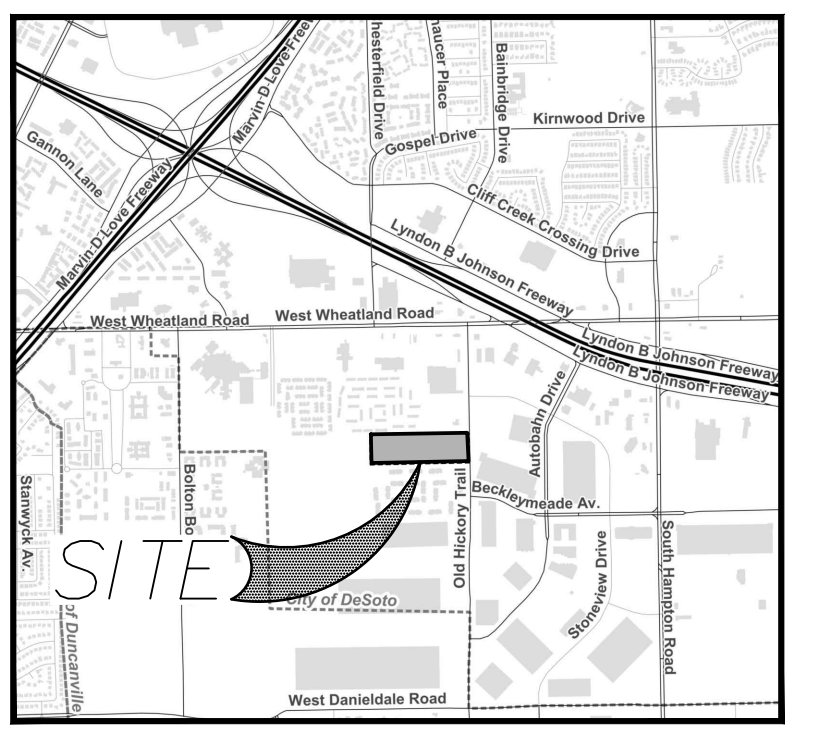
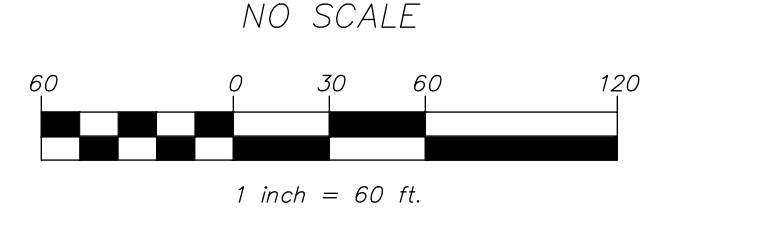


LINE	BEARING	DISTANCE
L1	S 21°11'15" E	14.63'
L2	S 68°48'45" W	15.00'
L3	N 21°11'15" W	14.63'
L4	N 01°09'58" W	5.41'
L5	N 88°50'02" E	15.00'
L6	S 01°09'58" E	5.41'
L7	S 63°48'45" W	26.89'
L8	N 88°48'45" E	16.11'
L9	N 01°11'15" W	5.71'
L10	N 88°48'45" E	15.00'
L11	S 01°11'15" E	5.71'



VICINITY MAP



LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRDCT DEED RECORDS DALLAS COUNTY, TEXAS
- MRDCT MAP RECORDS DALLAS COUNTY, TEXAS
- OPRDCT OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- POB POINT OF BEGINNING
- IRF IRON ROD FOUND
- MFF MINIMUM FINISHED FLOOR ELEVATION
- * FEMA ELEVATION CERTIFICATE NOT REQUIRED
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- CM CONTROLLING MONUMENT
- NAD83 (GRID) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS CORSAIR CREEKSIDE, LP, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 12.203 ACRE TRACT OF LAND SITUATED IN THE ISAAC WILEY SURVEY, ABSTRACT NO. 1545, DALLAS COUNTY, TEXAS AS DESCRIBED IN DEEDS TO CORSAIR CREEKSIDE, LP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202000177627 AND INSTRUMENT NO. 202100056335, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID 12.203 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 12.203 ACRE (531,565 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ISAAC WILEY SURVEY, ABSTRACT NO. 1545 AND BEING PART OF CITY BLOCK A/7553, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF A CALLED 2.135 ACRE TRACT AND A ALL OF A CALLED 10.08 ACRE TRACT DESCRIBED IN DEEDS TO CORSAIR CREEKSIDE, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 202000177627 AND FILE NO. 202100056335 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

BEGINNING AT A PK NAIL WITH SHINER FOUND (N:6,920,547.22, E:2,471,559.84) STAMPED "WHITEHAWK" FOR THE COMMON SOUTHEAST CORNER OF SAID 10.08 ACRE TRACT AND THE MOST EASTERN NORTHEAST CORNER OF THE REMAINDER OF A CALLED 69.489 ACRE TRACT OF LAND DESCRIBED IN DEED TO PRA PRESTON, LP, AS RECORDED IN VOLUME 2004153, PAGE 8035, OF SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE WEST LINE OF OLD HICKORY TRAIL, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 88°48'28" WEST, A DISTANCE OF 1,340.34 FEET, WITH THE COMMON SOUTH LINE OF SAID 10.08 ACRE TRACT AND SAID 2.135 ACRE TRACT AND NORTH LINE OF SAID REMAINDER TRACT, TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID REMAINDER TRACT AND THE SOUTHWEST CORNER OF SAID 2.135 ACRE TRACT;

THENCE NORTH 00°37'10" WEST, A DISTANCE OF 397.20 FEET, WITH THE COMMON WEST LINE OF SAID 2.135 ACRE TRACT AND AN EAST LINE OF SAID REMAINDER TRACT, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 2.135 ACRE TRACT AND BEING IN THE SOUTH LINE OF LOT 14, BLOCK A/7553, HICKORY TRACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT FILED FOR RECORD IN VOLUME 2003109, PAGE 186 OF MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 88°48'45" EAST, A DISTANCE OF 1,336.73 FEET TO A 5/8" CAPPED IRON ROD SET STAMPED "MMA" FOR THE NORTHEAST CORNER OF SAID 12.203 ACRE TRACT, FROM WHICH AN "X" CUT FOUND BEARS NORTH 87°58'30" EAST, A DISTANCE OF 2.60 FEET;

THENCE SOUTH 01°08'24" EAST, A DISTANCE OF 397.07 FEET, WITH THE COMMON EAST LINE OF SAID 10.08 ACRE TRACT AND WEST RIGHT-OF-WAY LINE OF SAID OLD HICKORY TRAIL TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 12.203 ACRES OR 531,565 SQUARE FEET OF LAND, MORE OR LESS.

GENERAL NOTES

- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
- THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR, OR BE MAINTAINING ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
- BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°33'29.0". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000130949976.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0490K, DATED JULY 7, 2014.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 MULTI-FAMILY LOT FROM A 12.203 ACRE TRACT OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CORSAIR CREEKSIDE, LP, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 10, CITY BLOCK A/7553, THE GRACE AT CREEKSIDE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAKING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION, INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS FOR FILING AND RECORDING WITH THE DALLAS COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS THE ___ DAY OF _____, 2022.

GRANTOR:

CORSAIR CREEKSIDE LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: CORSAIR CREEKSIDE EQUITY, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: LAKI OHANA PR, LLC,
A PUERTO RICO LIMITED LIABILITY COMPANY,
A GENERAL PARTNER

BY: _____
DAVID GUNDERSON
ITS: MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF _____, 2022, BY DAVID GUNDERSON, MANAGER OF CORSAIR CREEKSIDE EQUITY, LP, A DELAWARE LIMITED PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS IS TO STATE THAT I, TIMOTHY A. NOLD, 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. 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.

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.

TIMOTHY A. NOLD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5658

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY A. NOLD, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ___ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT

**THE GRACE AT CREEKSIDE
LOT 10, CITY BLOCK A/7553**

BEING ALL OF A 2.135 ACRE TRACT AND ALL OF A 10.08 ACRE TRACT OF LAND, CITY BLOCK A/7553 SITUATED IN THE ISAAC WILEY SURVEY, ABSTRACT NO. 1545 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S212-117
ENGINEERING NO. _____

OWNER:

CORSAIR CREEKSIDE, LP
3400 N. CENTRAL EXPY, SUITES 110-277
RICHARDSON, TX 75080
TEL: _____
email: david@corsairventures.com
CONTACT: DAVID GUNDERSON

DEVELOPER:

CORSAIR VENTURES, LLC
3400 N. CENTRAL EXPY, SUITES 110-277
RICHARDSON, TX 75080
TEL: _____
email: david@corsairventures.com
CONTACT: DAVID GUNDERSON

FEBRUARY 2022
SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning
license registration number: 1 - 2759
license number: 10088000
519 east border
dallas, texas 75210
817-469-1671
fax: 817-274-8757
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CONTACT: _____
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SHEET 1 OF _____