

**SURVEYOR'S 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, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. The purpose of this plat is to create an addition to the city for development.
4. Lot to Lot drainage is not permitted without engineering section approval. Section 51A-8.611(e).
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

**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 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 \_\_\_\_\_, 2019

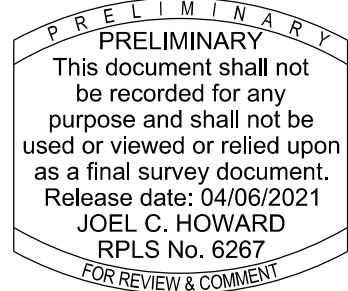
Joel C. Howard  
Texas Registered Professional Land Surveyor No. 6267

STATE OF TEXAS COUNTY OF DALLAS

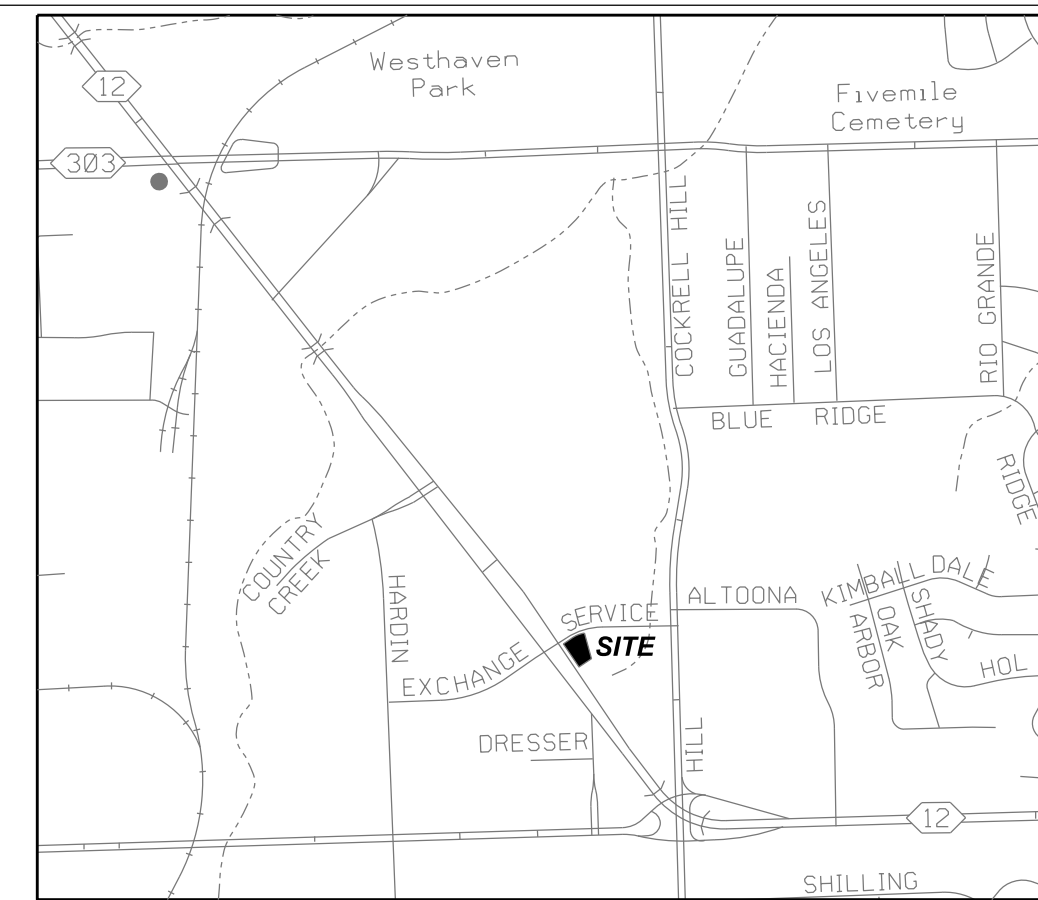
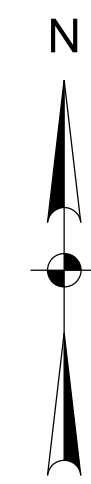
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Joel C. Howard known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of 2019.

(Signature)  
Notary Public in and for the State of Texas  
My commission expires:



0' 15' 30' 60'  
1" = 30'



VICINITY MAP  
NOT TO SCALE

(OWNER)  
ARMY & AIR FORCE  
EXCHANGE SERVICE  
O.P.R.D.C.T.  
  
LOT 1-A, BLOCK 1/6963  
ARMY & AIR FORCE  
EXCHANGE SERVICE  
VOL. 79066, PG. 1475  
P.R.D.C.T.

(OWNER)  
ARMY AND AIR FORCE  
EXCHANGE SERVICE  
VOL. 94088, PG. 2656  
D.R.D.C.T.

(OWNER)  
WILLIAM E. MEYER PROPERTIES LLC  
INST. NO. 201600310439  
O.P.R.D.C.T.  
  
LOT 1, BLOCK 3/6963  
RED BIRD PLAZA  
THIRD SECTION  
VOL. 73146, PG. 571  
P.R.D.C.T.

(OWNER)  
3920-WWB, L.P.  
INST. NO. 20080000887  
O.P.R.D.C.T.  
  
LOT 2, BLOCK 3/6963  
RED BIRD PLAZA  
TWELFTH SECTION  
VOL. 88029, PG. 0293  
P.R.D.C.T.

(OWNER)  
KASH INVESTORS GROUP LLC  
INST. NO. 202000237375  
O.P.R.D.C.T.

LOT 1B, BLOCK 2/6963  
5.871 ACRES

(OWNER)  
COLBY B. SANDLIAN AND  
GENEVIEVE B. SANDLIAN  
REVOCABLE TRUST  
INST. NO. 200900160964  
O.P.R.D.C.T.

OWNER:  
KASH INVESTORS GROUP, LLC  
721 WINDING BEND CIRCLE  
HIGHLAND VILLAGE, TEXAS 75077

- LEGEND**
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
  - P.R.D.C.T. PLAT RECORDS OF DALLAS COUNTY, TEXAS
  - SQ.FT. SQUARE FEET
  - FIR FOUND IRON ROD
  - SIR SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "GEONAV"
  - W — EXISTING WATER LINE
  - SS — SS — EXISTING SEWER LINE

(OWNER)  
THE CITY OF DALLAS  
VOL. 90101, PG. 652  
D.R.D.C.T.

EXCHANGE SERVICE DRIVE  
(60' R.O.W.)

WALTON WALKER BOULEVARD  
(205' R.O.W.)

LOT 2R  
BLOCK 2/6963  
33,202 SQ. FT.  
(0.7622 ACRES)

D=25°54'49"(RT)  
R=250.00'  
L=113.07'  
CL=112.11'  
CB=N68°36'21"E

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Kash Investors Group, LLC, are the owners of a 0.7622 acre tract situated in the William James Survey, Abstract Number 691, City of Dallas, Dallas County, Texas, and being all of a that tract recorded in Instrument Number 202000237375 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 1/2-inch iron rod found at the northwest corner of said Kash tract and at the intersection of the south right-of-way line of Exchange Service Drive (60 foot right-of-way) and the northeast right-of-way line of Walton Walker Boulevard (200 foot right-of-way);

THENCE North 55 degrees 29 minutes 19 seconds West, continuing along north line of said Kash tract and the south right-of-way line of said Exchange Service Drive, a distance of 76.21 feet to a point for corner at the beginning of a curve to the right having a radius of 250.00 feet and a chord bearing and distance of North 68 degrees 36 minutes 21 seconds East, 112.11 feet;

THENCE along the north line of said Kash tract and the south right-of-way line of said Exchange Service Drive and along said curve to the right with a delta angle of 25 degrees 54 minutes 49 seconds and an arc length of 113.07 feet to a 1/2-inch iron rod found at the northeast corner of said Kash tract and the northerly most northwest corner of a tract of land described in a deed to Colby B. Sandlian and Genevieve B. Sandlian Revocable Trust, for a corner;

THENCE South 15 degrees 00 minutes 43 seconds East, departing the south right-of-way line of said Exchange Service Drive and continuing along the east line of said Kash tract and the northerly west line of said Sandlian tract, a distance of 206.75 feet to a 1/2 inch iron rod found at the southeast corner of said Kash tract and at an ell corner of said Sandlian tract, for a corner;

THENCE South 55 degrees 46 minutes 50 seconds West along the south line of said Kash tract and the southerly most north line of said Sandlian tract, a distance of 116.11 feet to a 1/2 inch iron rod found at the southwest corner of said Kash tract and the westerly most northwest corner of said Sandlian tract and on the east right-of-way line of said Walton Walker Boulevard, for a corner;

THENCE North 34 degrees 27 minutes 06 seconds West along the west line of said Kash tract and the east right-of-way line of said Walton Walker Boulevard a distance of 219.74 feet to the POINT OF BEGINNING AND CONTAINING 33,202 square feet or 0.7622 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That Kash Investors Group, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOT 2R, BLOCK A/6963 RED BIRD PLAZA THIRD SECTION 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).

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 \_\_\_\_\_, 2021.  
Kash Investors Group, LLC  
By: \_\_\_\_\_  
Salem Makani, Manager

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 Salem Makani 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 \_\_\_\_\_, 2021.

(Signature)  
Notary Public in and for the State of Texas

**GEONAV**  
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110; CARROLLTON, TEXAS 75006  
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 2152  
TBPLS FIRM NO. 10194205

DATED: APRIL 06, 2021 DRAWN BY: LEO

**PRELIMINARY PLAT  
RED BIRD PLAZA,  
THIRD SECTION  
LOTS 2R, BLOCK 2/6963**

REPLAT OF LOT 2, BLOCK A/6963  
RED BIRD PLAZA, THIRD SECTION  
0.7622 ACRES OF LAND  
SITUATED IN THE  
WILLIAM JAMES SURVEY,  
ABSTRACT NO. 891  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-644  
CITY ENGINEER PLAN FILE NO. N/A