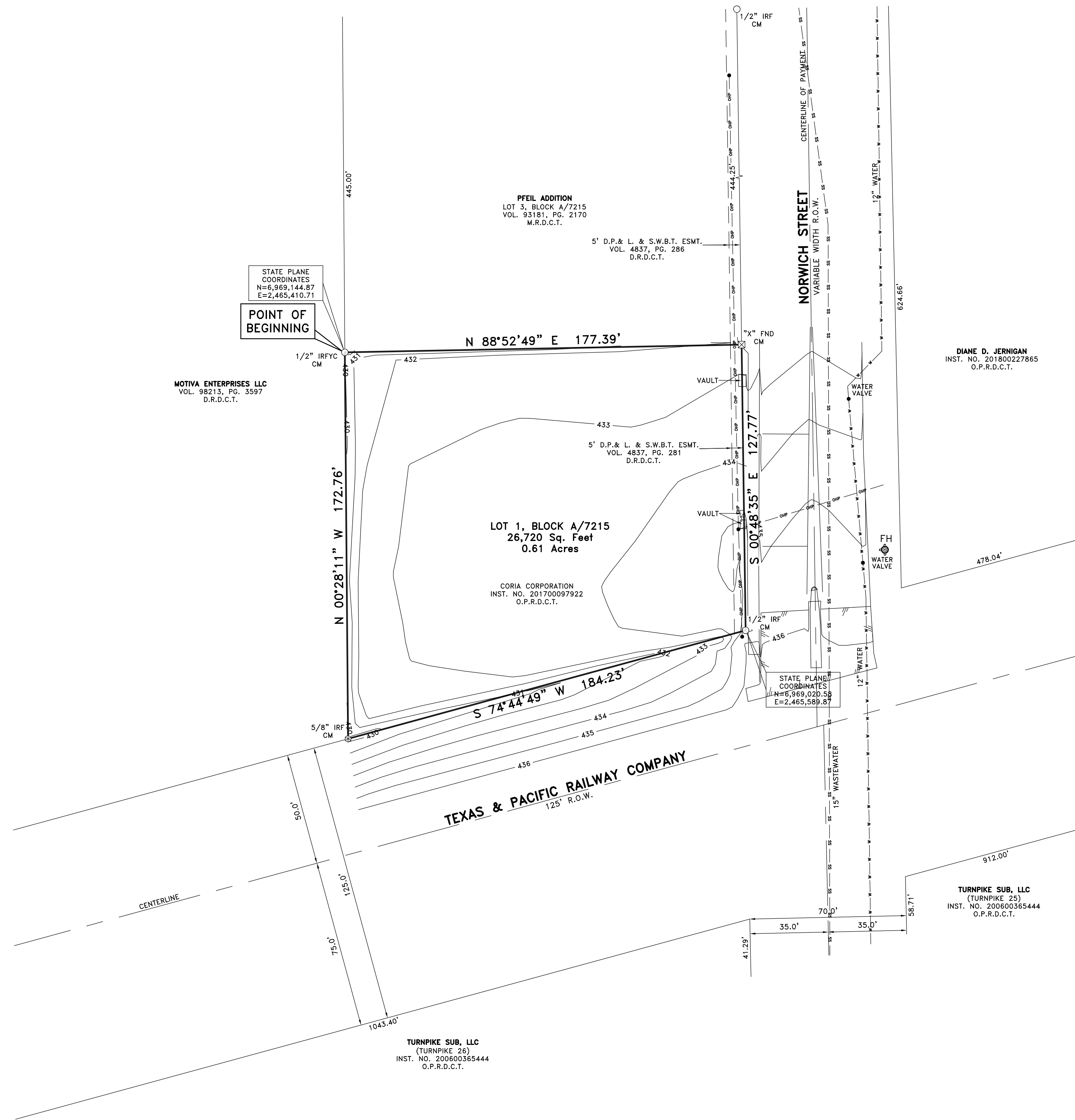
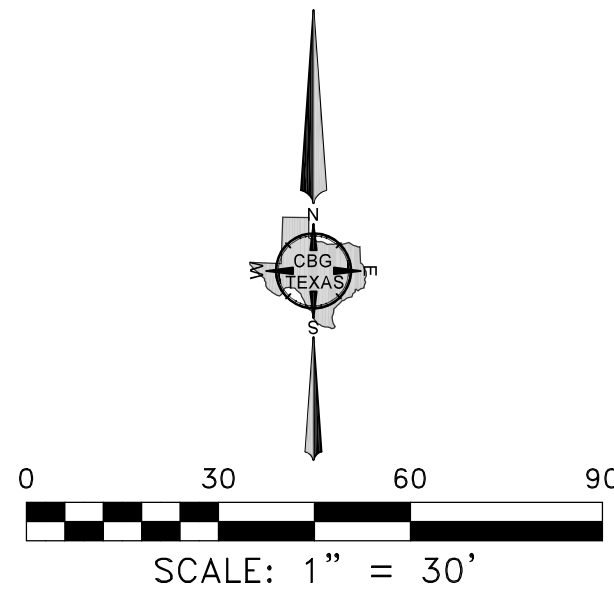


VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT 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, NORTH AMERICAN DATUM OF 1983.
- 6) BENCHMARK IS A CITY OF DALLAS WATER UTILITIES BENCHMARK, FINAL NAME: "43-N-2", ELEVATION=428.54.

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. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
"X" FND = "X" FOUND IN CONCRETE
5/8" IRF = 5/8 INCH IRON ROD FOUND
1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP
1/2 IRF - 1/2 INCH IRON ROD FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Coria Corporation is the owner of a tract of land situated in the Thomas Cheshire Survey, Abstract No. 251, City of Dallas, Dallas County, Texas, and being a tract of land conveyed to Coria Corporation by Warranty Deed recorded in Instrument No. 201700097922, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

EGINNING at a 1/2 inch iron rod found with yellow plastic cap for corner, said corner being along the East line of a tract of land conveyed to Motiva Enterprises LLC by Deed recorded in Volume 98213, Page 3597, Deed Records, Dallas County, Texas, said corner being the Southwest corner of Lot 3, Block A/7215, Pfeil Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 93181, Page 2170, Map Records, Dallas County, Texas;

HENCE North 88 degrees 52 minutes 49 seconds East along the South line of Lot 3, Block A/7215 of said Pfeil Addition, a distance of 177.39 feet to an "X" found in concrete for corner, said corner being along the West right of way line of Norwich Street (variable width right of way);

HENCE South 00 degrees 48 minutes 35 seconds East along the West right of way line of said Norwich Street, a distance of 127.77 feet to a 1/2 inch iron rod found for corner, said corner being along the North right of way line of Texas & Pacific Railway Company (125 foot right of way);

HENCE South 74 degrees 44 minutes 49 seconds West along the North right of way line of said Texas & Pacific Railway Company right of way, a distance of 184.23 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Motiva Enterprises LLC tract;

HENCE North 00 degrees 28 minutes 11 seconds West along the East line of said Motiva Enterprises LLC tract, a distance of 172.76 feet to the POINT OF BEGINNING and containing 26,720 square feet or 0.61 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Coria Corporation, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as **CORIA 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 _____, 2020.

BY: _____
Coria Corporation (Owner)
Raul Coria, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Raul Coria 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 _____, 2020.

Notary Public in and for Dallas County, Texas.

SURVEYOR'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 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.

RELEASED FOR REVIEW 8/11/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED 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 _____, 2020.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CORIA ADDITION
LOT 1, BLOCK A/7215
26,720 SQ.FT. / 0.61 ACRES
THOMAS CHESHIRE SURVEY, ABSTRACT NO. 251
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-216

OWNER: **CORIA CORPORATION**
3711 SINGLETON BOULEVARD
DALLAS, TEXAS 75212
PHONE: 214-542-7791

CBG
SURVEYING TEXAS LLC
PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=30' / DATE: 8/03/2020 / JOB NO. 2012175-PLAT / DRAWN BY: TO