PRIVATE STREET DEDICATION OWNER'S DEDICATION ACCESS DEVELOPMENT 2015003319\3 D.R.D.C.T. NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS: THAT KELLER SPRINGS ESTATES. LTD.. ACTING NO. 2015003319 BY AND THROUGH ITS DULY AUTHORIZED AGENT, J. STEPHEN DIEB DOES HEREBY ADOPT THIS PLAT SLOPE ESM DESIGNATING THE HEREIN DESCRIBED PROPERTY AS KELLER SPRINGS ESTATES AN ADDITION TO THE **LEGEND**: VOL 90055, LEIGH ANN 15' PUBLIC DRAINAGE ESM " WATER ESMT COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY LOT 8. BLOCK FOUND IRON ROD VOL 90055, PG 2245 FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREET(S) SHOWN 2/8213 GP HOMEOWNERS ASSOC INC. A500331913 INST. NO. THEREON AS PRIVATE. STREETS TO BE DEEDED, IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. SET IRON ROD W/ YELLOW CAP GREEN PARK COMMON AREA 4 _6' PUBLIC UTILITY ESMT 201600011751 THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE INSCRIPTED "RPLS 3752" BLK 1/8213 INST. NO. 201500331913 99903, PG. 9883 SLORE ESMT PRIVATE STREETS, UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND ACCESS ESM NO. 201400162535, CONTROLLING MONUMENT POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES SLOPE ESMT VOL 88084, PG 2036 CITY OF DALLAS FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE PRIVATE STREETS IS THE BY THIS PLAT RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF PAVING ON THE UTILITY -15' PUBLIC DRAINAGE INST. NO. 201500331913 15' PUBLIC DRAINAGE ESMT BLK 8214 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 OF LAWN AT GLEN ABBEY PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY BLK 2/8213, COMMON AREA, A 201100122783 D.R.D. all 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 (VARIABLE WIDTH R.O.W.) (INST. SNO. 201500331913. P.R.D.C.T.) (VARIABLE WIDTH R.O.W.) (INST. SNO. 201500331913. P.R.D.C.T.) (11.21) WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR 15' PUBLIC DRAINAGE ESMT EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TNST. NO. 201500331913 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 "X" CUI PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS LOCATION MAP AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OWNER'S DEDICATION MAPSCO: 5-S COMMON AREA OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY). 0.018 ACRES STATE OF TEXAS WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING S29°30'42"E COUNTY OF DALLAS 8,19 h \side F SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO 65.66 0.188 AC -0.111 AC 0.125 AC CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER 4,633 SQ.FT. 5 0.106 AC R = 48.50NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS; 4.840 SQ.FT. SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND -L = 139.284,633 SQ.FT 4,633 SQ.FI. 4,633 SQ.F DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR CB = N14'53'53"E THAT KELLER SPRINGS ESTATES, LTD. ACTING THROUGH J. STEPHEN DIEB, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT 0.106 AC 71.64 LOCATION AS INSTALLED. N81 16 20 1 64.68 THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS KELLER SPRINGS ESTATES AN ADDITION TO THE CITY $\lambda_1 = 088^{\circ}54'32''$ OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER ANY STREETS. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND −L \\ 58.19 ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR RESOLUTIONS OF THE CITY OF DALLAS. CB\\= N14°56'34"E 47°04'01"E THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS. S59°23'50"W / 34.87° GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE WITNESS, MY HAND AT DALLAS, TEXAS, THIS 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 0.140 AC LOT 4 LOT 5 LOT 6 4,835 SQ.FT. 5,340 SQ.FT. 5,340 SQ.FT. LOT 4 AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE LOT 16 CLUBCORP NV V LLC THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER BENT TREE FOREST APTS 0.12<u>3_</u>AC IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR 5,075 SQ.FT 0.117 AC PART OF LOTS 1 & 3 m LOT 11 LOT 12 5,340 SQ.FT 5,294 SQ.FT. EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL 0.117 AC BLOCK A/8707 5,075 SQ.FT 5,340 SQ.FT. 5,340 SQ.FT. 5,340 SQ.FT. 4 0.123 AC 4 0.123 AC J. STEPHEN DIEB RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING , RECONSTRUCTING VOL. 97076 PG. 4407 PRESIDENT, KELLER SPRINGS ESTATES, LTD. 0.122 AC INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE BLOCK 2 NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY). `L)= 121.12-CURVE TABLE D = 072.56'30''D = 029'26'25 $CB = N70^{\circ}54'26''E$ WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND R = 1072.52CURVE # | LENGTH | RADIUS DELTA CHORD BEARING | CHORD LENGTH -L = 551.09L = 216.42MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENTS AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF CB = N74'07'04"ECB = S53.42'45''WMANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR CL = 545.05388.33 | 746.20 | 029°49'02" N74° 59' 30"E *383.96* PAVEMENTS LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR i D = 07236'30" 189.49'00"W LOCATION AS INSTALLED. 444.73 | 830.00 | *030°42'00"* S74° 44' 50"W 439.43 FLOODWAY AND TREE -L = 165.50THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS. PRESERVATION AREA 129.12 48.50 *152°32*′01″ S55° 58' 32"E CB = S53'42'45"W 427,680 SQ.FT. WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF__ 401.50 | 971.00 | 023'41'29" N71° 14' 34"E 9.818 AC *378.08* 918.00 023'35'51" N71° 11' 45"E -WASTEWATER EASEMENT 60.46 *092°22'10"* S50° 39′ 43″E *+ 042°38′37′* R = 380.00L = 282.82J. STEPHEN DIEB 391.61 | 944.50 | *023*45'22"* N71° 16' 31"E CB = N38'28'46"E PRESIDENT, KELLER SPRINGS ESTATES, LTD. 15' SÁN. SEW. EASEMENT CL = 276.34VOL. 83224, PG. 707 STATE OF TEXAS WASTEWATER EASEMENT COUNTY OF DALLAS L = 142.10--CB = N71°40'47"E BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND $D = 023^{\circ}24^{\circ}53^{\circ}$ R = 420.00STATE ON THIS DAY PERSONALLY APPEARED STEVE DIEB KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED -L = 171.64TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED. CB = \$4810'27''WCV = 170.45GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____, 2020. 20' SAN. SEW. EASEMENT -Wastewater easement N43°02'33"W L = 221.40-CB = N44.41.59.ENOTARY PUBLIC IN AND FOR THE STATE OF TEXAS SURVEYOR'S CERTIFICATE: *S36°28'00"* W STATE OF TEXAS 155.32 COUNTY OF DALLAS CB = S4810'34"WVICTOR LISSIAK. JR., 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, LOT 29 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___ CLUBCORP NV V LLC BLOCKS 8218, 8219, A/8219, 8220 & 8222 1) NO LOT TO LOT DRAINAGE WILL BE PERMITTED. VOL. 97076 PG. 4407 2) THERE ARE NO EXISTING STRUCTURES TO BE REMOVED. VICTOR LISSIAK, JR. 3) PURPOSE: TO CREATE 28 LOTS. **OWNER'S CERTIFICATE:** REGISTERED PROFESSIONAL LAND SURVEYOR, 3752 4) R.O.W. EASEMENT TO CITY OF DALLAS, VOL. 88018 PG, 2362 REPLACED STATE OF TEXAS STATE OF TEXAS WITH R.O.W. DEDICATION. COUNTY OF DALLAS COUNTY OF DALLAS WHEREAS KELLER SPRINGS ESTATES, LTD. IS THE OWNER OF ALL THAT TRACT OF LAND SITUATED IN THE ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, AND THE EDWARD COOK SURVEY, ABSTRACT NO. 327, SAID TRACT CONVEYED BY DEED TO KELLER BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY SPRINGS ESTATES, LTD. FROM KEN MARCHANT & DONNA MARCHANT AS RECORDED IN VOLUME 2004228 ON PAGE 22, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: APPEARED VICTOR LISSIAK, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED. COMMENCING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF BENT TREE FOREST APARTMENTS ADDITION A PLATTED ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 97076 ON PAGE 4407 DEED RECORDS, DALLAS COUNTY, TEXAS WITH THE SOUTHWEST CORNER OF SAID MARCHANT TRACT; GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF___ THENCE, NORTH 00° 07' 56" EAST A DISTANCE OF 62.47' WITH THE EAST LINE OF BENT TREE FOREST APARTMENTS TO A FOUND CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE PLACE OF BEGINNING; PRELIMINARY PLAT THENCE, NORTH 00° 07' 56" EAST A DISTANCE OF 878.00' CONTINUING WITH THE EAST LINE OF BENT TREE FOREST APARTMENTS TO A FOUND "X" CUT IN CONCRETE FOR CORNER, SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF KELLER KELLER SPRINGS ESTATES OWNER; SPRINGS ROAD (VARIABLE WIDTH R.O.W.); LOTS 1-11, BLOCK 1, LOTS 1-18, BLOCK 2 KELLER SPRINGS ESTATE, LTD. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS THENCE, NORTH 89° 54' 00" EAST A DISTANCE OF 69.62' WITH THE SOUTH LINE OF KELLER SPRINGS ROAD VARIABLE WIDTH R.O.W.) TO A SET CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT; 17120 DALLAS PARKWAY. SUITE 235 AND RIGHT-OF-WAY DALLAS, TX 75248 THENCE, 388.33' ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29° 49' 02", SAID CURVE HAVING A RADIUS OF 746.20' AND A LONG CHORD LENGTH OF 383.96' WHICH BEARS NORTH 74° 59' 30" EAST CONTINUING WITH CONTACT: STEVE DIEB 14.681 ACRES THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND "X" CUT IN CONCRETE FOR CORNER; OUT OF THE THENCE, NORTH 60° 05' 02" EAST A DISTANCE OF 317.58' CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRING ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND "X" CUT IN CONCRETE FOR CORNER; **PRELIMINARY** ROBERT WILBURN SURVEY, ABS. NO. 1580 <u>ENGINEER/SURVEYOR;</u>

THENCE, SOUTH 29° 55' 00" EAST A DISTANCE OF 552.45' DEPARTING THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND CAPPED IRON FOR CORNER, SAID CORNER BEING IN THE NORTH LINE OF THE ST. LOUIS &

THENCE, DUE WEST A DISTANCE OF 86.10' DEPARTING THE NORTH LINE OF SAID ST. LOUIS & SOUTHWESTERN RAILROAD RIGHT-OF-WAY (100' R.O.W.) BACK TO THE PLACE OF BEGINNING AND CONTAINING 14.681 ACRES (639,507 SQ.FT.) OF LAND.

THENCE, SOUTH 54° 05' 01" WEST A DISTANCE OF 1120.18' WITH THE NORTH LINE OF THE ST. LOUIS & SOUTHWESTERN R.R. RIGHT-OF-WAY (100' R.O.W.) TO A FOUND CAPPED IRON FOR CORNER'

SOUTHWESTERN R.R. RIGHT-OF-WAY (100' R.O.W.);

THIS DOCUMENT SHALL NOT BE RECORDED

FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED FOR OR RELIED UPON AS

A FINAL SURVEY DOCUMENT.

VIEWTECH, INC.

4205 BELTWAY DRIVE

ADDISON, TEXAS 75001 TEL. 972 661-8187

CONTACT: VICTOR LISSIAK JR., PE FIRM NO. 10155800 AND THE

EDWARD COOK SURVEY, ABS. NO. 327

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE NO. S190-213