



LEGEND:

- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- FIR(C) FOUND IRON ROD (WITH CAP)
- SIR SET IRON ROD WITH CAP STAMPED "GEONAV"
- FX FOUND "X" CUT IN CONCRETE
- SX SET "X" CUT IN CONCRETE
- PROPERTY LINE
- HISTORICAL DEED LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM LINE
- FH FIRE HYDRANT
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- WYE WYE INLET
- CI CURB INLET
- STMH STORM DRAIN MANHOLE
- PVC POLYVINYL PIPE
- RCP REINFORCED CONCRETE PIPE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GOLDEN STAR HOLDINGS, LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as NEELAM 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 of 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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: _____ NOORALLAH JOOMA

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 Noorallah Jooma, 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 _____ 20____.

Notary Public in and for the State of Texas
My commission expires: _____

Detention Area Easement Statement

The proposed detention area(s) along Block A/8822 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/8822. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A/8822, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block A/8822, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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 _____ day of _____, 20____.

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 _____ 20____.

Notary Public in and for the State of Texas
My commission expires: _____



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Golden Star Holdings, LLC, is the owner of a 2.886 acre tract of land situated in the Robert Kleberg Survey, Abstract Number 716, said tract also being part of those tracts of land described in Special Warranty Deed as "Tract 1", "Tract 2" and "Tract 3" that deed to Golden Star Holdings, LLC, as recorded in Instrument Number 201600325760 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a 3-1/2-inch aluminum disc stamped Neelam/RPLS 6267 (hereinafter referred to as "monument set") set at the westerly end of a corner clip on the intersection of the northeasterly right-of-way line of South Bellline Road (a 100-foot wide public right-of-way) with the northeasterly line of Garden Grove Drive (a variable width right-of-way), same being the northeasterly line of "Tract 1" as described in easement to the City of Dallas, as recorded in Volume 88049, Page 2697 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 45 degrees 24 minutes 57 seconds West, along said northeasterly lines of Garden Grove Drive and "Tract 1", a distance of 43.38 feet to a monument set for the point of curvature of a tangent curve to the left having a radius of 782.00 feet, whose chord bears North 51 degrees 05 minutes 04 seconds West, a distance of 154.49 feet;

THENCE northwest, continuing along said northeasterly lines of Garden Grove Drive and "Tract 1" and along said curve, through a central angle of 11 degrees 20 minutes 15 seconds, an arc distance of 154.74 feet to a monument set for corner;

THENCE North 56 degrees 45 minutes 12 seconds West, continuing along said northeasterly lines of Garden Grove Drive and "Tract 1", a distance of 19.18 feet to a monument set for the beginning of a non-tangent curve to the right having a radius of 612.31 feet, whose chord bears North 51 degrees 15 minutes 06 seconds West, a distance of 120.21 feet;

THENCE northwest, continuing along said northeasterly lines and along said curve, through a central angle of 11 degrees 15 minutes 59 seconds, passing at an arc distance of 14.86 feet, the northwesterly corner of said City of Dallas "Tract 1", same being the most easterly corner of "Tract 2", as described in said easement to the City of Dallas, as recorded in Volume 88049, Page 2697, D.R.D.C.T., and continuing along the northeasterly line of said "Tract 2" and said Garden Grove Drive, in all a total cumulative arc distance of 120.40 feet to a monument set for corner on the northwesterly line of the aforementioned Golden Star Holdings, LLC "Tract 3"

THENCE North 44 degrees 29 minutes 33 seconds East, departing said northeasterly lines and along said northeasterly line, passing at a distance of 5.60 feet a 1/2-inch iron rod for the southernmost corner of Lot 1, Block A/8822, B.J. Clark Addition, an addition to the City of Dallas as recorded in Volume 82005, Page 2209, D.R.D.C.T., and continuing along the common said northeasterly line of said "Tract 3" and southeasterly line of said Lot 1, in all a total cumulative distance of 377.53 feet to a monument set for the northerly most corner of said "Tract 3" and the easterly most corner of said Lot 1 and on the southwest line of a tract of land described in Warranty Deed with Vendor's Lien to Guadalupe Soto and Guadalupe Soto, Jr., as recorded in Instrument Number 201100193492, (O.P.R.D.C.T.);

THENCE South 45 degrees 30 minutes 27 seconds East, along the northeasterly line of said "Tract 3", and the southwest line of said Soto tract, passing at a distance of 105.00 feet the common easterly most corner of said "Tract 3" and most northerly corner of said Golden Star Holdings, LLC "Tract 2", and continuing along the northeasterly line of said "Tract 2" and along the southwest line of said Soto tract and a tract of land described in General Warranty Deed with Vendor's Lien in favor of Third Party to Edward and Nellie Green, as recorded in Volume 2002236, Page 8304 (D.R.D.C.T.), in all a total cumulative distance of 350.50 feet to a monument set for corner on said northwesterly right-of-way line of South Bellline Road;

THENCE South 44 degrees 29 minutes 33 seconds West, departing said northeasterly line and along said northwesterly right-of-way line, passing at a distance of 295.50 feet, the common southwest line of said "Tract 2" and the northeasterly line of said Golden Star Holdings, LLC "Tract 1", and continuing along said northwesterly right-of-way line, in all a total cumulative distance of 331.91 feet to a monument set at the easterly end of a corner clip for corner;

THENCE South 89 degrees 35 minutes 03 seconds West, continuing along said northwesterly right-of-way line and along said corner clip, a distance of 21.10 feet to the POINT OF BEGINNING AND CONTAINING 125,701 square feet or 2.886 acres of land, more or less.

Together with Tract No. 1 (10,295 square feet) and Tract No. 2 (4,250 square feet) of City of Dallas Easement for Street Purposes, recorded in Volume 88049, Page 2697 of the Deed Records of Dallas County, Texas.

SURVEY NOTES:
1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.

3. The purpose of this plat is to create 3 buildable lots from a 2.886 acre tract of land.

4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.

5. All Detention Easement corners have been monumented with 1/2-inch iron rods with cap stamped "GEONAV".

OWNER/DEVELOPER:
GOLDEN STAR HOLDINGS, LLC
2711 LBJ FRIEDLAND AVENUE, STE 1030
DALLAS, TX 75236
972-488-1753
KWIKMARTSTORES@GMAIL.COM

SURVEYOR:
GEONAV, LLC
ATTN: JOEL C. HOWARD
3410 MIDCOURT RD., STE 110
CARROLLTON, TX 75006
972-243-2409
CHRIS.HOWARD@GEO-NAV.COM

PRELIMINARY PLAT

OF

NEELAM ADDITION

LOTS 1, 2 AND 3, BLOCK A/8822

AN ADDITION OF

2.886 ACRES OF LAND

ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-037
ENGINEERING NO. 311T-

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110; CARROLLTON, TEXAS 75006
SCALE: 1"=40' (972)243-2409 PROJECT #1154
TBPLS FIRM NO. 10194205

DATE: 01/14/2021

DRAWN BY: LEO/JCH

WALNUT HILLTOP CORP.
INST. NO. 201100083718
O.P.R.D.C.T.

LOT 1, BLOCK A
CITY BLOCK 8820
BERRY & RUTHERFORD
SUBDIVISION
(UNRECORDED)

LOT 1, BLOCK A
CITY BLOCK 8820
BERRY & RUTHERFORD
SUBDIVISION
(UNRECORDED)

REMAINDER
ELSA MORALES
INST. NO. 201000182119
O.P.R.D.C.T.

LOT 1, BLOCK B/8820
CITY BLOCK 8820
BERRY & RUTHERFORD
SUBDIVISION
(UNRECORDED)

DATE: 01/14/2021 DRAWN BY: LEO/JCH