

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM 13 LOTS.
- 2. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 3. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4. ALL BUILDINGS WILL BE REMOVED.

LEGEND:

SANITARY SEWER MANHOLE

SANITARY SEWER MARKER FLA

SANITARY SEWER MARKER SIG

SANITARY SEWER VAULT

STORM SEWER BOX

TRAFFIC HANDHOLE

TRAFFIC MARKER SIGN

UNIDENTIFIED HANDHOLE

UNIDENTIFIED MANHOLE

UNIDENTIFIED MARKER FLAG

UNIDENTIFIED MARKER SIGN

UNIDENTIFIED BOX

UNIDENTIFIED METER

UNIDENTIFIED POLE

WATER HAND HOLE

WATER MANHOLE WATER MARKER FLAG

WATER MARKER SIGN

5/8" IRON ROD W/ "KHA" CAP SE

FC IRON ROD WITH CAP FOUND

WATER VALVE

AIR RELEASE VALVE

WATER WELL

PKS PK NAIL SET

PKF PK NAIL FOUND

IRF IRON ROD FOUND

IRON PIPE FOLIN ADF ALUMINUM DISK FOUND

XS "X" CUT IN CONCRETE SET

XF "X" CUT IN CONCRETE FOUND

O.B. POINT OF BEGINNING O.C. POINT OF COMMENCING

UNIDENTIFIED VAULT

(TR) TRAFFIC MANHOLE

SANITARY SEWER SEPTIC TANK

 Δ = DELTA ANGLE OR CENTRAL ANGLE P.O.C. = POINT OF COMMENCING P.O.B. = POINT OF BEGINNING IRSC = 5/8" IRON ROD W/ "KHA" CAP SET IRF = IRON ROD FOUND IPF = IRON PIPE FOUND C.M. = CONTROLLING MONUMENT ESMT = EASEMENT D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS VOL. = VOLUME PG. = PAGE INST. NO. = INSTRUMENT NUMBER

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
w	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
——— GAS———	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
——— UGT———	UNDERGROUND TELEPHONE LINE
- X X X X	FENCE
<u>, </u>	CONCRETE PAVEMENT
11 11 11	ASPHALT PAVEMENT
	OLD LOT LINE

SURVEYOR'S STATEMENT:

I, Dana Brown, 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.

Dated this the _____ day of _____

PRELIMINARY

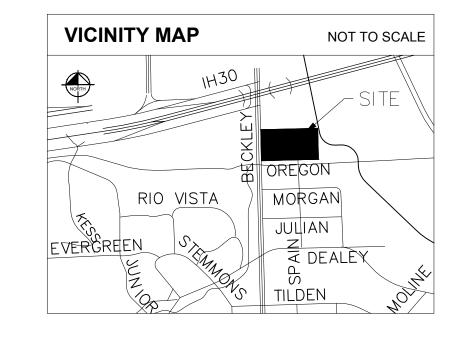
Dana Brown **PRELIMINARY** KIMLEY-HORN AND ASSOC., INC. 12750 Merit Drive, Suite 1000 THIS DOCUMENT SHALL Dallas, Texas 75251 NOT BE RECORDED FOR 972-770-1300 ANY PURPOSE AND dana.brown@kimley-horn.com SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL STATE OF TEXAS SURVEY DOCUMENT

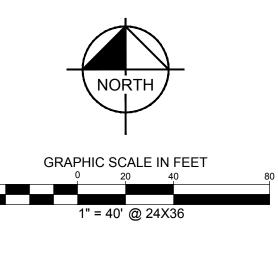
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown 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 _____ 2016.

Notary Public in and for the State of Texas





OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, Flournoy Development Company, LLC, a Georgia limited liability company, is the owner of a tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas, Dallas County, Texas; and being all of Lots 1-13, Block 2-6/3406, Donosky's Subdivision of Tract 6, Block 3406 Beckley Industrial District, an addition to the City of Dallas according to the plat recorded in Volume 21, Page 33 of the Map Records of Dallas County, Texas; and being more particularly

BEGINNING at a 3/8-inch iron rod found at the intersection of the north right-of-way line of Oregon Avenue (a 50-foot wide right-of-way) and the east right-of-way line of N. Beckley Avenue (a 120-foot wide right-of-way);

THENCE with said east right-of-way line of N. Beckley Avenue, North 0°42'14" West, a distance of 241.50 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the intersection of said east right-of-way line of N. Beckley Avenue and the south right-of-way line of Della Street (a 50-foot wide right-of-way);

intersection of said south right-of-way line of Della Street and the west right-of-way line of Donosky Drive (a 50-foot wide right-of-way); THENCE with said west right-of-way line of Donosky Drive, South 28°39'16" East, a distance of 223.50 feet to a 1/2-inch iron rod found at the north end of a circular

non-tangent curve to the right having a central angle of 117°58'27", a radius of 30.00 feet, a chord bearing and distance of South 30°18'36" West, 51.42 feet; THENCE in a southwesterly direction, with said circular corner clip and with said curve to the right, an arc distance of 61.77 feet to a 1/2-inch iron rod found for corner in

THENCE with said north right-of-way line of Oregon Avenue, South 89°17'46" West, a distance of 612.04 feet to the POINT OF BEGINNING and containing 3.301 acres or 143,811 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Flournoy Development Company, LLC, a Georgia limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CityView at Kessler Park 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, fence: 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 _____ day of _____, 2016.

Flournoy Development Company, LLC, a Georgia limited liability company

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 _ , 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 _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY REPLAT

CITYVIEW AT KESSLER PARK **APARTMENTS ADDITION**

LOT 1A, BLOCK 2-6/3406 **BEING A REPLAT OF** LOTS 1-13, BLOCK 2-6/3406 DONOSKY'S SUBDIVISION OF TRACT 6, BLOCK 3406 **BECKLEY INDUSTRIAL DISTRICT** PETER HAUGHT SURVEY, ABSTRACT NO. 607 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-253 ENGINEERING #_

Dallas, Texas 75251 FIRM # 10115500 Fax No. (972) 239-3820 Project No. <u>Scale</u> <u>Drawn by</u> <u>Date</u> 1" = 40' DAB JULY 2016 063890040

900 Brookstone Centre Parkway Columbus, GA 31904 CONTACT: Brady Blair - Sr. VP brady.blair@flournoydev.com

Flournoy Development Company, LLC KIMLEY-HORN AND ASSOC., INC. 12750 MERIT DRIVE, SUITE 1000 DALLAS, TEXAS 75251 CONTACT: Sarah Scott, P.E. 970-770-1347

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LEGEND

TV CABLE TV BOX

CABLE TV HANDHOLE

CABLE TV MANHOLE

CABLE TV MANHOLE

CABLE TV MARKER FLAG

CABLE TV MARKER SIGN

FIBER OPTIC HANDHOLE

F) FIBER OPTIC MANHOLE

FIBER OPTIC MARKER SIGN

MONITORING WELL

G GAS MANHOLE
G GAS MARKER FLAG

GAS VALVE

TELEPHONE HANDHOLE

TELEPHONE MARKER FLAG

TELEPHONE MARKER SIGN

TELEPHONE VAULT

ELECTRIC HANDHOLE

ELECTRIC MANHOLE

ELECTRIC MARKER FLAG

ELECTRIC MARKER SIGN

MARQUEE/BILLBOARD BORE LOCATION

LIGHT STANDARD € ELECTRIC METER

PIPELINE MARKER SIGN

GUY ANCHOR

UTILITY POLE

GUY ANCHOR POLE

TELEPHONE MANHOLE

GAS SIGN

FIBER OPTIC MARKER FLAG

COMMUNICATIONS BOX

COMMUNICATIONS BOX

COMMUNICATIONS HANDHOLE

STORM SEWER DRAIN

COMMUNICATIONS MANHOLE

COMMUNICATIONS MANHOLE

COMMUNICATIONS MARKER FLAG

COMMUNICATIONS MARKER FLAG

COMMUNICATIONS MARKER SIGN

TRAFFIC BARRIER

COMMUNICATIONS VAULT

TRAFFIC BOLLARD

ELEVATION BENCHMARK

RESTORMANCE TRAFFIC BOX

CROSS WALK SIGN