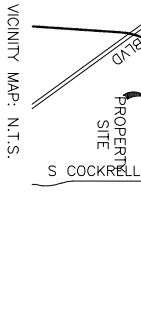


NOTE: PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

NOTE: THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1, BLOCK 6966 FROM PREVIOUSLY UNPLATTED PROPERTIES.

BENCHMARK 1211  
STANDARD WATER DEPARTMENT BENCH MARK, SET AT THE MIDPOINT ON A CONCRETE CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF KIEST BOULEVARD AND RAVINIA DRIVE.  
ELEVATION = 555.28  
N 6943230.008  
E 2469768.981



VICINITY MAP: N.T.S.

SURVEYOR'S CERTIFICATE:

COUNTY OF DALLAS,  
STATE OF TEXAS:

I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the plating Rules and Regulations of the city of Dallas, Texas.

Barry S. Rhodes  
Registered Professional Land Surveyor No. 3691



STATE OF TEXAS:  
COUNTY OF DALLAS:

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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

OWNERS CERTIFICATE

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS, Marius Mares and Roman Ciojocar, are the owners of all that tract of land situated in the city of Dallas, Dallas County, Texas, part of Block 6966 in the city of Dallas, Dallas County, Texas, being all of a tract of land described as Tract 2 in deed to Nicholas Q. Lee as recorded in Instrument File No. 201500257305, of the Official Public Records of Dallas County, Texas, and a tract of land described in deed to Nicholas Q. Lee as recorded in Instrument File No. 201600173442, of the Official Public Records of Dallas County, Texas, as shown herein and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for corner on the Southwest line of a tract of land described in deed to Quanset Corporation, a Texas Corporation, as recorded in Volume 95228, Page 1716, of the Deed Records of Dallas County, Texas, being the Southwest line of a Dallas Power and Light Company Easement, as recorded in Volume 2011, Page 596, of the Deed Records of Dallas County, Texas, being the Northeast corner of Lot 1, Block G/6966, of Dallas General Kiest Boulevard, as recorded in Instrument File No. 201100035697, of the Official Public Records of Dallas County, Texas, and being the Northwest corner of said Called Tract 2;

THENCE South 71 degrees 54 minutes 59 seconds East, a distance of 307.24 feet to a found 5/8 inch iron rod for corner, being the West line of said Leq/201600173442 tract;

THENCE North 00 degrees 48 minutes 05 seconds West, a distance of 104.51 feet to a found 1/2 inch yellow-capped iron rod for corner on the Southwest line of Lot 11, Block B/6966, of Encinos Park Addition, Phase 1, an Addition in the city of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 20000010, Page 1001, of the Map Records of Dallas County, Texas;

THENCE South 71 degrees 57 minutes 36 seconds East, a distance of 529.87 feet to a point for corner, being the Southwest corner of Lot 6, Block D/6966, of Los Palacios Estates, an Addition in the city of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2003154, Page 143, of the Map Records of Dallas County, Texas;

THENCE South 01 degrees 22 minutes 20 seconds East, a distance of 101.22 feet to point for corner, being the Southeast corner of said Leq/201600173442 tract, a point in the right of way of W. Kiest Boulevard;

THENCE South 89 degrees 32 minutes 13 seconds West, a distance of 794.75 feet, passing a found 'X' for the common South corner of said Lee tract, at a distance of 502.34 feet, continuing a total distance of 794.75 feet to a found 'X' for corner, being the Southwest corner of said Called Tract 2;

THENCE North 00 degrees 27 minutes 47 seconds West, a passing a found 1/2 inch iron rod for the Southeast corner of said Lot 1, Block G/6966, at a distance of 30.00 feet, continuing a total distance of 252.58 feet to the PLACE OF BEGINNING and containing 155,305 square feet or 3.565 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Marius Mares and Roman Ciojocar, do hereby adopt this plat, designating the herein described property as KIEST, LOT 1, Block 6966, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alley and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police utilities, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and the 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 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 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 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.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESSE, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019

By: \_\_\_\_\_  
Marius Mares

STATE OF TEXAS:  
COUNTY OF DALLAS:

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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2019

By: \_\_\_\_\_  
Roman Ciojocar

STATE OF TEXAS:  
COUNTY OF DALLAS:

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 purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My commission expires \_\_\_\_\_

PRELIMINARY PLAT  
KIEST  
LOT 1, BLOCK 6966

42,000 SQ. FT. - 0.964 OF AN ACRE  
WILLIAM PEARSON SURVEY, ABSTRACT NO. 1127  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER: MARIUS MARES & ROMAN CIOICARI (214) 315-0092  
3611 SAM RAYBURN TRAIL, DALLAS, TX 75287

LOT 2, BLOCK B/6966  
LA CASA DEL ALFARERO ADDITION  
VOLUME 98050, PAGE 23

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR  
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 326-1090  
FIRM NO. 10194366

DATE 5-20-2019  
DRAWN BY: MSO - PROJECT NO. 201900302-01  
CITY PLAT FILE NO. 190-005  
ENGINEERING FILE NO.

