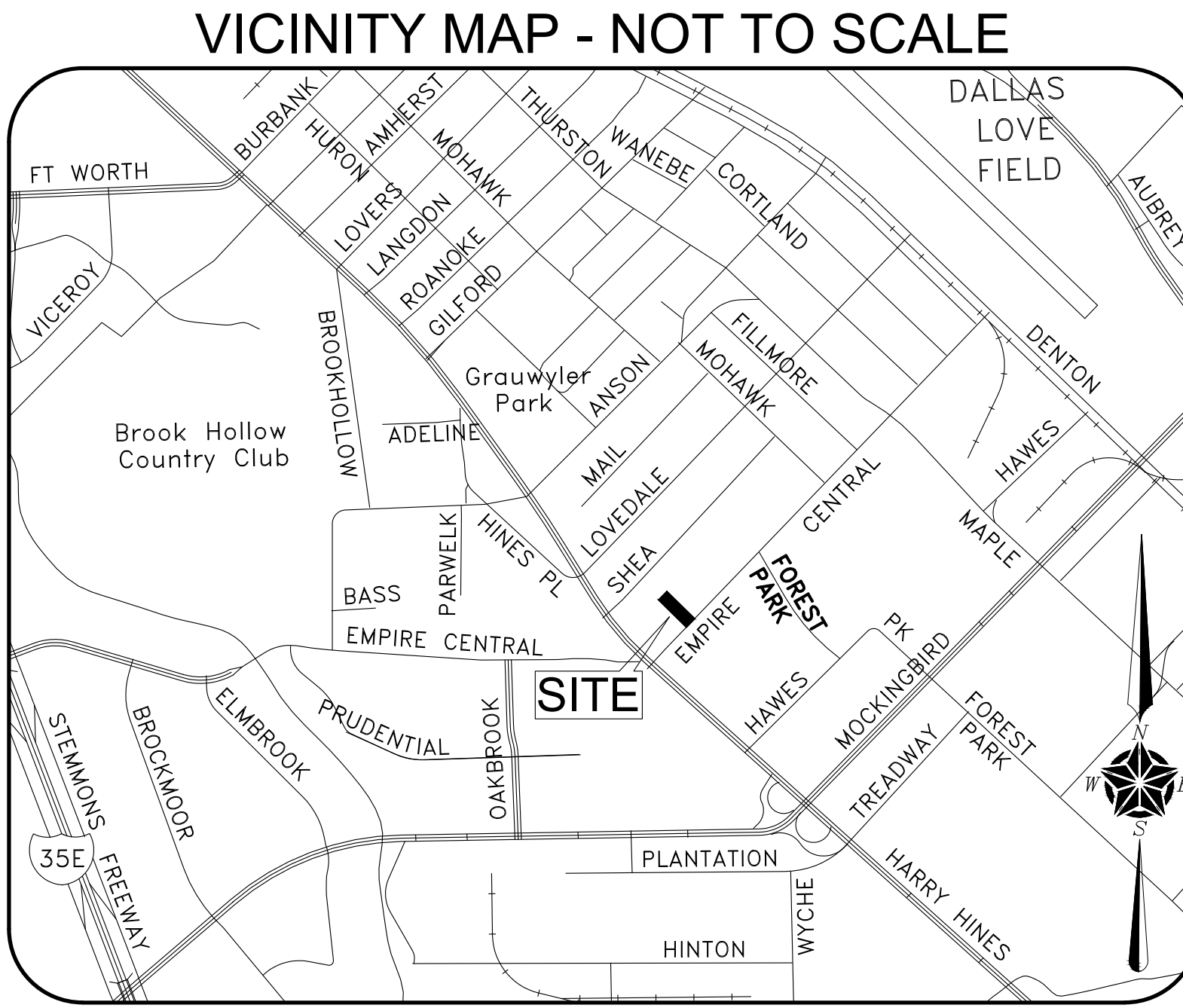


- GENERAL NOTES:**
- 1) The purpose of this plat is to create one lot out of an unplatted tract of land.
 - 2) The maximum number of lots permitted by this plat is one.
 - 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
 - 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
 - 6) No structures on subject property.
 - 7) City of Dallas Water Dept. benchmarks used:
 - 33-R-2S HARRY HINES BOULEVARD - SHEA ROAD
N= 6,987,902.614; E= 2,473,503.109; ELEVATION= 448.300
 - 34-N-4 #2103 EMPIRE CENTRAL DRIVE
N= 6,988,074.703; E= 2,474,435.480; ELEVATION= 467.055
 - 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0330J, with a date of identification of 07/11/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
 - 9) All site trees are as shown.

STATE PLANE COORDINATES
N = 6,987,959.531'
E = 2,473,919.693'

STATE PLANE COORDINATES
N = 6,987,711.143'
E = 2,474,047.912'



LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
IPF ○	IRON PIPE FOUND
ADS ○	3-1/4" ALUMINUM DISK STAMPED 'CORINTHIANS WAY & RPLS S382' SET ON AN IRON ROD FOR CORNER
X FND/SET	X CUT FOUND/SET
-CM>	CONTROL MONUMENT
F.K.A.	FORMERLY KNOWN AS
EASEMENT LINE	---
BOUNDARY LINE	---
CENTERLINE	---
SANITARY SEWER LINE	SS
WATER LINE	W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
WOOD FENCE	□
CHAINLINK FENCE	○


 SURVEYOR
TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com Firm No. 10169300

PRELIMINARY PLAT
CORINTHIANS WAY
LOT 1, CITY BLOCK 2366
 BEING PART OF CITY BLOCK 2366
 SITUATED IN THE MILES BENNETT SURVEY,
 ABSTRACT NO. 52
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-193
 ENGINEERING PLAN NO. 311T-____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS **KAMINSKI CUSTOM BUILDERS, LLC, a Texas corporation**, is the owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas Block 2366, City of Dallas, Dallas County, Texas, and being that tract of land described in Special Warranty Deed with Vendor's Lien to **KAMINSKI CUSTOM BUILDERS, LLC, a Texas corporation**, recorded in Instrument Number 202300124134, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found for the south corner of that tract of land described in Warranty Deed with Vendor's Lien to IMPUNETTA LLC, a Texas limited liability company as recorded in Instrument Number 201500214533, Official Public Records, Dallas County, Texas, same lying in the northwest right-of-way line of Empire Central (F.K.A. Proctor Street) (variable width right-of-way);

Thence South 45 degrees 49 minutes 03 seconds West, along the northwest right-of-way line of Empire Central, a distance of 224.49 feet to a 3 1/4 aluminum disk set stamped "KAMINSKI ADDITION & RPLS 5382" for the south corner of that tract of land described in Special Warranty Deed to 2033 EC, LTD., SLJ Company, G.P. as recorded in Instrument Number 20070008273, Official Public Records, Dallas County, Texas, same being the POINT OF BEGINNING, from which an "X" cut in concrete found bears South 38 degrees 42 minutes 38 seconds East 2.30 feet;

Thence South 45 degrees 49 minutes 03 seconds West, continuing along the northwest right-of-way line of Empire Central, a distance of 87.52 feet to an "X" cut in concrete found for the east corner of a tract of land as described in Special Assumption Warranty Deed to Manor Hospitality Corp., as recorded in Volume 97052, Page 1236, Deed Records, Dallas County, Texas;

Thence North 45 degrees 32 minutes 40 seconds West, along the northeast line of said Manor Hospitality Corp. tract, a distance of 265.36 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" for the south corner of that tract of land described as Tract 2 in Special Warranty Deed to HHS Properties, LLC, a Texas limited liability company as recorded in Instrument Number 202100193125, Official Public Records, Dallas County, Texas;

Thence North 44 degrees 22 minutes 32 seconds East, along the southeast line of said HHS Properties, LLC tract, a distance of 87.50 feet to a point for corner in a 14 inch hackberry tree for the southwest line of a tract of land as described in General Warranty Deed with Vendor's Lien to Arham Land Holdings LLC as recorded in Instrument Number 202300135983, Official Public Records, Dallas County, Texas;

Thence South 45 degrees 32 minutes 40 seconds East, along the southwest line of said Arham Land Holdings LLC tract, passing a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" at a distance of 24.39 feet the south corner of said Arham Land Holdings LLC tract, same being the west corner of said 2033 EC, LTD., SLJ Company, G.P. tract and continuing for a total distance of 267.56 feet to the PLACE OF BEGINNING and containing 23,315 square feet of 0.535 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **KAMINSKI CUSTOM BUILDERS, LLC, a Texas corporation**, does hereby adopt this plat, designating the herein described property as **CORINTHIANS WAY** 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 dedicated 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 dedicated 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 or egress to or from and upon 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

KAMINSKI CUSTOM BUILDERS, LLC

By: _____
BRUCE KAMINSKI - PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared BRUCE KAMINSKI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 _____, 2024.

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. (09/17/2024)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 _____, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, Chairperson or Brent Rubin, 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____ day of _____ 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



OWNER
KAMINSKI CUSTOM BUILDERS
4900 AIRPORT PKWY #1764
ADDISON, TEXAS 75001

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

**PRELIMINARY PLAT
CORINTHIANS WAY
LOT 1, CITY BLOCK 2366**
BEING PART OF CITY BLOCK 2366
SITUATED IN THE MILES BENNETT SURVEY,
ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-193
ENGINEERING PLAN NO. 311T-____

DATE: 08/16/2023 / JOB # 2300410-1 / SCALE= 1" = 30' / DRAWN: KO