

**SURVEYOR'S CERTIFICATE**

THIS IS TO STATE THAT I, TIMOTHY A. NOLD, 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.

**PRELIMINARY**  
 This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

TIMOTHY A. NOLD  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5658

STATE OF TEXAS )  
 COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY A. NOLD, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**GENERAL NOTES**

- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
- THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY ON THIS PROPERTY.
- THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR, OR BE MAINTAINING ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
- BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°56'52.5". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00013625.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0345J, DATED AUGUST 23, 2001.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
- ALL CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "MMA".
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT.

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
 COUNTY OF DALLAS )

WHEREAS WILLOW PARTNERS, LP, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A 2.502 ACRE TRACT OF LAND LOCATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS DESCRIBED IN DEED TO WILLOW PARTNERS, LP, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2007037721, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 2.502 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 2.502 ACRE (109,000 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 AND BEING PART OF CITY BLOCK 801, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF A CALLED 1.1398 ACRE TRACT CALLED TRACT I AND A CALLED 1.3626 ACRE TRACT CALLED TRACT II DESCRIBED IN DEED TO WILLOW PARTNERS, LP AS RECORDED IN COUNTY CLERK'S FILE NO. 2007037721 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

BEGINNING AT 1/2" YELLOW PLASTIC CAPPED IRON ROD FOUND (N: 6,975,537.23, E: 2,502,193.31) STAMPED "DC&A" FOR THE COMMON SOUTH CORNER OF SAID 1.1398 ACRE TRACT AND THE EAST CORNER OF A CALLED TRACT II DESCRIBED IN DEED TO TAMMY MANSE LLC D/B/A FIVE TREES APARTMENTS AS RECORDED IN COUNTY CLERK'S FILE NO. 200900272188 OF SAID OFFICIAL PUBLIC RECORDS AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF THE GULF, COLORADO AND SANTA FE RAILROAD COMPANY, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, NORTH 45°22'22" WEST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID 1.1398 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID TAMMY MANSE TRACT, AT 140.98 FEET PASSING A POINT FOR A COMMON NORTH CORNER OF SAID TAMMY MANSE LLC TRACT AND THE EAST CORNER OF A CALLED 0.2180 ACRE TRACT DESCRIBED IN DEED TO MARSON INVESTMENTS, LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 201600154267 OF SAID OFFICIAL PUBLIC RECORDS FROM WHICH A 1/2" YELLOW PLASTIC CAPPED IRON ROD FOUND STAMPED "RPLS 5633" BEARS SOUTH 44°37'38" WEST, A DISTANCE OF 0.14 FEET, CONTINUING WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID 1.1398 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID MARSON INVESTMENTS TRACT, IN ALL A DISTANCE OF 331.00 FEET TO A POINT FOR THE COMMON WEST CORNER OF SAID 1.1398 ACRE TRACT AND THE NORTH CORNER OF SAID MARSON INVESTMENTS TRACT AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST SIDE AVENUE, AN EIGHTY (80) FOOT RIGHT-OF-WAY, FROM WHICH A 5/8" YELLOW PLASTIC CAPPED IRON ROD FOUND STAMPED "DC&A" BEARS NORTH 45°22'22" WEST, A DISTANCE OF 0.14 FEET;

THENCE, NORTH 44°38'33" EAST, WITH THE COMMON NORTHWEST BOUNDARY LINE OF SAID 1.1398 ACRE TRACT AND SAID SOUTHEAST RIGHT-OF-WAY LINE, AT 149.89 FEET PASSING A 1/2" IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID 1.1398 ACRE TRACT AND THE WEST CORNER OF THE AFORESAID 1.3626 ACRE TRACT, CONTINUING WITH THE COMMON NORTHWEST BOUNDARY LINE OF SAID 1.3626 ACRE TRACT AND SAID SOUTHEAST RIGHT-OF-WAY LINE, IN ALL A DISTANCE OF 349.93 FEET TO A POINT FOR THE COMMON NORTH CORNER OF SAID 1.3626 ACRE TRACT AND THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TRUE RENOVATIONS, LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 201600283306 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2" YELLOW PLASTIC CAPPED IRON ROD FOUND BEARS NORTH 42°23'55" EAST, A DISTANCE OF 0.24 FEET;

THENCE, SOUTH 45°23'04" EAST, WITH THE COMMON NORTHEAST BOUNDARY LINE OF SAID 1.3626 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID TRUE RENOVATIONS TRACT, A DISTANCE OF 200.00 FEET TO A 1/2" ILLEGIBLE YELLOW PLASTIC CAPPED IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 1.3626 ACRE TRACT, THE SOUTH CORNER OF SAID TRUE RENOVATIONS TRACT AND BEING IN THE NORTHWEST BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERTO GUERRERO AS RECORDED IN COUNTY CLERK'S FILE NO. 201800116131 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 44°38'33" WEST, WITH THE COMMON SOUTHEAST BOUNDARY LINE OF SAID 1.3626 ACRE TRACT AND SAID NORTHWEST BOUNDARY LINE, A DISTANCE OF 95.05 FEET TO A 1/2" IRON ROD FOUND FOR A COMMON INTERIOR ELL CORNER OF SAID 1.3626 ACRE TRACT AND THE WEST CORNER OF SAID GUERRERO TRACT;

THENCE, SOUTH 45°23'04" EAST, WITH THE COMMON NORTHEAST BOUNDARY LINE OF SAID 1.3626 ACRE TRACT AND THE SOUTHWEST BOUNDARY LINE OF SAID GUERRERO TRACT, A DISTANCE OF 139.00 FEET TO A 60D NAIL FOUND IN TREE FOR THE COMMON EAST CORNER OF SAID 1.3626 ACRE TRACT AND THE SOUTH CORNER OF SAID GUERRERO TRACT AND BEING IN THE AFORESAID GULF COLORADO AND SANTA FE RAILROAD NORTHWEST RIGHT-OF-WAY LINE, FROM WHICH A LEANING RAILROAD TEE RAIL BEARS SOUTH 45°24'44" WEST, A DISTANCE OF 0.98 FEET;

THENCE, SOUTH 44°38'33" WEST, WITH THE COMMON SOUTHEAST BOUNDARY LINE OF SAID 1.3626 ACRE TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 44.90 FEET TO A POINT FOR THE EASTERMOST SOUTH CORNER OF SAID 1.3626 ACRE TRACT, FROM WHICH A DISTURBED 3/8" IRON ROD FOUND BEARS NORTH 46°59'33" EAST, A DISTANCE OF 0.11 FEET;

THENCE, NORTH 45°22'33" WEST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID 1.3626 ACRE TRACT AND A NORTHEAST BOUNDARY LINE OF SAID GULF, COLORADO AND SANTA FE RAILROAD, A DISTANCE OF 8.00 FEET TO A 3/8" IRON ROD FOUND FOR A COMMON INTERIOR ELL CORNER OF SAID 1.3626 ACRE TRACT AND A NORTH CORNER OF SAID GULF, COLORADO AND SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE, SOUTH 44°38'33" WEST, WITH THE SOUTHEAST BOUNDARY LINE OF SAID 1.3626 ACRE TRACT AND THE NORTHWEST RIGHT-OF-WAY OF SAID GULF, COLORADO AND SANTA FE RAILROAD, AT 100.10 FEET PASSING A 1" IRON PIPE FOUND FOR THE COMMON SOUTH CORNER OF SAID 1.3626 ACRE TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE, IN ALL A DISTANCE OF 250.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 2.502 ACRES OR 109,000 SQUARE FEET OF LAND.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That Kiva East, LLC., a Texas Limited Partnership acting by and through its duly authorized agent for \_\_\_\_\_ do hereby adopt this plat, designating the herein above described property as Kiva East LLC, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire land 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 the 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 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).

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 converted for installation and maintenance of manholes, clean outs, fire hydrants, water services, and wastewater services form 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 platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_

By: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )

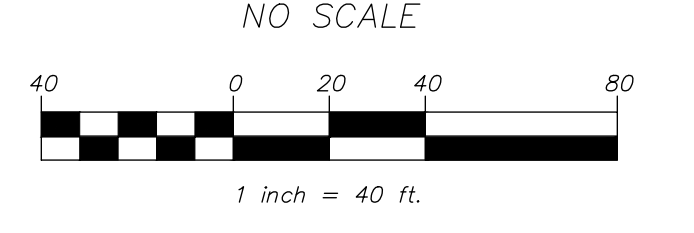
Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of corporation.

Given under my hand and seal of office on this the \_\_\_ day of \_\_\_\_\_, 2021.

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



**VICINITY MAP**



**LEGEND/ABBREVIATIONS**

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- DRDCT DEED RECORDS DALLAS COUNTY, TEXAS
- MRDCT MAP RECORDS DALLAS COUNTY, TEXAS
- OPRDCT OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- VOL VOLUME
- PG PAGE
- UE UTILITY EASEMENT
- BL BUILDING LINE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- POB POINT OF BEGINNING
- FND FOUND
- IRF IRON ROD FOUND
- MFF MINIMUM FINISHED FLOOR ELEVATION
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- CM CONTROLLING MONUMENT
- NAD83 (GRID) TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION

**PRELIMINARY PLAT**

**KIVA EAST ADDITION**  
 LOT 1, CITY BLOCK 801  
 AN ADDITION TO THE CITY OF DALLAS  
 DALLAS COUNTY, TEXAS  
 2.502 ACRES

1 MULTIFAMILY LOT  
 BEING ALL OF TRACT 35 AND ALL OF A 1.3626 ACRE TRACT, CITY BLOCK 801 SITUATED IN THE JOHN GRIGSBY SURVEY ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S212-009  
 ENGINEERING NO. \_\_\_\_\_

OCTOBER 2021  
 SURVEYOR/ENGINEER:



519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com

OWNER:  
**WILLOW PARTNERS, LP**  
 4144 N CENTRAL EXPY, SUITE 1150  
 DALLAS, TEXAS, 75204

DEVELOPER:  
**KIVA EAST, L.L.C.**  
 5501-A-BALCONES #302  
 AUSTIN, TEXAS 78731  
 PHONE # 830-330-0762  
 CONTACT: MEGAN LASCH  
 email: megan@-sda.com

CONTACT: ANDREA TAYLOR, P.E.  
 COPYRIGHT © 2021 MMA, INC.  
 SHEET 1 OF 1