



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Saadallah A. El-Jundi, and Malissa El-Jundi, are the owners of a tract of land situated in the John Becknell Survey, Abstract No. 53, City of Dallas, Dallas County, Texas, same being that tract of land conveyed to said Saadallah A. El-Jundi, and Malissa El-Jundi, by General Warranty Deed, recorded in Instrument No. 200600397638, Official Public Records, Dallas County, Texas, and also being Lot 4, Block 1/8187, of Spring Creek, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 50, Page 93, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the East corner of Lot 3, Block 1/8187, of said Spring Creek, said corner being in the Southwesterly Right-of-Way line of Indian Springs Road (50 foot Right-of-Way), and also being in a curve to the left, having a radius of 200.00 feet, a delta of 25 degrees 57 minutes 49 seconds, and a chord bearing and distance of South 57 degrees 12 minutes 54 seconds East, 89.85 feet;

THENCE, along the Southwesterly Right-of-Way line of said Indian Springs Road, and said curve to the left, an arc length of 90.83 feet to a 80d nail found for corner, said corner being the Northwest corner of Lot 5, Block 1/8187, of said Spring Creek;

THENCE South 20 degrees 24 minutes 00 seconds West, along the Northwest line of said Lot 5, a distance of 189.60 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 5, and being in the Northwesterly Right-of-Way line of Belt Line Road (100 foot Right-of-Way), and also being in a curve to the left, having a radius of 2914.79 feet, a delta of 01 degrees 03 minutes 44 seconds, and a chord bearing and distance of South 79 degrees 01 minutes 25 seconds West, 54.04 feet;

THENCE, along the Northwesterly Right-of-Way line of said Belt Line Road, and said curve to the left, an arc length of 54.04 feet to a 3 inch aluminum disk stamped "BA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the intersection of the Northwesterly Right-of-Way line of said Belt Line Road, and the Northeastery Right-of-Way line of a 15 foot Alley, from which a 3/8 inch iron rod found for witness bears North 78 degrees 45 minutes 00 seconds West, a distance of 1.25 feet;

THENCE North 26 degrees 25 minutes 00 seconds West, along the Northeastery Right-of-Way line of said Alley, a distance of 149.20 feet to a 3 inch aluminum disk stamped "BA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the South corner of said Lot 3, Block 1/8187, from which a 3/4 inch iron pipe found for witness bears North 86 degrees 01 minutes 04 seconds East, a distance of 0.50 feet;

THENCE North 46 degrees 52 minutes 00 seconds East, along the Southeast line of said Lot 3, a distance of 150.70 feet to the POINT OF BEGINNING, and containing 24,829 square feet or 0.570 of an acre of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Saadallah A. El-Jundi and Malissa El-Jundi, does hereby adopt this plat, designating the herein described property as **BURKE 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 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 \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Saadallah A. El-Jundi (OWNER)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Saadallah A. El-Jundi, 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 \_\_\_\_\_, 2017.

Notary Public in and for \_\_\_\_\_ County, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Malissa El-Jundi (OWNER)

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Malissa El-Jundi, 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 \_\_\_\_\_, 2017.

Notary Public in and for \_\_\_\_\_ 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 Land Surveying, the City of Dallas Development Code (Ordinance No. 10455, 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 \_\_\_\_\_, 2017.  
RELEASED FOR REVIEW 11/17/2017 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

**Line Table**

Line #	Direction	Length
L1	S 65°03'24" W	33.66'
L2	S 20°11'18" W	5.06'
L3	S 69°48'42" E	12.84'
L4	S 20°11'18" W	1.45'
L5	S 69°48'42" E	23.40'

**Curve Table**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	230.00'	36.86'	09°10'54"	S 59°37'55" E	36.82'

- LEGEND**
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - VOL. = VOLUME
  - PG. = PAGE
  - CM = CONTROLLING MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - 1/2 IRF = 1/2 INCH IRON ROD FOUND
  - 5/8 IRF = 5/8 INCH IRON ROD FOUND
  - 3/4 IRF = 3/4 INCH IRON ROD FOUND
  - 3/4 IPF = 3/4 INCH IRON PIPE FOUND
  - YC = PLASTIC YELLOW CAP
  - A.C.S. = 3" ALUMINUM DISK STAMPED "BA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE NORTHWEST LINE OF LOT 5, BLOCK 1/8187, SPRING CREEK, PER PLAT RECORDED IN VOLUME 50, PAGE 93, MAP RECORDS, DALLAS COUNTY, TEXAS. (S 20°24'00" W)
  - 2) THE PURPOSE OF THIS PLAT IS TO WRAP THE EXISTING 30 FOOT BUILDING LINE AROUND THE PORTION OF THE STRUCTURE EXTENDING PAST SAID PLATTED BUILDING LINE.
  - 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 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER: SAADALLAH A. EL-JUNDI  
AND MALISSA EL-JUNDI  
7824 INDIAN SPRINGS ROAD  
DALLAS, TX 75248

PRELIMINARY PLAT  
**BURKE ADDITION**  
LOT 4A, BLOCK 1/8187  
24,829 SQ.FT. / 0.570 ACRES  
BEING A REPLAT OF  
LOT 4, BLOCK 1/8187, SPRING CREEK  
JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S-\_\_\_\_\_

**PLANNING & SURVEYING**  
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**CBG**  
SURVEYING INC.

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