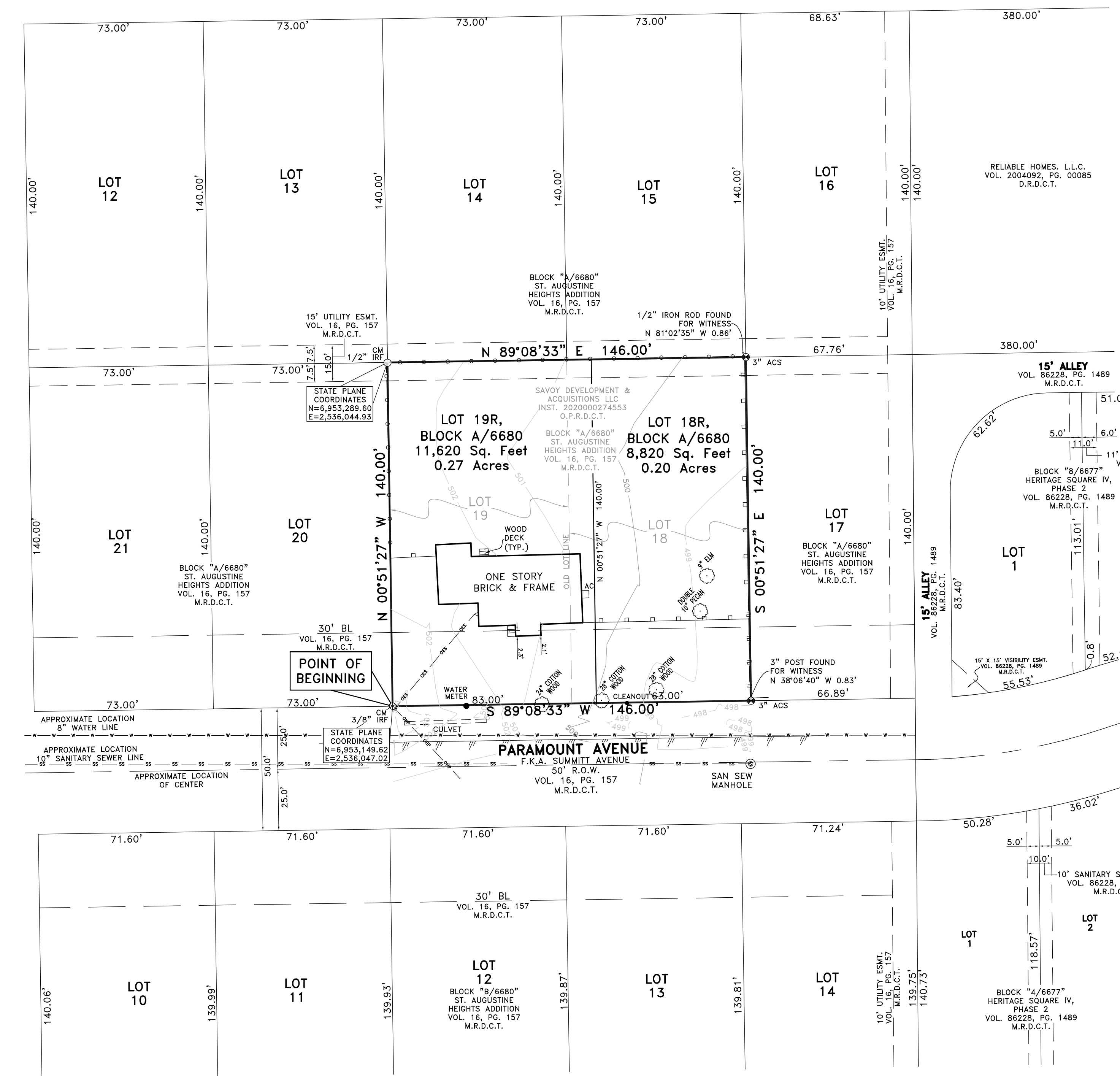
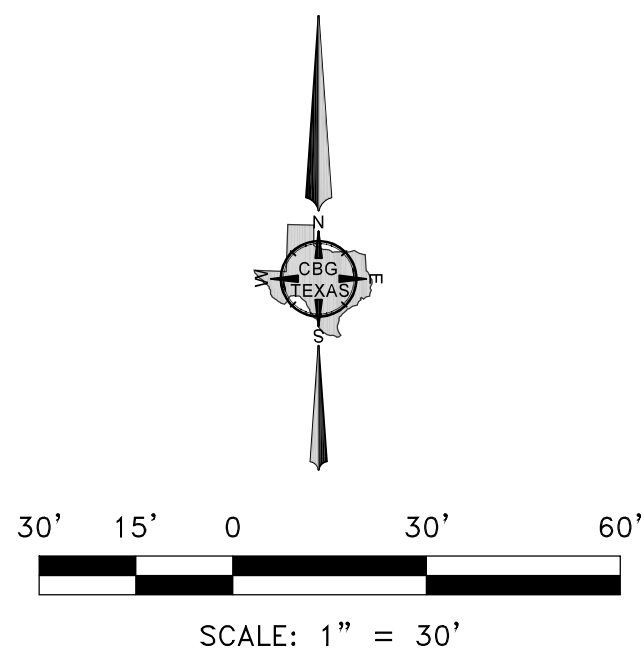


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas Savoy Development & Acquisition LLC are the sole owners of a 20,440 square foot tract of land situated in the Joel Roberts Survey, Abstract No. 1224, being a portion of City Block A/6680, City of Dallas, Dallas County, Texas, same being a tract of land conveyed to Savoy Development & Acquisitions LLC by Special General Warranty Deed recorded in Instrument No. 202000274553, Official Public Records, Dallas County, Texas, same being Lots 18 and 19, Block A/6680, Saint Augustine Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 16, Page 157, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the North right-of-way line Paramount Avenue (a 50 foot right-of-way), same being the Southeast corner of Lot 20, Block A/6680, of said Saint Augustine Heights Addition;

THENCE North 00 degrees 51 minutes 27 seconds West, along the East line of said Lot 20, a distance of 140.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Lot 20, same being the Southwest corner of Lot 14, Block A/6680, of said Saint Augustine Heights Addition;

THENCE North 89 degrees 08 minutes 33 seconds East, along the South line of Lot 14, a distance of 146.00 feet to a 3 inch aluminum disk stamped "SPA-5513" for corner, said corner being the Southeast corner of Lot 15, Block A/6680, of said Saint Augustine Heights Addition, same being the Northwest corner of Lot 17, Block A/6680, of said Saint Augustine Heights Addition, from which a 1/2 inch iron rod found bears North 81 degrees 02 minutes 35 seconds West, a distance of 0.86 feet for witness;

THENCE South 00 degrees 51 minutes 27 seconds East, along the East line of said Lot 17, a distance of 140.00 feet to a 3 inch aluminum disk stamped "SPA-5513" for corner, said corner being the Southwest corner of said Lot 17, same being along the North right-of-way line of said Paramount Avenue, from which a 3 inch post found bears North 38 degrees 06 minutes 40 seconds West, a distance of 0.83 feet for witness;

THENCE South 89 degrees 08 minutes 33 seconds West, along the North right-of-way line of said Paramount Avenue, a distance of 146.00 feet to the POINT OF BEGINNING and containing 20,440 square feet and or 0.47 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Savoy Development & Acquisitions LLC, does hereby adopt this plat, designating the herein described property as **SAVOY PARAMOUNT ADDITION** 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 shown 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 buildings, 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 _____, 2021.

By: _____
Savoy Development & Acquisitions LLC
Mohib Masani (Member)

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 _____, 2021.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mohib Masani 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 for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2021.
RELEASED FOR REVIEW 02/11/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO MOVE THE COMMON LINE OF LOTS 18 AND 19, BLOCK A/6680 AND TO WRAP AROUND THE BUILDING THAT IS ENCROACHING THE EXISTING 30-FOOT BUILDING LINE.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THE EXISTING STRUCTURE IS TO REMAIN.

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY

- ⊗ = 3/8 INCH IRON ROD FOUND
- = 1/2 INCH IRON ROD FOUND
- ⊗ = 3" ALUMINUM DISK STAMPED "SPA-RPLS 5513"
- ⊗ = SET OVER A 1/2 INCH IRON ROD SET
- ⊗ = 1/2" INCH IRON ROD SET WITH YELLOW CAP
- STAMPED "CBG SURVEYING"

PRELIMINARY REPLAT OF
SAVOY PARAMOUNT ADDITION
LOTS 18 & 19, CITY BLOCK A/6680
20,440 SQ.FT. / 0.47 ACRES
BEING A REPLAT OF LOTS 18 & 19, BLOCK A
SAINT AUGUSTINE HEIGHTS ADDITION
JOEL ROBERTS SURVEY, ABSTRACT NO. 1224
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-617
ENGINEERING NO. 3111T-_____

OWNER: SAVOY DEVELOPMENT & ACQUISITIONS LLC
6904 RAINWOOD DRIVE
PLANO, TEXAS 75024
972-839-6442
Mohib31@gmail.com

PLANNING & SURVEYING
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12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtlxc.com

SCALE: 1"=40' / DATE: 12/21/2020 / JOB NO. 2020925-02 PLAT / DRAWN BY: JLA