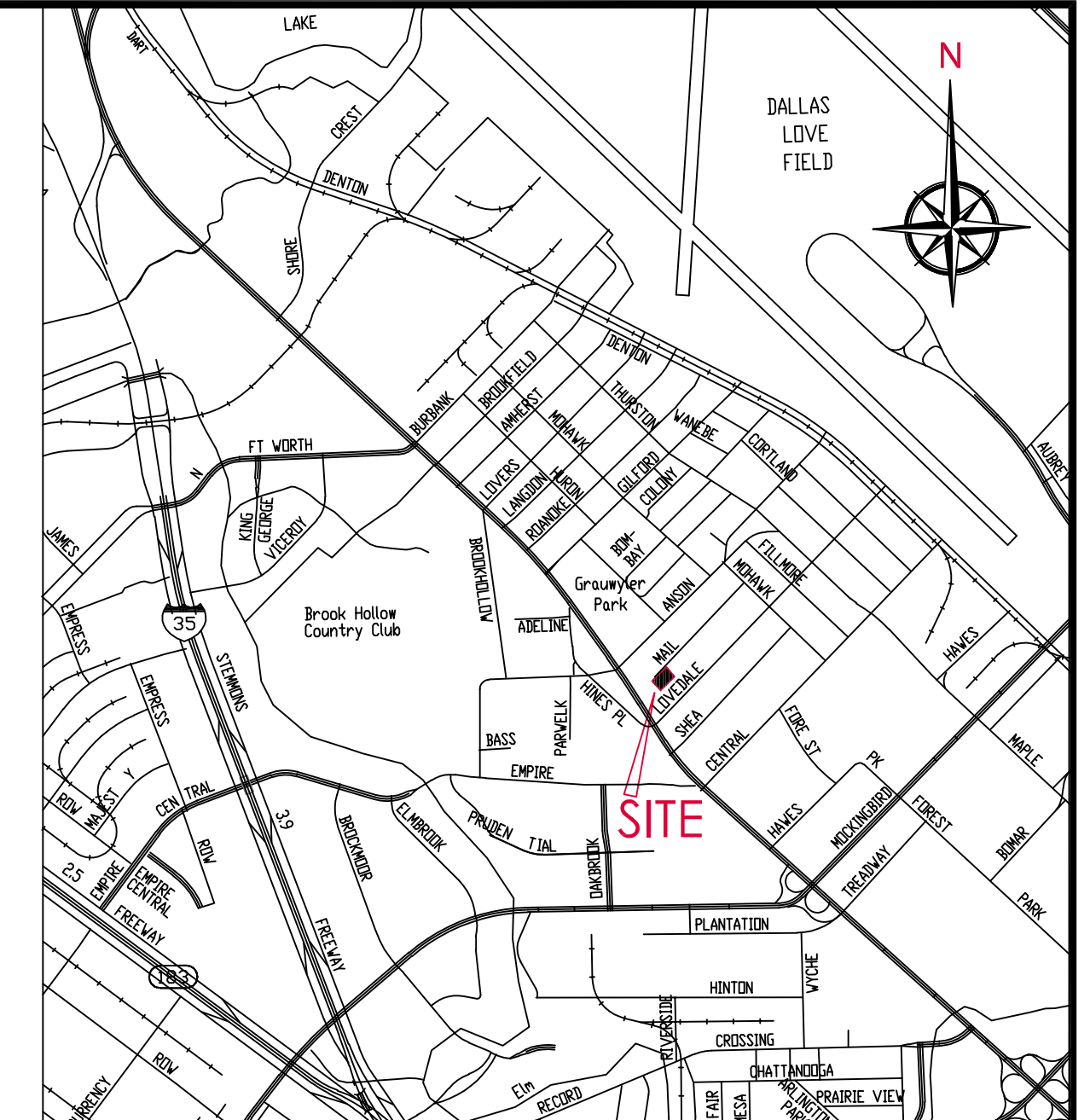


According to my interpretations of the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48113C0330J, dated August 23, 2001, the subject property lies within flood zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.

NOTES:

- Coordinates are based on Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on Grid Coordinate values. No Scale and No Projection.
- Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- Open spaces shall be owned and maintained by the Homeowners Association.
- The purpose of this Plat is to create 8 MF-2(A) lots out of 0.378 Acres.
- There are no protected trees on this property.
- Lot-to-Lot drainage will not be allowed without proper Engineering Department approval.
- Existing structures to be demolished prior to recording this plat.



Vicinity Map
n.f.s.

SHARED ACCESS AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE CHIEF ENGINEER OF THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION OF THE CITY OF DALLAS AND ACCEPTED BY THE OWNER, SUBJECT TO THE FOLLOWING CONDITIONS, WHICH WILL BE BINDING UPON THE OWNER, HIS HEIRS, GRANTEEES AND ASSIGNS:

THE SHARED ACCESS AREA AS DESIGNATED WITHIN THE LIMITS OF THIS ADDITION WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE SHARED ACCESS AREA. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE SHARED ACCESS AREA OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE USE OR CONDITION OF THE SHARED ACCESS AREA IN THE EVENT THAT THE CITY OF DALLAS OR DALLAS WATER UTILITIES DOES NOT ELECT TO REPAIR PAVING IN THE SHARED ACCESS AREA AFTER WORK ON WATER OR WASTEWATER LINES OR FOR ANY OTHER REASON, THE PAVEMENT REPAIR WILL BE TO MINIMUM STANDARDS SET FORTH IN THE CITY OF DALLAS PAVEMENT CUT AND REPAIR STANDARDS MANUAL OR ITS SUCCESSOR, AND AY SPECIAL PAVERS OR OTHER SURFACE TREATMENTS MUST BE REPAIRED OR REPLACED BY THE HOMEOWNERS AT ITS OPTION.

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.

Lloyd Denman, P.E., Chief Engineer Department of Sustainable Development and Construction

OWNER'S CERTIFICATE
STATE OF TEXAS)
COUNTY OF DALLAS)

WHEREAS, Kaminski Development Corp, LLC, is the owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52 in the City of Dallas, Dallas County, Texas, said tract being part of Tracts 2-A and 3-A in Block 5761 of the Jennie Smith Partition, as recorded in Volume E, Page 533 of the Minutes of the District Court, Dallas County, Texas, same being described by Special Warranty Deed with Vendor's Lien to Kaminski Development Corp, LLC, recorded in Instrument No. 201900273878, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the west corner of Lot 1, Block C/2365 of J.T. Hood's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 85184, Page 1306, Deed Records, Dallas County, Texas, and also being the north corner of said Kaminski Development tract;

Thence South 46 degrees 39 minutes 52 seconds East, along the southwest line of said Lot 1, Block C/2365 and the northeast line of said Kaminski Development tract, a distance of 149.61 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set at the south corner of said Lot 1, Block C/2365 and lying in the northwest right-of-way line of a 15 foot alley and being the most eastern corner of said Kaminski Development tract;

Thence South 44 degrees 24 minutes 32 seconds West, along said northwest right-of-way line of a 15 foot alley and the southeast line of said Kaminski Development tract, a distance of 76.96 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set for corner;

Thence South 45 degrees 51 minutes 31 seconds East, a distance of 7.50 feet to a 1/2 inch iron rod found lying in an area of uncertain ownership as monumented nor encompassed by current deeds or plats;

Thence South 44 degrees 24 minutes 32 seconds West, along said area of uncertain ownership as monumented nor encompassed by current deeds or monumentation, a distance of 33.00 feet to the south corner of said Kaminski Development tract and the common east corner of a tract of land described in General Warranty Distribution Deed to Joanna H. Stratton and Maria C. Stratton, recorded under Volume 2005141, Page 1653, Deed Records, Dallas County, Texas;

Thence North 46 degrees 44 minutes 54 seconds West, along the northeast line of said Stratton tract and the common southwest line of said Kaminski Development tract, a distance of 149.15 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set lying in the most southeastern line of Lot 1, Block A/5761 of Dallas Association for Retarded Children Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72195, Page 21, Map Records, Dallas County, Texas, and being the north corner of said Stratton tract and the most western corner of said Kaminski Development tract;

Thence North 44 degrees 09 minutes 52 seconds East, along said most southeastern line of Lot 1, Block A/5761 and the northwestern line of said Kaminski Development tract, a distance of 33.00 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set at an interior ell corner of said Kaminski Development tract and a southeastern corner of said Lot 1, Block A/5761;

Thence North 46 degrees 05 minutes 55 seconds West, along the most southerly northwest line of said Lot 1, Block A/5761, and the most northerly southwest line of said Kaminski Development tract, a distance of 7.50 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set at the southern corner of Mail Avenue (50 foot right-of-way);

Thence North 44 degrees 10 minutes 08 seconds East, along the southeast right-of-way line of said Mail Avenue and the northwest line of said Kaminski Development tract, a distance of 77.20 feet to the POINT OF BEGINNING and containing 16,456 square feet or 0.378 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KAMINSKI DEVELOPMENT CORP, LLC, does hereby adopt this plat, designating the herein above described property as MAIL AVE, TOWNHOMES, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes 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 easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The City of Dallas shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. 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 and upon 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, Texas.

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

KAMINSKI DEVELOPMENT CORP., LLC

By: _____
BRUCE KAMINSKI

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared BRUCE KAMINSKI, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he and she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas
My commission expires:

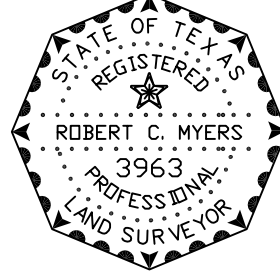
SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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 _____, 2020.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This document was released 09/03/2020 for the City of Dallas' final plat review process.

ROBERT C. MYERS
STATE OF TEXAS NO. 3963



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 ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2020.

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

LEGEND

| | |
|-----------|---|
| IRSC | 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963" |
| IRF | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| 3 1/4" AD | 3 1/4" ALUMINUM DISK STAMPED (SEMPCO SURVEYING) |
| 60D | 60D NAIL FOUND |
| PFCISFP | POINT FOR CORNER IN STEEL FENCE POST |
| AC | ALUMINUM CAP |
| U.E. | UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING LINE |
| INST. NO. | INSTRUMENT NUMBER |
| DOC. NO. | DOCUMENT NUMBER |
| DRDCT | DEED RECORDS, DALLAS COUNTY, TEXAS |
| MRDCT | MAP RECORDS, DALLAS COUNTY, TEXAS |
| OPROCT | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |

| | |
|----------------------|-----------|
| TOTAL NUMBER OF LOTS | 8 |
| EXIST. ZONING | MF-2(A) |
| TOTAL AREA | 0.378 AC. |
| MIN LOT SIZE REQ'D | 1000 SF |
| MIN LOT SIZE | 1515 SF |
| PARKING REQ'D | 2 |
| PARKING PROVIDED | 2 |

"THIS DOCUMENT SHALL NOT BE RECORDED"

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 8 MF-2(A) LOTS OUT OF THE 0.378 AC. OF LAND

City File Plan No. S190-228
Preliminary Plat
A Shared Access Development
MAIL AVE. TOWNHOMES
Lots 2, A/5761
Parts of Tracts 2A and 3A, Block 5761
Being a 0.378 acre tract of land situated in the Miles Bennett Survey, Abstract No. 52 in the City of Dallas, Dallas County, Texas

Engineer:
RED CAPROCK ENGINEERING
3930 Glade Rd., S. 108-322
Colleyville, Texas 76034
tel. 214.682.5206
firm #21121

Surveyor:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0536 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192500
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

Owner:
KAMINSKI DEVELOPMENT CORP., LLC
P.O. BOX 1764
Addison, Texas 75001

September 3, 2020