



DALLAS WATER UTILITIES BENCHMARKS:
 BM#1 - 48-N-15
 STD. WDM ON CONCRETE CURB 5' FROM END OF CURB LOCATED AT SW CORNER OF DONNA DRIVE AND MILITARY PARKWAY. ELEV = 512.9560
 BM#2 - 47-D-05
 STD. WDM ON CONCRETE CURB CENTER OF RADIUS AT SW CORNER OF FERGUSON ROAD AND GREENLAND DRIVE. ELEV = 500.660

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS SHIV HOSPITALITY GROUP (INSTRUMENT NO. 201800007582), AND CORINTH REALTY I-30 & ST. FRANCIS, LLC (INSTRUMENT NO. 201800007582) ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE M. WARD SURVEY, ABSTRACT NO. 1637, CITY OF DALLAS BLOCK NO. D/8474, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 7, BLOCK D/8474, SKYLINE FORD ADDITION NO. 3 AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002247, PAGE 33 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE WEST ROW LINE OF ST FRANCIS STREET (A 64' ROW) WITH THE NORTH ROW LINE OF SAMUELL BOULEVARD (A 100' ROW), SAID IRON ROD SAID IRON ROD BEING AT THE SOUTHEAST CORNER OF LOT 5, BLOCK D/8474, INTERSTATE NATIONAL BANK ADDITION AS RECORDED IN VOLUME 87132, PAGE 2184 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N89°24'15" W, ALONG THE NORTH ROW LINE OF SAMUELL BOULEVARD AND THE SOUTH LINE OF SAID INTERSTATE NATIONAL BANK ADDITION FOR A DISTANCE OF 190.00 FEET TO A 1/2" CAPPED IRON ROD FOUND AT THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N89°24'15" W, WITH THE NORTH LINE OF SAID SAMUELL BOULEVARD AND THE SOUTH LINE OF SAID LOT 7, FOR A DISTANCE OF 424.82 FEET TO A CROSS CUT FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 6, BLOCK D/8474 OF SKYLINE FORD ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96169, PAGE 1271 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N00°35'00" E, DEPARTING THE NORTH ROW LINE OF SAMUELL BOULEVARD AND ALONG THE EAST LINE OF SAID LOT 6, BLOCK D/8474 FOR A DISTANCE OF 423.67 FEET TO A CROSS FOUND AT THE POINT OF CURVATURE FOR A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°23'15", A RADIUS OF 135.00 FEET AND A CHORD BEARING N15°36'41" W A DISTANCE OF 75.30 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND THE EAST LINE OF SAID LOT 6, BLOCK D/8474 AN ARC DISTANCE OF 76.31' TO A CROSS FOUND AT THE POINT OF REVERSE CURVE FOR A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°23'15", A RADIUS OF 135.00 FEET AND A CHORD BEARING N15°36'41" W A DISTANCE OF 75.30 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST LINE OF SAID LOT 6, BLOCK D/8474 AN ARC DISTANCE OF 76.31 FEET TO A CROSS FOUND FOR CORNER;

THENCE N00°35'00"E ALONG THE EAST LINE OF SAID LOT 6, BLOCK D/8474 FOR A DISTANCE OF 193.83 FEET TO A CROSS FOUND IN THE SOUTHERLY ROW LINE OF INTERSTATE HIGHWAY 30 SERVICE ROAD (VARIABLE ROW), SAID CROSS BEING IN A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00°27'09" A RADIUS OF 545.12 FEET AND A CHORD BEARING N72°25'27" E A DISTANCE OF 4.31 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND THE SOUTHERLY ROW OF INTERSTATE HIGHWAY 30 SERVICE ROAD FOR A DISTANCE OF 4.31' TO A CROSS FOUND FOR CORNER;

THENCE ALONG SAID CURVE TO THE RIGHT AND THE EAST LINE OF SAID LOT 6, BLOCK D/8474 AN ARC DISTANCE OF 163.82 FEET TO A 5/8" CAPPED IRON ROD FOUND FOR CORNER;

THENCE S62°19'50"E ALONG THE SOUTHERLY ROW LINE OF INTERSTATE HIGHWAY 30 SERVICE ROAD FOR A DISTANCE OF 28.28 FEET TO A BRASS HIGHWAY MARKER FOUND FOR CORNER;

THENCE S 17°26'07" E ALONG THE SOUTHERLY ROW LINE OF INTERSTATE HIGHWAY 30 SERVICE ROAD FOR A DISTANCE OF 144.96 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67°46'17", A RADIUS OF 270.00 FEET AND A CHORD BEARING S51°19'14"E, A DISTANCE OF 301.07 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND THE SOUTHERLY ROW LINE OF INTERSTATE HIGHWAY 30 SERVICE ROAD AN ARC DISTANCE OF 319.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID INTERSTATE BANK ADDITION;

THENCE S00°35'02" W ALONG THE WEST LINE OF SAID INTERSTATE BANK ADDITION FOR A DISTANCE OF 477.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 284,177 SQUARE FEET OR 6.523 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION
 NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SHIV HOSPITALITY GROUP, (acting by and through its duly authorized officer(s)), does hereby adopt this plat, designating the herein described property as Skyline Ford No. 3 Replat, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon. The easements shown hereon are hereby reserved for the purposes indicated, to be held and enjoyed by the public. The easements of the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of and the fire hose 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2015.

BY: _____
 (OWNER)

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) 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 _____, 2015.

Notary Public in and for Dallas County, Texas.

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) 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 _____, 2015.

Notary Public in and for Dallas County, Texas.

OWNER'S DEDICATION
 NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CORINTH REALTY I-30 & ST FRANCIS, LLC, (acting by and through its duly authorized officer(s)), does hereby adopt this plat, designating the herein described property as Skyline Ford No. 3 Replat, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire hose 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 and the fire hose 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2015.

BY: _____
 (OWNER)

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) 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 _____, 2015.

Notary Public in and for Dallas County, Texas.

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE SOUTHWEST LINE OF LOT 7, BLOCK D/8474, SKYLINE FORD ADDITION, NO. 2 PER PLAT RECORDED IN VOLUME 2002247, PAGE 33, MAP RECORDS, DALLAS COUNTY, TEXAS. (N89°24'15" W)
- 2) THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 LOT INTO 3.
- 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.

LEGEND

D.R.O.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
 1" IPF = 1 INCH IRON PIPE FOUND
 1/2" IPF = 1/2 INCH IRON PIPE FOUND
 1/2" IFF = 1/2 INCH IRON ROD FOUND
 PFC = FENCE POST FOR CORNER
 PMS = PK NAIL SET
 C.O.C. = CERTIFICATE OF CORRECTION
 INST. NO. = INSTRUMENT NUMBER

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 and 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 _____, 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears (OWNER) 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 _____, 2015.

Notary Public in and for Dallas County, Texas.



SCALE: 1"=50' / DATE: 01.10.2018 / JOB NO. 17-175 / DRAWN BY: JBR