



STATE OF TEXAS }  
COUNTY OF DALLAS }

OWNER'S CERTIFICATE

WHEREAS, SOGOOD MULTIFAMILY I, LP is the sole owner of a 1.893 acre tract of land situated in the John Grigsby Survey, Abstract No. 495 and being a part of City BLOCK 466, City of Dallas, Dallas County, Texas, and being all of a 1.893 acre tract of land conveyed to SOGOOD MULTIFAMILY I, LP by Special Warranty Deed of record in Instrument No. 202000010143, of the Official Public Records of Dallas County, Texas, said 1.893 acre tract being more particularly described as follows:

BEGINNING at a found 1" iron pipe found at the intersection of the northwest right-of-way line of Corinth Street, a 40-foot public right-of-way, and the northeast right-of-way line of Cesar Chavez Boulevard (Central Expressway), a variable width right-of-way; said point being at the southernmost corner of said Block 466 and the southernmost corner of said 1.893 acre tract;

THENCE North 36 degrees 47 minutes 50 seconds West, along the said northeast line Cesar Chavez Boulevard, a distance of 351.10 feet to a 5/8" iron rod with a 3 1/4" aluminum disk stamped "CORSAIR SOGOOD ADDITION, WESTWOOD PS" set at the west corner of said 1.893 acre tract;

THENCE departing said northeast line of Cesar Chavez Boulevard, over and across said Block 466, the following courses and distances:

North 52 degrees 47 minutes 14 seconds East, along the northwest line of said 1.893 acre tract, a distance of 233.34 feet to a mag nail with a metal washer stamped "CORSAIR SOGOOD ADDITION WESTWOOD PS" set at the north corner of said 1.893 acre tract corner;

South 36 degrees 47 minutes 50 seconds East, along the northeast line of said 1.893 acre tract, a distance of 332.12 feet to a mag nail with a metal washer stamped "CORSAIR SOGOOD ADDITION WESTWOOD PS" set at an angle point;

South 30 degrees 44 minutes 50 seconds East, continuing along said northeast line of the 1.893 acre tract, a distance of 49.26 feet to a 5/8" iron rod with a 3 1/4" aluminum disk stamped "CORSAIR SOGOOD ADDITION, WESTWOOD PS" set at the east corner of said 1.893 acre tract;

South 52 degrees 39 minutes 03 seconds West, along a southeast line of said 1.893 acre tract, a distance of 16.58 feet to a 5/8" iron rod with a 3 1/4" aluminum disk stamped "CORSAIR SOGOOD ADDITION, WESTWOOD PS" set for a south corner of said 1.893 acre tract; said point being in the northeast terminus of said Corinth Street;

THENCE North 36 degrees 47 minutes 16 seconds West, along said northeast terminus of Corinth Street, a distance of 30.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the north corner of the said northeast terminus of Corinth Street; said point being a re-entrant corner of said Block 466 and said 1.893 acre tract;

THENCE South 52 degrees 47 minutes 14 seconds West, along the said northwest line of Corinth Street, a distance of 211.57 feet to the POINT-OF-BEGINNING, containing 82,449 square feet or 1.893 acres of land.

SURVEYOR'S STATEMENT

STATE OF TEXAS }

I, Roman L. Groysman, 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 \_\_\_\_, 2020.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"  
Roman L. Groysman  
Registered Professional  
Land Surveyor No. 5864

STATE OF TEXAS }  
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_, 2020.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SOGOOD MULTIFAMILY I, LP does hereby adopt this plat, designating the herein described property as **CORSAIR AT SOGOOD ADDITION**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets, alleys, and floodway management area 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 \_\_\_\_, 2020.

BY: SOGOOD MULTIFAMILY I, LP

David Gunderson  
President

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David Gunderson, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_\_, 2020.

Notary Public, State of Texas

NO TREE EXIST ON THIS SITE.  
NO STRUCTURES EXIST.  
NEW STRUCTURES PROPOSED.

PURPOSE OF THIS PLAT IS TO CREATE  
PLATTED LOT FROM UNPLATTED LAND.

PRELIMINARY PLAT, THIS DOCUMENT SHALL  
NOT BE RECORDED FOR ANY PURPOSE.

PRELIMINARY PLAT

CORSAIR AT SOGOOD ADDITION

LOT 1, BLOCK 466;  
1.893 ACRES  
MIXED USE LOT  
BEING A PART OF BLOCK 466  
OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495  
IN THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
DALLAS CITY PLAN FILE NUMBER: S190-087  
DALLAS CITY ENGINEERING PLAN NUMBER: 311T-\_\_\_

OWNER  
SOGOOD MULTIFAMILY I, LP  
13155 NOEL ROAD, SUITE 1700  
DALLAS, TEXAS, 75240



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Westwood Professional Services, Inc.  
TYPE FIRM REGISTRATION NO. F-11775  
TPES FIRM REGISTRATION NO. 1007401