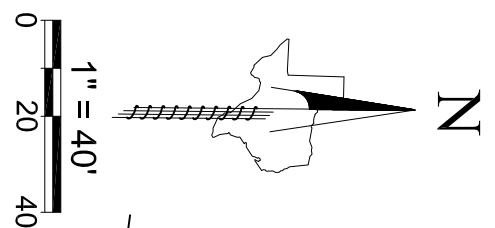
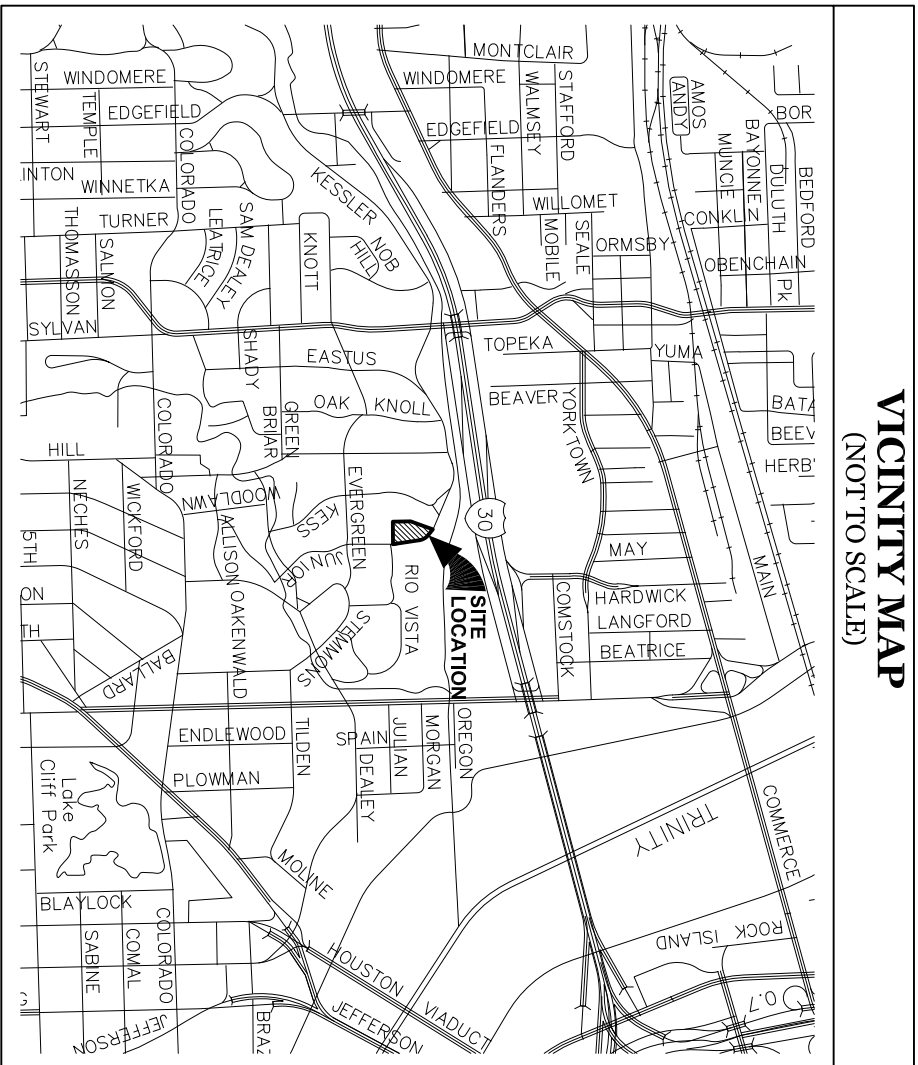


VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

- 1) The purpose of this plat is to combine multiple lots into a single lot of record.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) The bearings shown on this plat are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD83(2011) Datum, State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- 4) The grid coordinates shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 5) Existing structures to remain on the lot.

LEGEND	
(GM)	= CONTROLLING MONUMENT
()	= RECORD DISTANCE
NO.	= NUMBER
PA.	= PAGE
P.O.F.M.V.	= PAGE-OF-MAP
VOL.	= VOLUME
IRF	= IRON ROD FOUND
CRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP
PSG	= STAMPED PAGES SURVEYING SET
CPB	= COPED IRON ROD FOUND
IPF	= IRON PIPE FOUND
INST. NO.	= INSTRUMENT NUMBER
AMON	= 1/2" IRON ROD WITH 3" ALUMINUM MONUMENT
	= 3" IRON ROD WITH 3" ALUMINUM MONUMENT
M.R.D.C.T.	= METRIC RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	= SANITARY SEWER
	= WATER LINE
	= ORIENTED POWER LINE

SURVEYOR'S STATEMENT

I, **MATTHEW RAABE**, 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 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-4.617 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

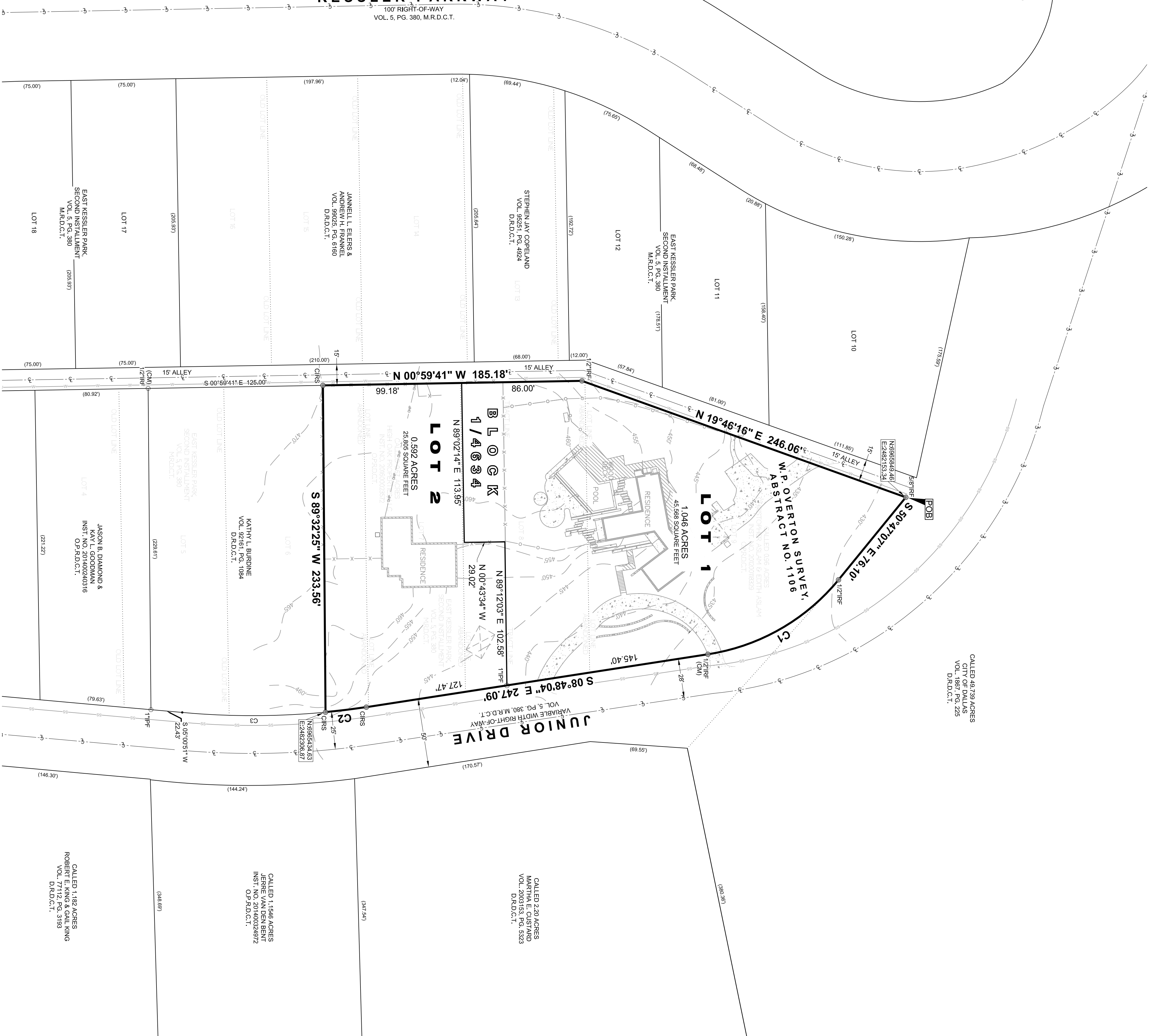
PRELIMINARY
This document shall not be recorded for any purpose and shall not be used as evidence in any final survey document.

Matthew Raabe, R.P.L.S. #6402

STATE OF TEXAS \$
COUNTY OF TARRANT \$
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared **MATTHEW RAABE**, 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.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

John Cox, Notary Public in and for the State of Texas

KESSLER PARKWAY
100' RIGHT-OF-WAY
VOL. 5, PG. 380, M.R.D.C.T.



SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denon, TX 76201
(940) 222-3009

OWNER
High Oak Properties, LLC
Contact: Christopher Aslam
P.O. Box 496539
Garland, TX 75049
(214) 882-5655

OWNER
Christopher Aslam & Edith Aslam
1645 Junior Drive
Dallas, TX 75208
(214) 882-5655

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.90'	150.00'	47°58'43"	S 29°39'55" E	107.46'
C2	29.38'	548.69'	3°04'06"	S 08°59'38" E	29.38'
C3	102.60'	548.69'	10°42'49"	S 00°06'11" E	102.45'

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS, **HIGH OAK PROPERTIES, LLC, CHRISTOPHER ASLAM and EDITH ASLAM**, are the owners of a 1.638 acre tract, of land situated in the W.P. OVERTON SURVEY, ABSTRACT NUMBER 1106, City of Dallas, Dallas County, Texas, being all of Lots 7 - 9 and part of Lot of East Kessler Park, Second Installation, an addition to the City of Dallas, Texas, recorded in Volume 5, Page 380, Map Records of Dallas County, Texas, being conveyed by General Warranty Deed to High Oak Properties, LLC, recorded in Instrument Number 201600023572, Official Public Records of Dallas County, Texas, being conveyed by General Warranty Deed to Christopher Aslam and spouse, Edith Aslam, recorded in Instrument Number 201200118329, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 58-inch iron rod found at the Northwest corner of said Lot 9, being in the East right-of-way line of a 15-foot alley and in the Southern right-of-way line of Junior Drive,

THENCE by the Eastern line of said Lots 6 - 9 and with the Westerly right-of-way line of said Junior Drive the following four (4) calls:

South 50°47'07" East, a distance of 76.10 feet to a 1/2-inch iron rod found at the beginning of a curve to the right, with a radius of 150.00 feet, delin angle of 41°58'43", chord bearing and distance of South 29°39'55" East, 107.46 feet;

Along said curve, an arc distance of 109.90 feet to a 1/2-inch iron rod found at the end of said curve;

South 02°48'01" East, passing a 1-inch iron pipe found at the Southeast corner of said Aslam tract, being at the Northeast corner of said High Oak Properties, LLC tract at a distance of 145.40 feet, continuing along said course, for a total distance of 287.09 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the right, with a radius of 548.69 feet, delin angle of 03°04'06", chord bearing and distance of South 08°59'38" East, 29.38 feet;

Along said curve, an arc distance of 109.90 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve, being at the Southeast corner of said High Oak Properties, LLC tract and being at the Northeast corner of a tract of land described in a deed to Kathy L. Burtina, recorded in Volume 92161, Page 1084, Deed Records of Dallas County, Texas;

THENCE South 89°32'25" West, departing the West right-of-way line of Junior Drive, with the South line of said High Oak Properties, LLC tract and the East line of said Lot 1, being at the Southeast corner of said High Oak Properties, LLC tract, being at the Northeast corner of said Burdette tract and being at the Northwest corner of said High Oak Properties, LLC tract, being at the Northwest corner of said Burdette tract and being at the Northwest corner of a tract of land described in a deed to Jason B. Diamond and Kay L. Goodman, recorded in Instrument Number 201400240316, Official Public Records of Dallas County, Texas;

THENCE North 00°59'41" West, with the West line of said Lots 6 - 8 and with the East right-of-way line of said 15-foot alley, a distance of 185.18 feet to a 1/2-inch iron rod found;

THENCE North 19°46'16" East, with the West line of said Lots 8 & 9 and with the East right-of-way line of said 15-foot alley, a distance of 246.06 feet to the **POINT OF BEGINNING** and containing 1,638 acres or 71,372 square feet of land, more or less.

OWNER'S DEDICATION

NOW HEREOFRE KNOW ALL MEN BY THESE PRESENTS:

THAT, **HIGH OAK PROPERTIES, LLC, CHRISTOPHER ASLAM and EDITH ASLAM**, acting by and through it's duly authorized agent, does hereby dedicate this plat, designating the herein described property as **HIGH OAK 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 highway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and the easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be placed on or over any public utility, street, alley, or highway. All and any public utility shall retain the right to remove and keep removed all and accommodations of all public utilities, using or desiring to use same. All and any public utility shall retain 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 the 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 lines. The location of such easements shall be shown on the plat and the location of such easements 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 _____, 2020.

OWNER: **HIGH OAK PROPERTIES, LLC**, a Texas limited liability company

BY: _____ day of _____, 2020.
Christopher Aslam
President

STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, on this day personally appeared **CHRISTOPHER ASLAM**, as President of **HIGH OAK PROPERTIES, LLC**, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2020.

OWNERS: **CHRISTOPHER ASLAM and EDITH ASLAM**

BY: _____ day of _____, 2020.
Edith Aslam
Owner

PRELIMINARY PLAT
HIGH OAK ADDITION
LOTS 1 & 2, BLOCK 1/4634
1.638 ACRES

A REPLAT OF LOTS 6 - 9 OF
EAST KESSLER PARK, SECOND INSTALLMENT
RECORDED IN VOLUME 5, PAGE 380, M.R.D.C.T.,
W.P. OVERTON SURVEY, ABSTRACT NO. 1106,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S190-165