

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Richard L. Pace is the owner of a 2.591 acre tract of land situated in the J. K. Sloan Survey, Abstract No. 1310, Dallas County, Texas and being all of Lots 21 and 22, Block 45/5846 and a part of Lot 20, Block 45/5846, Kessler Heights Addition, Third Unit, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 5, Page 253, Map Records, Dallas County, Texas; said 2.591 acre tract also being all of that tract of land conveyed to Richard L. Pace by Cash Warranty Deed recorded in Volume 200235, Page 4053, Official Public Records, Dallas County, Texas; said 2.591 acre tract also being more particularly described by metes and bounds as follows;

BEGINNING, at a POINT at the east corner of said 2.591 acre tract; said point also being the east corner of said Lot 22, Block 45/5846; said point also being the south corner of Lot 23A, Block 45/5846, Greater Emmanuel Baptist Church Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 97153, Page 3977, Deed Records, Dallas County, Texas; said point also being on the northwest right-of-way line of 52nd Street (60 feet wide);

THENCE, South 58 degrees 30 minutes 12 seconds West, with said northwest right-of-way line, a distance of 174.24 feet to a point at the easternmost south corner of said 2.591 acre tract; said point also being the south corner of said Lot 21, Block 45/5846; said point also being the east corner of said Lot 20, Block 45/5846; said point also being the east corner of a tract of land conveyed to MGC Properties Company by Warranty Deed recorded in County Clerk's Instrument No. 20100338896, Official Public Records, Dallas County, Texas;

THENCE, with the common line of said 2.591 acre tract and said MGC Properties tract, the following metes and bounds;

North 31 degrees 01 minutes 44 seconds West, leaving said northwest right-of-way line and with the common line of said Lots 20 and 21, Block 45/5846, a distance of 150.00 feet to a POINT at an interior corner of said 2.591 acre tract; said point also being the north corner of said MGC Properties tract;

South 58 degrees 00 minutes 44 seconds West, a distance of 87.00 feet to a POINT at the westernmost south corner of said 2.591 acre tract; said point also being the west corner of said MGC Properties tract; said point also being in the common line of Lot 20 and 19, Block 45/5846, of said Kessler Heights Addition, Third Unit;

THENCE, North 31 degrees 00 minutes 12 seconds West, with the common line of said Lots 19 and 20, Block 45/5846, a distance of 342.72 feet to a point at the west corner of said 2.591 acre tract; said point also being the west corner of said Lot 20, Block 45/5846; said point also being the north corner of said Lot 19, Block 45/5846; said point also being on the southeast line of Block 6/5158, Highland Acres Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 6, Page 5, Map Records, Dallas County, Texas;

THENCE, North 62 degrees 30 minutes 08 seconds East, with the common line of said 2.591 acre tract and Block 6/5158, a distance of 174.01 feet to a point at the north corner of said Lot 21, Block 45/5846; said point also being the west corner of said Lot 22, Block 45/5846; said point also being at the south corner of Coalson Avenue (50 feet wide);

THENCE, North 62 degrees 35 minutes 18 seconds East, a distance of 87.19 feet to a point at the north corner of said Lot 22, Block 45/5846; said point also being the west corner of said Lot 23A, Block 45/5846; said point also being on the southeast right-of-way line of a 7.5 feet alley;

THENCE, South 31 degrees 04 minutes 24 seconds East, leaving said southeast right-of-way line and with the common line of said Lots 22 and 23A, Block 45/5846, a distance of 473.63 feet to the POINT OF BEGINNING.

CONTAINING, 112,882 square feet or 2.591 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RICHARD L. PACE, does hereby adopt this plat, designating the herein above described property as 52nd STREET TOWNHOMES, 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 roadway 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 _____, 2022.

Richard L. Pace
 Owner

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Richard L. Pace, 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 _____, 2022.

Notary Public in and for the State of Texas

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 Engineers and Land Surveyors, 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 _____, 2022.

RELEASED 11/18/2022 - FOR REVIEW ONLY
 NOT TO BE RECORDED

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

STATE OF TEXAS
 COUNTY OF DALLAS

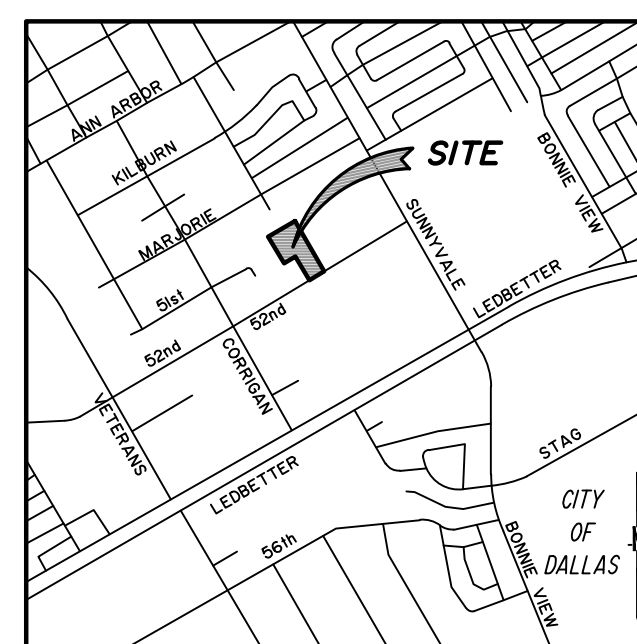
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system is based on the northwest line of Block 45/5846 bearing North 60 degrees 00 minutes 00 seconds East according to the plat of Kessler Heights Addition, Third Unit, recorded in Volume 5, Page 253, Map Records, Dallas County, Texas; City of Dallas Block Records and as monumented on the ground.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- The purpose of this plat is to create 16 lots and 1 common area.
- Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings existing on site.



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- AMS 3-1/4" ALUMINUM DISK STAMPED "52nd STREET TOWNHOMES, GSES, INC., TX RPLS 4804"
- 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
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- PP POWER POLE
- WM WATER METER
- OH FIRE HYDRANT
- OC CLEANOUT
- WW WASTEWATER MANHOLE
- OHP OVERHEAD POWER LINE

LOT AREA TABLE

LOT	SQ.FT.	ACRES
LOT 1	8171	0.188
LOT 2	3920	0.090
LOT 3	3919	0.090
LOT 4	3917	0.090
LOT 5	3915	0.090
LOT 6	3913	0.090
LOT 7	3909	0.090
LOT 8	3912	0.090

LOT AREA TABLE

LOT	SQ.FT.	ACRES
LOT 9	3913	0.090
LOT 10	3912	0.090
LOT 11	3914	0.090
LOT 12	3914	0.090
LOT 13	3915	0.090
LOT 14	3916	0.090
LOT 15	3916	0.090
LOT 16	9151	0.210

COMMON AREA LOT AREA TABLE

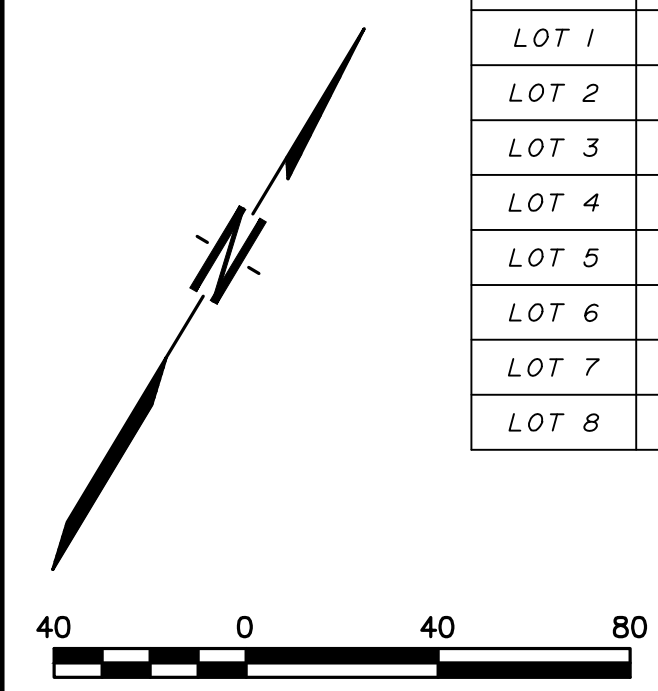
LOT	SQ.FT.	ACRES
A	40872	0.938

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
AEL1	N 58°55'48" E	26.00'
AEL2	S 31°03'17" E	20.00'
AEL3	N 58°55'48" E	41.99'
AEL4	N 62°30'08" E	26.07'
AEL5	S 58°55'48" W	21.96'
AEL6	S 58°55'48" W	31.83'
AEL7	N 31°00'39" W	20.00'
AEL8	S 58°55'48" W	1.86'
AEL9	S 31°03'17" E	38.00'
AEL10	S 58°55'48" W	30.00'
AEL11	S 31°04'12" E	14.09'
AEL12	S 58°55'48" W	5.99'

ACCESS EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
AEC1	090°45'37"	44.40'	44.99'	70.33'	63.20'	S 58°30'12" W
AEC2	044°26'46"	70.40'	28.76'	54.61'	53.25'	N 80°00'51" W
AEC3	089°59'07"	26.00'	25.99'	40.83'	36.76'	S 13°56'14" W
AEC4	090°00'55"	10.00'	10.00'	15.71'	14.14'	S 76°03'44" E
AEC5	090°13'00"	10.00'	10.04'	15.75'	14.17'	N 14°01'22" E
AEC6	090°00'00"	10.00'	10.00'	15.71'	14.14'	S 76°04'12" E
AEC7	090°00'00"	10.00'	10.00'	15.71'	14.14'	S 13°55'48" W
AEC8	090°00'53"	26.00'	26.01'	40.85'	36.77'	N 76°03'46" W
AEC9	061°28'00"	70.40'	41.86'	75.52'	71.95'	S 25°31'52" W



**PRELIMINARY PLAT
 52nd STREET TOWNHOMES
 SHARED ACCESS DEVELOPMENT
 LOTS 1-16
 AND COMMON AREA "A"
 BLOCK 45/5846**

BEING ALL OF
 LOTS 21 & 22, 45/5846
 AND BEING A PART OF
 LOT 20, BLOCK 45/5846
 KESSLER HEIGHTS ADDITION
 VOLUME 5, PAGE 253, M.R.D.C.T.
 AN ADDITION TO THE CITY OF DALLAS
 J. K. SLOAN SURVEY, ABSTRACT NO. 1310
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO.: S223-038
 ENGINEERING NUMBER DP22-XXX

OWNER:
 RICHARD L. PACE
 2750 Marjorie Ave.
 Dallas, Texas, 75216
 pacehomes@yahoo.com
 214-537-9104

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

Gonzalez & Schneeberg
 engineers ■ surveyors
 Engineering Firm No. F-3376 Surveying License No. 100752-00
 2100 Lakeside Boulevard
 Suite 200, Richardson, Texas
 75082 - (972) 516-8855
 SCALE 1" = 40'
 DATE NOVEMBER, 2022
 PROJ. NO. 7364-22-06-01
 DWG. NO. 7364-pre-plat.dwg