08 minutes 54 seconds, an arc distance of 100.43 feet (chord bears South 40 degrees 42 minutes 48 seconds West, 100.43 feet) to a 5/8-inch iron rod found at the end of said curve;

South 45 degrees 17 minutes 15 seconds West, a distance of 220.39 feet to the POINT OF BEGINNING;

CONTAINING, 59,822 square feet or 1.373 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, PUNJABI ENTERPRISES INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **RESIDENCES ON CORINTH STREET**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvements or growths 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 right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may 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 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 or service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. 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 description 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 Dallas.

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

Punjabi Enterprises Inc.
Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of _____ known 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 therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the southeast right-of-way line of San Jacinto Street, assumed bearing North 45 degrees 00 minutes 00 seconds East, based upon the plat of College Hill Addition.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create 3 lots out 5 lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Buildings on property to remain.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

RELEASED 06/21/2017 - FOR REVIEW ONLY NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- CENTERLINE
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CONTROLLING MONUMENT
- SQUARE FEET
- IRF IRON ROD FOUND
- CM CONTROLLING MONUMENT

OWNER:
PUNJABI ENTERPRISES INC.
1100 SOUTH AKARD STREET
DALLAS, TEXAS 75215

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

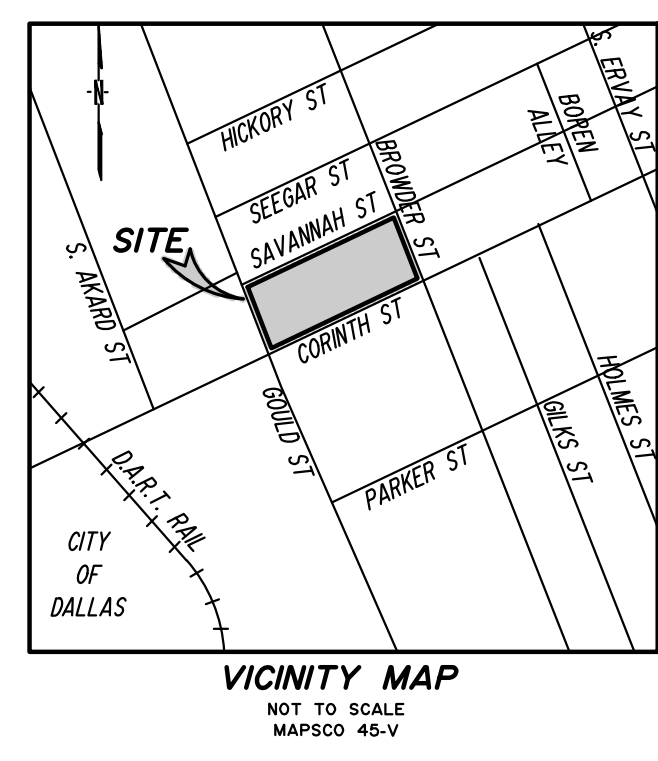
FILED IN INSTRUMENT NO. _____

LINE TABLE

LINE	DISTANCE	BEARING
L1	14.49'	N 88°15'54" W
L2	14.08'	S 05°37'28" E

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	02°59'11"	629.00'	16.40'	32.79'	32.78'	S 37°37'57" W
C2	09°08'54"	629.00'	50.32'	100.43'	100.43'	S 40°42'48" W
C3	02°00'19"	629.00'	11.01'	22.02'	22.01'	S 37°08'31" W
C4	07°08'35"	629.00'	36.26'	73.42'	78.37'	S 41°42'58" W



SHEET 1 OF 1
PRELIMINARY PLAT
RESIDENCES ON
CORINTH STREET
LOTS 1A, 2A, 5A, BLOCK F/900
BEING A REPLAT OF ALL OF
LOTS 1-5, BLOCK F/900
PRATHER & ARDREY'S SUBDIVISION
V. 74, P. 308, D.R.D.C.T.
AN ADDITION TO THE CITY OF DALLAS
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-221
CITY ENGINEERING PLAN FILE NO. 311T-XXXX
Gonzalez & Schneeberg
engineers ■ surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855 Fax: (972) 516-8901
TX ENGINEERING FIRM REG. NO. F-3376
SCALE DATE
1" = 30' JUNE, 2017
6639-17-05-17
6639pre-plat

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