

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Theseus Holdings, Inc. is the owner of a 1.588 acre tract of land situated in the William Chenuault Survey, Abstract No. 276, Dallas County, Texas and being all of Lot 4A, Block A/7370, Coaster Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2002066, Page 18, Deed Records, Dallas County, Texas; said 1.588 acre tract also being all of that tract of land conveyed to Theseus Holdings, Inc. by General Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 201700047891, Official Public Records, Dallas County, Texas; said 1.588 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 3 1/4-inch aluminum monument stamped "FIVE STAR ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the southwest corner of said Lot 4A, Block A/7370; said point also being the northeast corner of Lot 1, Block 7370, Action Addition No. 2, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 7124, Page 2761, Deed Records, Dallas County, Texas; said point also being on the east right-of-way line of Dillido Road (60 feet wide);

THENCE, North 00 degrees 00 minutes 00 seconds East, with said east right-of-way line, a distance of 324.22 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 2390" found at the northwest corner of said Lot 4A, Block A/7370; said point also being the southwest corner of Lot 2A, Block A/7370, Belvick Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 89086, Page 3612, Deed Records, Dallas County, Texas;

THENCE, North 88 degrees 40 minutes 01 seconds East, leaving said east right-of-way line and with the common line of said Lot 4A, Block A/7370 and Lot 2A, Block A/7370, passing at a distance of 239.03 feet the southeast corner of said Lot 2A, Block A/7370; said point also being the southernmost southwest corner of Lot 2B, Block A/7370 of said Belvick Addition; continuing, in all, a total distance of 462.95 feet to a 3 1/4-inch aluminum monument stamped "FIVE STAR ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the northeast corner of said Lot 4A, Block A/7370; said point also being on the west line of a tract of land conveyed to One Roshni, LLC, by Special Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 20130027680, Official Public Records, Dallas County, Texas;

THENCE, South 00 degrees 26 minutes 00 seconds West, with the common line of said Lot 4A, Block A/7370 and said One Roshni, LLC tract, a distance of 95.00 feet to a 3 1/4-inch aluminum monument stamped "FIVE STAR ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the eastern most southeast corner of said Lot 4A, Block A/7370; said point also being the northeast corner of Lot 3A, Block A/7370 of said Coaster Addition;

THENCE, South 90 degrees 00 minutes 00 seconds West, leaving said west line of One Roshni, LLC tract and with the common line of said Lots 3A and 4A, Block A/7370, a distance of 247.82 feet to a 3 1/4-inch aluminum monument stamped "FIVE STAR ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at interior corner of said Lot 4A, Block A/7370; said point also being the northwest corner of said Lot 3A, Block A/7370; said point also being the northeast corner of a tract of land conveyed to Pawn Texas, Inc. by Special Warranty Deed recorded in County Clerk's Instrument No. 20190006151, Official Public Records, Dallas County, Texas;

THENCE, with the common line of said Lot 4A, Block A/7370 and Pawn Texas tract, the following metes and bounds;

South 73 degrees 03 minutes 00 seconds West, a distance of 100.00 feet to a 3 1/4-inch aluminum monument stamped "FIVE STAR ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at an interior corner of said Lot 4A, Block A/7370; said point also being the northwest corner of said Pawn Texas tract;

South 00 degrees 00 minutes 00 seconds East, a distance of 174.68 feet to a 3 1/4-inch aluminum monument stamped "FIVE STAR ADDITION, GSES, INC., RPLS 4804" set on a 5/8-inch iron rod at the southern most southeast corner of said Lot 4A, Block A/7370; said point also being the northeast corner of said Lot 1, Block 7370;

THENCE, South 73 degrees 03 minutes 00 seconds West, leaving the west line of said Pawn Texas tract and with the common line of said Lot 4A, Block A/7370 and Lot 1, Block 7370, a distance of 124.01 feet the POINT OF BEGINNING;

CONTAINING, 69,161 square feet or 1.588 acres, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Theseus Holdings Inc., acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as FIVE STAR 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 of 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 _____ day of _____, 2020.

Theseus Holdings, Inc.

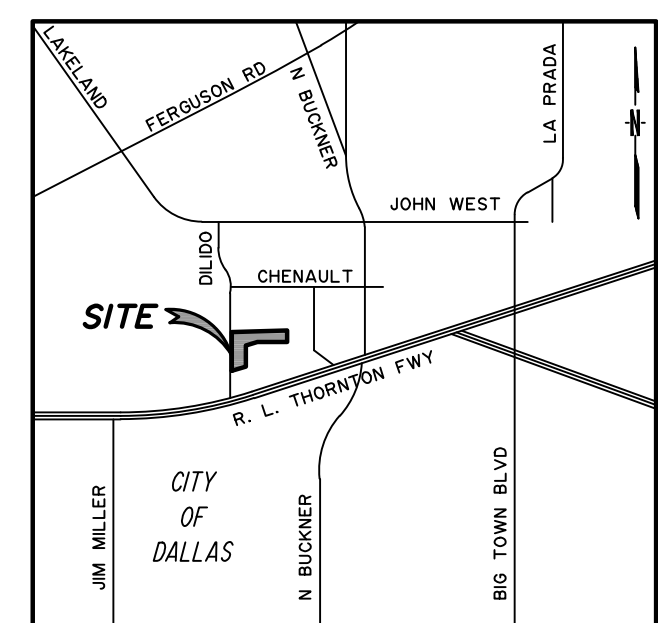
XXXXXXXXXXXX
Theseus Holdings, Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared XXXXX of Theseus Holdings, Inc., 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 _____, 2020.

Notary Public in and for the State of Texas



VICINITY MAP
NOT TO SCALE
MAPSCO NO. 48-B & 48-C

OWNER:
Kostas Lazanas
Theseus Holdings Inc.
3801 Lakeview Parkway #600
Rowlet, Texas 75088

ENGINEER - SURVEYOR:

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

**PRELIMINARY PLAT
FIVE STAR ADDITION
LOT 4A-1 & 4A-2, BLOCK A/7370**

BEING A REPLAT OF
LOT 4A, BLOCK A/7370
COASTER ADDITION
V. 2002066, P. 18
AN ADDITION TO THE CITY OF DALLAS

WILLIAM CHENUAULT SURVEY, ABSTRACT NO. 276
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-080
ENGINEERING NO. 311T-

Gonzalez & Schneeberg
engineers ■ surveyors
2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855
TX ENGINEERING FIRM REG. NO. F-3376
TX SURVEYING FIRM REG. NO. 100752-00
SCALE DATE DWG. NO.
1" = 30' JANUARY, 2020 6955-19-12-14 6955 pre-plat.dwg

SURVEYOR'S NOTES

- Bearing system for this survey is based upon the east right-of-way line of Dillido Road bearing North 00 degrees 00 minutes 00 seconds East according to the plat of Coaster Addition, recorded in Volume 2002066, Page 18, Deed Records, Dallas County, Texas.
- 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 two lots from one lot.
- 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.
- Structures to remain.

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 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 _____, 2020.

RELEASED 01/21/2020 - 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 _____, 2020.

Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAP RECORDS, DALLAS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INSTRUMENT NUMBER
- VOLUME
- PAGE
- CONTROLLING MONUMENT
- SQUARE FEET
- 3 1/4" ALUMINUM MONUMENT STAMPED "FIVE STAR ADDITION, GSES, INC., RPLS 4804"
- MAG NAIL SET WITH BRASS WASHER STAMPED "FIVE STAR ADDITION, GSES, INC., RPLS 4804"
- D.R.D.C.T.
- M.R.D.C.T.
- O.P.R.D.C.T.
- INST. No.
- V.
- P.
- CM
- sq.ft.
- AMS
- MAG NAIL SET