

0 20 40 80

1" = 40'



(OWNER)  
SOTO GUADALUPE  
INST. NO. 201100193492  
O.P.R.D.C.T.

LEGEND:

M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS  
FIR(C) FOUND IRON ROD (WITH CAP)  
SIR SET IRON ROD WITH CAP STAMPED "GEONAV"  
FX FOUND "X" CUT IN CONCRETE  
SX SET "X" CUT IN CONCRETE  
— PROPERTY LINE  
----- HISTORICAL DEED LINE  
— W EXISTING WATER LINE  
— SS EXISTING WASTE WATER LINE  
— ST EXISTING STORM LINE  
FH FIRE HYDRANT  
SSCO SANITARY SEWER CLEAN OUT  
SSMH SANITARY SEWER MANHOLE  
WYE WYE INLET  
CI CURB INLET  
STMH STORM DRAIN MANHOLE  
PVC POLYVINYL PIPE  
RCP REINFORCED CONCRETE PIPE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GOLDEN STAR HOLDINGS, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **NEELAM 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, \_\_\_\_\_ 20\_\_\_\_.

By: \_\_\_\_\_  
(Printed name of authorized signature)  
(Corporate title of authorized agent)

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 \_\_\_\_\_ 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 \_\_\_\_\_ 2018.

Notary Public in and for the State of Texas  
My commission expires:

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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.

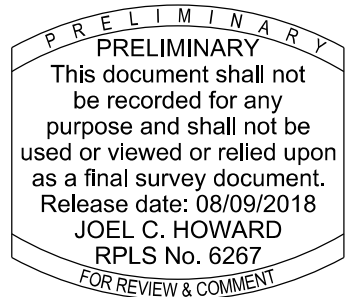
Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

Joel C. Howard  
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 \_\_\_\_\_ 2018.

Notary Public in and for the State of Texas  
My commission expires:



OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Golden Star Holdings is the owner of a 2.886 acre tract of land situated in the Robert Kleburg Survey, Abstract Number 716, said tract also being part of those tracts of land described as "Tract 1", "Tract 2" and "Tract 3" in that deed to Golden Star Holdings, as recorded in Instrument Number 201600325760 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set at the westerly end of a corner clip at the intersection of the northwesterly right-of-way line of Beltline Road (a called 100-foot wide public right-of-way) with the northeasterly line of Garden Grove Road (a called variable width right-of-way), same being the northeasterly line of "Tract 1" as described to the City of Dallas, as recorded in Volume 88049, Page 2697 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 45 degrees 24 minutes 57 seconds West, along said northeasterly lines, a distance of 43.38 feet to a 1/2-inch iron rod with cap set for the point of curvature of a tangent circular curve to the left having a radius of 782.00 feet, whose chord bears N 51 deg. 05 min. 04 sec. W, a distance of 154.49 feet;

THENCE northwest, continuing along said northeasterly lines and along said curve, through a central angle of 11 degrees 20 minutes 15 seconds, an arc distance of 154.74 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 56 degrees 45 minutes 12 seconds West, continuing along said northeasterly lines, a distance of 19.18 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the right having a radius of 612.31 feet, whose chord bears North 51 degrees 15 minutes 06 seconds West, a distance of 120.21 feet;

THENCE northwest, continuing along said northeasterly lines and along said curve, through a central angle of 11 degrees 15 minutes 59 seconds, passing at a distance of 5.60 feet a 1/2-inch iron rod for the southernmost corner of Lot 1, B.J. Clark Addition, an addition to the City of Dallas as recorded in Volume 82005, Page 2209, D.R.D.C.T., and continuing along the common said northwesterly line of said "Tract 3" and southeasterly line of said Lot 1, in all a total cumulative distance of 377.53 feet to a 1/2-inch iron rod with cap set for the northerly most corner of said "Tract 3" and northeasterly most corner of said Lot 1;

THENCE North 44 degrees 29 minutes 33 seconds East, departing said northeasterly lines and along said northwesterly line, passing at a distance of 5.60 feet a 1/2-inch iron rod for the southernmost corner of Lot 1, B.J. Clark Addition, an addition to the City of Dallas as recorded in Volume 82005, Page 2209, D.R.D.C.T., and continuing along the common said northwesterly line of said "Tract 3" and southeasterly line of said Lot 1, in all a total cumulative distance of 377.53 feet to a 1/2-inch iron rod with cap set for the northerly most corner of said "Tract 3" and northeasterly most corner of said Lot 1;

THENCE South 45 degrees 30 minutes 27 seconds East, along the northeasterly line of said "Tract 3", passing at a distance of 105.00 feet the common northwesterly most corner of said "Tract 3" and most northerly corner of said Golden Star Holdings "Tract 2", and continuing along the northeasterly right-of-way line of said "Tract 2", in all a total cumulative distance of 350.50 feet to a 1/2-inch iron rod with cap set for corner on said northwesterly right-of-way line of Beltline Road;

THENCE South 44 degrees 29 minutes 33 seconds West, departing said northeasterly line and along said northwesterly right-of-way line, passing at a distance of 295.50 feet, the common southwesterly line of said "Tract 2" and northeasterly line of said Golden Star Holdings "Tract 1", and continuing along said northwesterly right-of-way line, in all a total cumulative distance of 331.91 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89 degrees 35 minutes 03 seconds West, continuing along said northwesterly right-of-way line, a distance of 21.10 feet to the POINT OF BEGINNING AND CONTAINING 125,701 square feet or 2.886 acres of land, more or less.

SURVEY NOTES:

- The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
- The purpose of this plat is to create Lot 1, Block 8822
- Lot to Lot drainage is not permitted without engineering section approval.
- The surveyor has relied upon that Commitment for Title Insurance, as prepared by WFG National Title Insurance Company, having an Effective Date of October 25, 2016, and an issued date of November 03, 2016. The surveyor has not performed more current deed research, but has included current adjoiner tract labels per the Dallas County Appraisal District online maps. All recorded and plottable schedule B exceptions have been shown on the survey unless otherwise noted
- All measurements shown hereon were taken at ground level (i.e building footprint and dimensions).
- By graphical plotting of FEMA Firmette Panel 0540K, with Map Number 48113C0540K, and with an effective date of July 7, 2014, the subject property falls entirely within Zone 'X' Un-shaded, being defined as areas outside the 0.2% annual chance floodplain.
- The subject property has direct access to S. Beltline Road and Garden Grove Rd., both public rights-of-ways.
- The easement shown in said title commitment as Schedule B, Item 10g, is not plottable by description, but does appear to affect the property and may pertain to those poles shown along the northwesterly right-of-way line of Belt Line Road and southeasterly line of the subject property.
- Approximately 1.114 Acres of "Tract 1", "Tract 2" and Tract 3" as described in provided title commitment for insurance lie within the rights-of-ways of Beltline Road and Garden Grove Road as shown.
- There are no structures on site.

OWNER/DEVELOPER:  
GOLDEN STAR HOLDINGS, LLC  
2711 LBJ FRYER WAY, STE 1030  
DALLAS, TX 75236  
972-488-1753  
KWIKMARTSTORES@GMAIL.COM

SURVEYOR:  
GEONAV, LLC  
ATTN: JOEL C. HOWARD  
3410 MIDCOURT RD., STE 110  
CARROLLTON, TX 75006  
972-243-2409  
CHRIS.HOWARD@GEO-NAV.COM

LOT 1, BLOCK A  
CITY BLOCK 8820  
BERRY & RUTHERFORD

(OWNER)  
ELSA MORALES  
INST. NO. 201000182119  
O.P.R.D.C.T.

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110; CARROLLTON, TEXAS 75006  
SCALE: 1"=40' (972)243-2409 PROJECT #1154  
TBPLS FIRM NO. 10194205

DATE: 08/08/2018 DRAWN BY: JCH

PRELIMINARY PLAT  
OF  
NEELAM ADDITION  
LOT 1, BLOCK 8822

OF  
2.886 ACRES OF LAND  
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S 178-285