

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas 2nd Saturday Community Development Corporation, a Texas nonprofit corporation, is the sole owner of a 19,987 square foot tract of land situated in the Joseph Langley Survey, Abstract No. 800, City of Dallas, Dallas County, Texas, being that tract of land conveyed to said 2nd Saturday Community Development Corporation, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 201700102792, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING from the intersection of the Southeast Right-of-Way line of Pine Street (a variable width Right-of-Way, called 60 foot Right-of-Way per Volume 88154, Page 1864, Map Records, Dallas County, Texas) and the Northeast Right-of-Way line of Crozier Street (a 49 foot Right-of-Way per City Block Map Filed 10/26/1908), and being the Westside corner of that tract of land conveyed to John Grinde, by deed recorded in Instrument No. 201700308734, Official Public Records, Dallas County, Texas:

THENCE North 43 degrees 47 minutes 54 seconds East, along the Southeast Right-of-Way line of said Pine Street, a distance of 65.07 feet to a point for corner, said corner being the beginning of a curve to the Right, having a radius of 742.42 feet, a delta of 01 degrees 09 minutes 08 seconds, and a chord bearing and distance of North 44 degrees 28 minutes 15 seconds East, 14.93 feet;

THENCE along the Southeast Right-of-Way line of said Pine Street, and said curve to the Right, an arc length of 14.93 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "SPA" and "PLS 5513" for corner, being the North corner of said Grinde tract, said corner being the beginning of a curve to the Right, having a radius of 742.42 feet, a delta of 09 degrees 42 minutes 40 seconds, and a chord bearing and distance of North 49 degrees 54 minutes 09 seconds East, 123.68 feet, and also being the POINT OF BEGINNING; THENCE along the Southeast Right-of-Way line of said Pine Street, and said curve to the Right, an arc length of 125.83 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "SPA" and "PLS 5513" for corner, said corner being the North corner of said 2nd Saturday Community Development Corporation tract, and being North 46 degrees 04 minutes 20 seconds East, of a distance of 6.39 feet from the West corner of that tract of land conveyed to Marilyn Clark, by deed recorded in Instrument No. 201700308734, Official Public Records, Dallas County, Texas;

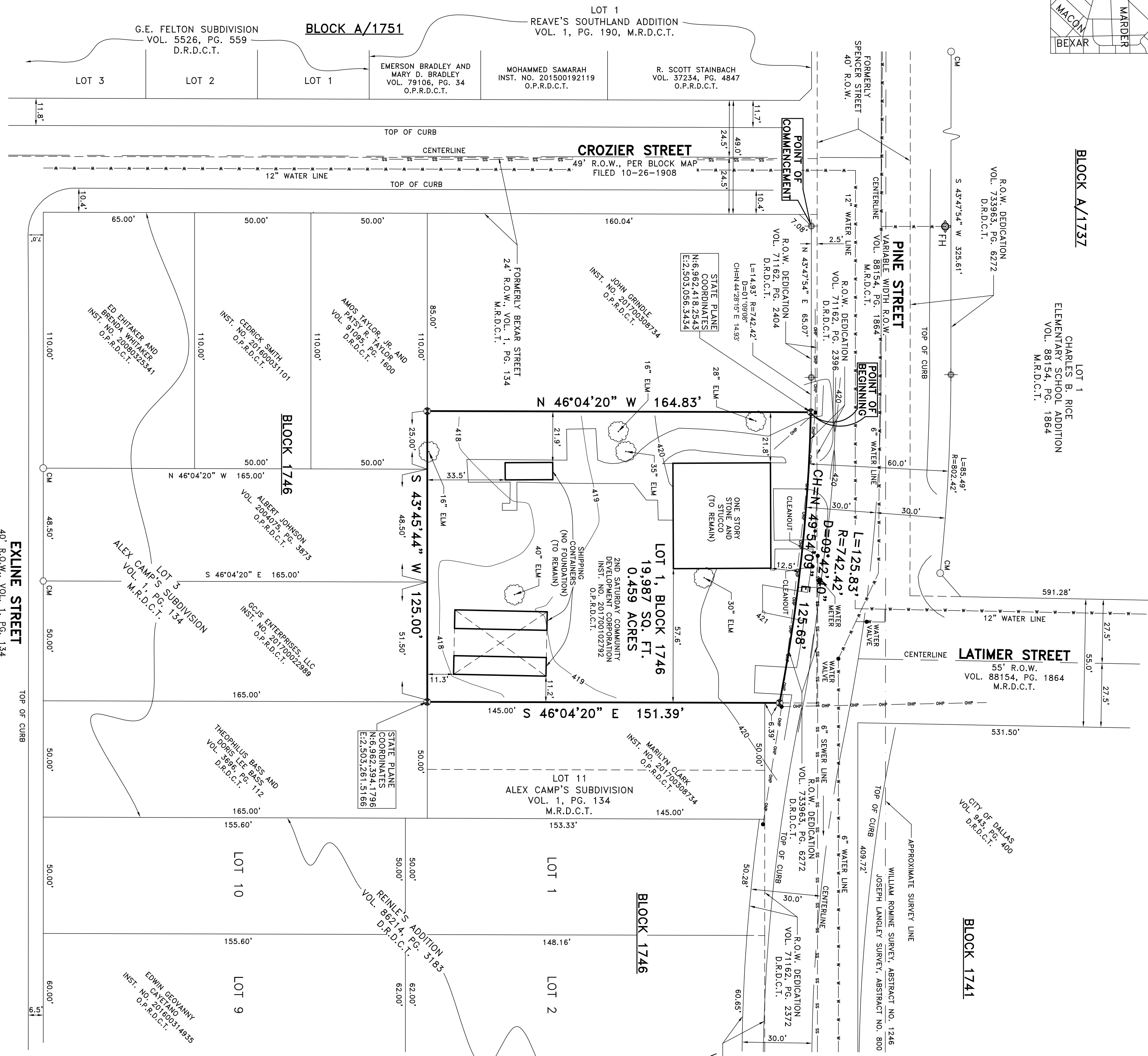
THENCE South 46 degrees 04 minutes 20 seconds East, along the Northeast line of said 2nd Saturday Community Development Corporation tract, and the Southeast line of said Clark tract, a distance of 151.39 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "SPA" and "PLS 5513" for corner, said corner being the South corner of said Clark tract, the West corner of that tract of land conveyed to Theophilus Bass and Doris Lee Bass, by deed recorded in Volume 3596, Page 112, Deed Records, Dallas County, Texas, and the North corner of that tract of land conveyed to GCJS Enterprises, LLC, by deed recorded in Instrument No. 201700022989, Official Public Records, Dallas County, Texas;

THENCE South 43 degrees 45 minutes 44 seconds West, along the Northwest line of said GCJS Enterprises, LLC tract, the Northwest line of that tract of land conveyed to Albert Johnson, by deed recorded in Volume 2004075, Page 3873, Official Public Records, Dallas County, Texas, and the Northwest line of that tract of land conveyed to Amos Taylor, Jr. and Patsy R. Taylor, by deed recorded in Volume 91095, Page 1600, Deed Records, Dallas County, Texas, a distance of 125.00 feet to a 1/2 inch iron rod set with a 3 inch aluminum disk stamped "SPA" and "PLS 5513" for corner, said corner being the East corner of said Grinde tract;

THENCE North 46 degrees 04 minutes 20 seconds West, along the Northeast line of said Grinde tract, a distance of 164.83 feet to the POINT OF BEGINNING, and containing 19,987 square feet or 0.459 of an acre of land.

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., PG. = VOLUME, PAGE
C.W. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
○ = 1/2 INCH IRON PIPE FOUND
○ = 1/2 INCH IRON ROD FOUND
● = 1/2 INCH IRON ROD SET WITH 3" ALUMINUM DISK STAMPED
● = "SPA" AND "PLS 5513" SET OVER A 1/2 INCH IRON ROD SET
⊙ = POINT FOR CORNER

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A 0.459 ACRE OF LAND.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.



UTILITY STATEMENT
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FRUSTRER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER'S DEDICATION
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, 2nd Saturday Community Development Corporation, acting by and through its duly authorized agent, Ashley Thomas, does hereby adopt this plat, designating the herein described property, as **SATURDAY-PINE 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 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, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said improvements shall be removed, reconstructed, or replaced at the expense of the property owner. All improvements shall be maintained in good repair and shall be kept free of obstructions. 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or across the easements 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 areas are also conveyed for installation and construction 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, a Texas nonprofit corporation.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

BY: _____
Ashley Thomas, Executive Assistant

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ashley Thomas, 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 _____, 2019.

Notary Public in and for Dallas County, Texas.
SURETOR'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 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 nomenclature shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a)(3)(c)(i) & (e); and that the digital drawing file accompanying this plat is a precise representation of this signed final plat.

Dated this the _____ day of _____, 2019.
RELEASED FOR REVIEW ON 05/23/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD 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 _____, 2019.

Notary Public in and for the State of Texas

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OWNER: 2ND SATURDAY COMMUNITY DEVELOPMENT CORPORATION
633 WEST DAVIS STREET
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT SATURDAY-PINE ADDITION
LOT 1, BLOCK 1746
19,987 SQ. FT. / 0.459 ACRES
BEING A TRACT OF LAND STRIPATE IN THE JOSEPH LANGLEY SURVEY, ABSTRACT NO. 800 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-219

SCALE: 1"=30' / DATE: 05-07-19 / JOB NO. 1906074 / DRAWN BY: WTH