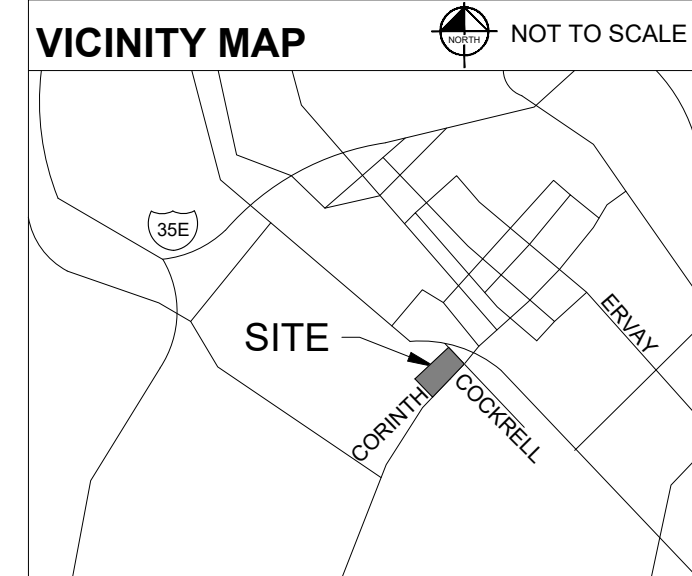
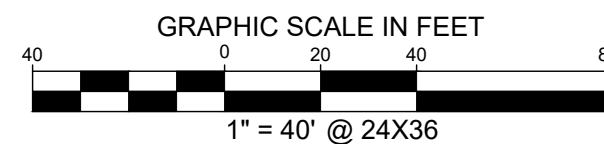
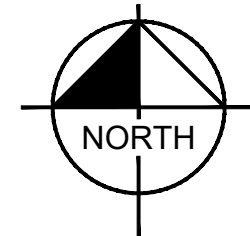




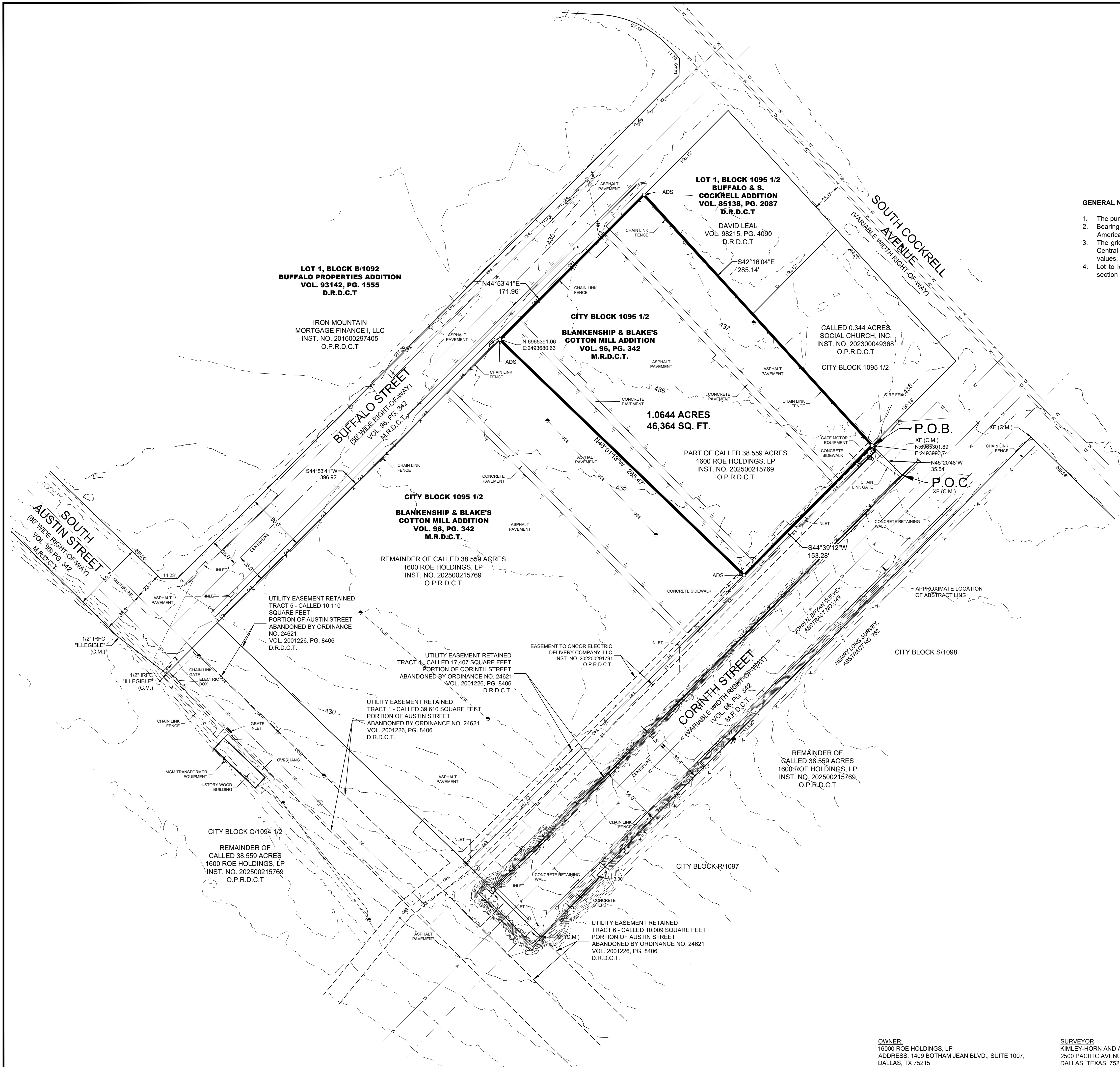
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ASPHALT PAVEMENT

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
ADS = 3 1/4" ALUMINUM DISK STAMPED "CA KHA"
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
 LIGHT STANDARD
 SANITARY SEWER MANHOLE
 SIGN

GENERAL NOTES:

- The purpose of this plat is to create one lot.
- Bearing system based on the State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.



PLAT-26-000168
PRELIMINARY PLAT
817 CORINTH ADDITION
LOT 1, BLOCK A/1095 1/2
1.0644 ACRES
CITY BLOCK 1095 1/2
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100 Tel. No. (469) 718-8849
Dallas, Texas 75226 FIRM # 10115500 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JZ	LDV	Jun. 2026	064598015	1 OF 2

OWNER:
16000 ROE HOLDINGS, LP
ADDRESS: 1409 BOTHAM JEAN BLVD., SUITE 1007,
DALLAS, TX 75215
CONTACT: MOLLY CARROLL
PHONE: 214-280-8297
EMAIL: MCARROLL@MATTHEWSDEV.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
PHONE: 469-718-8849
CONTACT: J. ANDY DOBBS, R.P.L.S.
ANDY.DOBBS@KIMLEY-HORN.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
PHONE: 972-770-1322
CONTACT: JOSE CORREA, P.E.
JOSE.CORREA@KIMLEY-HORN.COM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **1600 ROE HOLDINGS, LP**, is the owner of a tract of land situated in the John N. Bryan Survey, Abstract No. 149, City of Dallas, Dallas County, Texas, and being part of City of Dallas Block 1095 1/2, and being part of Blankenship & Blake's Cotton Mill Addition, an addition to the City of Dallas, according to the plat recorded in Volume 96, Page 342, Map Records, Dallas County, Texas, and being part of a called 38.559 acre tract of land described in Special Warranty Deed to 1600 ROE HOLDINGS, LP, recorded in Instrument No. 202500215769, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found for the east corner of a called 17,407 square foot portion of Corinth Street, abandoned by Ordinance No. 24621, recorded in Volume 2001226, Page 8406, Deed Records, Dallas County, Texas, in the northwest right-of-way line of Corinth Street (a variable width right-of-way);

THENCE North 45°20'48" West, with the northeast line of said 17,407 square foot tract and a northeast line of said 38.559 acre tract, a distance of 35.54 feet to an "X" cut in concrete found for the **POINT OF BEGINNING**;

THENCE departing said northeast line of the 38.559 acre tract, over and across said 38.559 acre tract, the following courses and distances:

South 44°39'12" West, a distance of 153.28 feet to a 3 1/4-inch aluminum disk stamped "CA KHA" set for corner;
North 46°01'18" West, a distance of 285.47 feet to a 3 1/4-inch aluminum disk stamped "CA KHA" set for corner in the southeast right-of-way line of Buffalo Street (a 50' wide right-of-way), from which a 1/2-inch iron rod with an illegible cap found bears South 44°53'41" West, 396.92 feet;

THENCE North 44°53'41" East, with said southeast right-of-way line of Buffalo Street, a distance of 171.96 feet to a 3 1/4-inch aluminum disk stamped "CA KHA" set for a north corner of said 38.559 acre tract;

THENCE South 42°16'04" East, departing said southeast right-of-way line of Buffalo Street, and with said northeast line of the 38.559 acre tract, a distance of 285.14 feet to the **POINT OF BEGINNING** and containing 46,364 square feet or 1.0644 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **1600 ROE HOLDINGS, LP**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **817 CORINTH 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, _____, 20__.

By: _____

Name: _____

Title: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 _____, 20__.

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.com

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 J. Andy Dobbs 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 _____, 202__.

Notary Public in and for the State of Texas _____

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PLAT-26-000168
PRELIMINARY PLAT
817 CORINTH ADDITION
LOT 1, BLOCK A/1095 1/2
1.0644 ACRES
CITY BLOCK 1095 1/2
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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NA	JZ	LDV	Jun. 2026	064598015	2 OF 2

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DWG NAME: K:\DTD SURVEY\064598015-TAGWATT\817 CORINTH DALLAS\DWG\064598015-TAGWATT 817 CORINTH DALLAS JP.DWG PLOTTED BY: ZUNA, JANE 6/25/2026 11:37 AM LAST SAVED: 6/25/2026 10:22 AM