

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Katy Trail Ice House LP, a Texas limited partnership, is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas Block 1005, same being that tract of land conveyed to Katy Trail Ice House LP, a Texas limited partnership, by deed recorded in Instrument No. 201200209889, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with yellow cap stamped "Bury & Partners" for corner, said corner being the North corner of Lot 1, Block 1005, of LG Fairmount, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 4910, Page 273, Map Records, Dallas County, Texas, same being that tract of land conveyed to Fairmount G/U LLC, a Texas limited liability company, by deed recorded in Volume 4910, Page 273, Deed Records, Dallas County, Texas, and being the East corner of said Katy Trail Ice House LP tract, said corner also being in the Southwest line of South Street (variable width right-of-way, Volume 106, Page 586):

THENCE South 43 degrees 54 minutes 52 seconds West, along the Northwest line of said Fairmount G/U LLC tract, and the Southeast line of said Katy Trail Ice House LP tract, a distance of 162.93 feet to a 3 inch aluminum disk stamped "HALF & Associates" found for corner, said corner being the South corner of said Katy Trail Ice House LP tract;

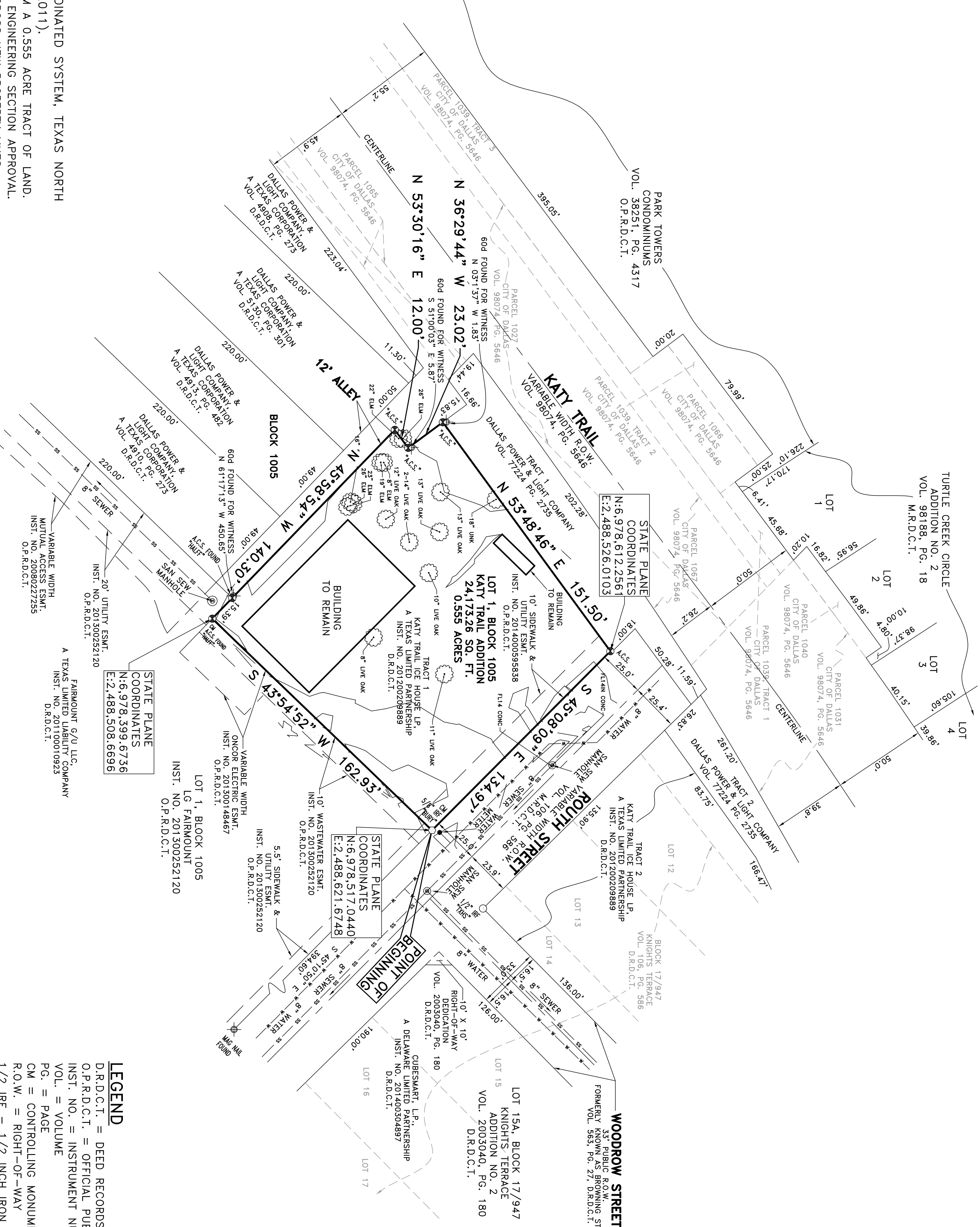
THENCE North 45 degrees 58 minutes 54 seconds West, along the Southwest line of said Katy Trail Ice House LP tract, passing a 3 inch aluminum disk stamped "HALF & Associates" at a distance of 15.39 feet found for reference, said disk being the most Westerly North corner of said Fairmount G/U LLC tract, and being the Southeast corner of a 12 foot Alley, and continuing along said Southwest line of Katy Trail Ice House LP tract and the Northeast line of said Alley, a total distance of 140.30 feet to a 3 inch aluminum disk stamped "KTA and RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 53 degrees 30 minutes 16 seconds East, a distance of 12.00 feet to a 3 inch aluminum disk stamped "KTA and RPLS 5513" set over a 1/2 inch iron rod set for corner;

THENCE North 36 degrees 29 minutes 44 seconds West, a distance of 23.02 feet to a 3 inch aluminum disk stamped "KTA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the most Northerly West corner of said Katy Trail Ice House LP tract, and also being the Southwest corner of a tract of land conveyed to Dallas Power & Light Company, by deed recorded in Volume 77224, Page 2735, Deed Records, Dallas County, Texas;

THENCE North 53 degrees 48 minutes 46 seconds East, along the Southeast line of said Dallas Power & Light Company tract, and the Northwest line of said Katy Trail Ice House LP tract, a distance of 151.50 feet to a 3 inch aluminum disk stamped "KTA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the North corner of said Katy Trail Ice House LP tract, and being in the Southwest line of said South Street;

THENCE South 45 degrees 08 minutes 09 seconds East, along the Northeast line of said Katy Trail Ice House LP tract, and said Southwest line of South Street, a distance of 134.97 feet to the POINT OF BEGINNING, and containing 24,173.26 square feet or 0.555 acres of land.



LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- P.G. = PAGE NUMBER
- P.C. = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1/2 IRF = 1/2 INCH IRON ROD FOUND
- 5/8 IRF = 5/8 INCH IRON ROD FOUND
- INST. NO. = INSTRUMENT NUMBER
- HALF = HALF & ASSOCIATES
- BURY = BURY & PARTNERS
- A.C.S. = 3" ALUMINUM DISK STAMPED "EH AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Katy Trail Ice House LP, a Texas limited partnership, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **KATY TRAIL 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 hereon. The easements shown hereon 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 serving 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, fence, 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 of 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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 reserved 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2016.

Katy Trail Ice House LP, a Texas limited partnership

BY: Katy Trail Ice House GP LLC, a Texas limited liability company, its general partner

BY: Buddy Cramer, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Buddy Cramer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 (g)(b)(c)(d) & (g); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2016.
RELEASED FOR REVIEW 12/22/2016 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR BELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 PLAT
KATY TRAIL ADDITION

LOT 1, BLOCK 1005
24,173.26 SQ. FT. / 0.555 ACRES
BEING A PART OF CITY BLOCK 1005
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5167-068

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 290
Dallas, TX 75228
P 214-349-2216
F 214-349-9485
bcbg@cbginc.com
www.cbginc.com

CBG SURVEYING INC.
214-674-9200
214-674-9200

- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 0.555 ACRE TRACT OF LAND.
 - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS PROPERTY LINES.
 - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NORTH AND NO PROJECTION.
 - 6) BENCHMARK IS A SQUARE WITH AN "X" CUT IN THE CENTER ON TOP OF A CONCRETE CURB AT THE CENTER OF A STORM SEWER DROP INLET ON THE SOUTH SIDE OF SNEED STREET AND 225' WEST OF CENTERLINE OF COLE STREET. (ELEV.=460.29')