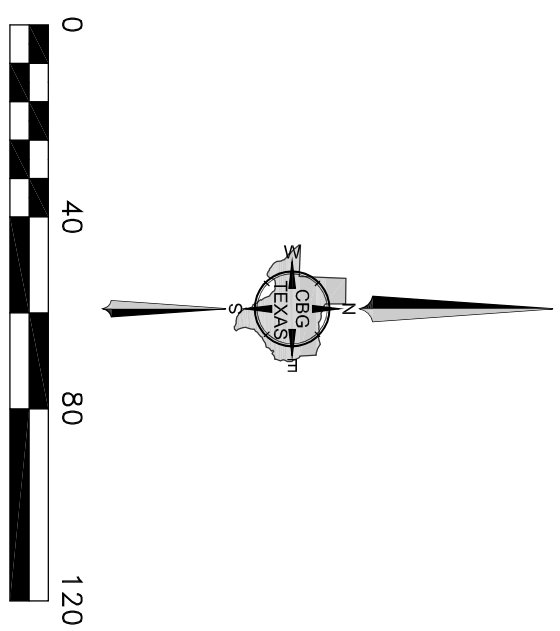
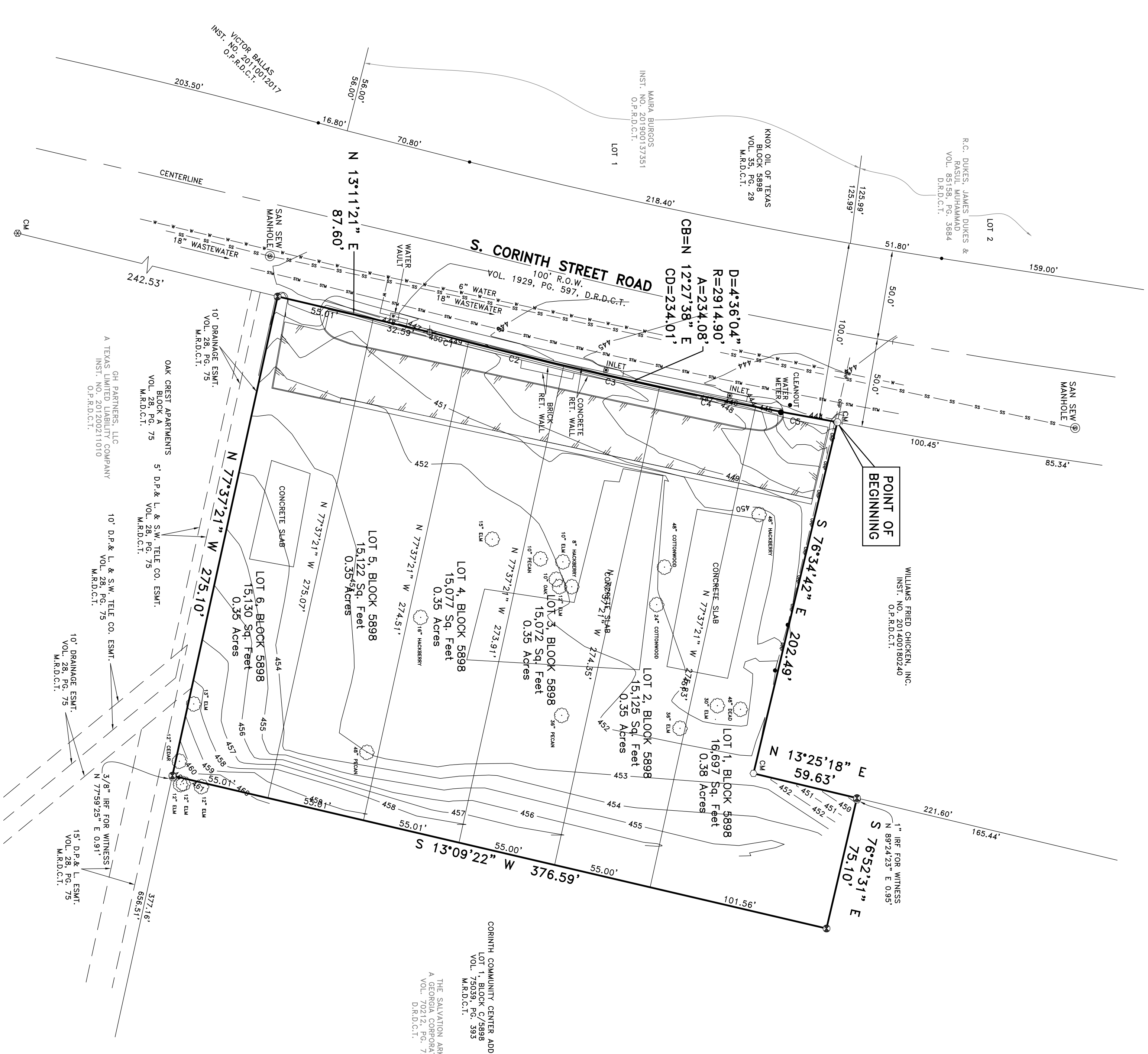


VICINITY MAP
NOT TO SCALE



CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.42'	2914.90'	0°02'26.27" N	14.3226' E 22.42'
C2	55.02'	2914.90'	01°04'53" N	13.4646' E 55.02'
C3	55.01'	2914.90'	01°04'52" N	12.4154' E 55.00'
C4	55.01'	2914.90'	01°04'52" N	11.3702' E 55.00'
C5	46.63'	2914.90'	00°54'59" N	10.3706' E 46.63'



GENERAL NOTES

- 1) BASIS OF BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 6 LOTS.
- 3) LOT TO LOT DAMAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION 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) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK, FINAL NAME: 55-J-4, ELEVATION = 492.81'.

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
- ⊕ = MAG NAIL SET WITH WASHER STAMPED "MCA AND RPLS 5513"
- ⊙ = 1 INCH IRON PIPE FOUND
- ⊗ = 5/8 INCH IRON ROD FOUND
- ⊘ = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "SURVEYING ASSOC"
- ⊙ = 3" ALUMINUM DISK STAMPED "MCA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Knowwest, Inc. and Christopher L. Moyes are the owners of a tract of land situated in the William John Eliot Survey, Abstract No. 448, Dallas County, Texas, City of Dallas Block No. 5898, same being a tract of land conveyed to Knowwest, Inc. by Quilbash Smith & Associates, Inc. as recorded in Instrument No. 20170032648, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "SURVEYING ASSOC" for corner, said corner being along the East right of way line of S. Corinth Street Road (100 foot right of way), said corner being the Southeast corner of a tract of land conveyed to Williams Fried Chicken, Inc. by deed recorded in Instrument No. 201400180240, Official Public Records, Dallas County, Texas:

THENCE South 76 degrees 34 minutes 42 seconds West along the South line of said Williams Fried Chicken, Inc. tract, a distance of 202.49 feet to a 1 inch iron pipe found for corner, said corner being the Southwest corner of said Williams Fried Chicken, Inc. tract;

THENCE North 13 degrees 25 minutes 18 seconds East along the Southeast line of said Williams Fried Chicken, Inc. tract, a distance of 59.63 feet to a 3" Aluminum disk stamped "MCA AND RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being a West corner of Lot 1, Block C/5898, Corinth Community Center Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 28, Page 75, Map Records, Dallas County, Texas, from which a 1 inch iron pipe bears, North 89 degrees 24 minutes 23 seconds East, 0.95 feet for witness;

THENCE South 76 degrees 52 minutes 31 seconds East along a South line of said Lot 1, Block C/5898, Corinth Community Center Addition, a distance of 75.10 feet to a 3" Aluminum disk stamped "MCA AND RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE South 13 degrees 09 minutes 22 seconds West along a Northwest line of said Lot 1, Block C/5898, Corinth Community Center Addition, a distance of 376.59 feet to a 3" Aluminum disk stamped "MCA AND RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the North line of Oak Crest Apartments, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 28, Page 75, Map Records, Dallas County, Texas, from which a 3/8 inch iron rod found bears, North 77 degrees 59 minutes 25 seconds East, 0.91 feet for witness;

THENCE North 77 degrees 37 minutes 21 seconds West along the North line of said Oak Crest Apartments, a distance of 275.10 feet to a 3" Aluminum disk stamped "MCA AND RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being along the Southeast line of said S. Corinth Street Road;

THENCE North 13 degrees 11 minutes 21 seconds East along the Southeast line of said S. Corinth Street Road, a distance of 87.60 feet to a Mag nail set with washer stamped "MCA AND RPLS 5513" for corner, said corner being the beginning of a curve to the left, having a radius of 2914.90 feet, a central angle of 04 degrees 36 minutes 04 seconds, a chord bearing of North 12 degrees 27 minutes 38 seconds East, a chord distance of 234.01 feet;

THENCE along said curve to the left and the Southeast line of said S. Corinth Street Road, an arc length of 234.08 feet to the POINT OF BEGINNING and containing 92,223 square feet or 2.12 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Knowwest, Inc. and Christopher L. Moyes, (acting by and through its duly authorized officer), does hereby adopt this plat, designating the herein described property as **MAYES ON CORINTH 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 hereon are hereby reserved for the purposes indicated. The utility and fire line 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, repair, and replacement of the utility and fire line easements is the responsibility of the property owner. Said easements shall be subject to any improvements or accommodations 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 of all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, pulling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

BY: Knowwest, Inc. Owner
Christopher L. Moyes, Manager
(And All Property)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Christopher L. Moyes 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 _____, 2020.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 the plat sustains compliance with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code Ordinance No. 19452, as amended (Dallas Development Code, Sec. 212) unless otherwise stated hereon, and that I have personally observed and passed on the information contained herein with the 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 _____ day of _____, 2020.

RELEASED FOR REVIEW 5/15/2020 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 Connolly
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 Connolly 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 _____, 2020.

PRELIMINARY PLAT
MAYES ON CORINTH ADDITION
LOTS 1-6, BLOCK 5898
92,223 SQ. FT. / 2.12 ACRES
WILLIAM JOHN ELIOT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-143

