

OWNER'S CERTIFICATE

WHEREAS, **RYAN SCHORMAN** and **ELIZABETH SCHORMAN**, are the owners of a 1.021 acre or 44,466 square feet tract of land situated in the W.M. Myers Survey, Abstract Number 880, City of Dallas, Dallas County, Texas; being a replat of all of Lot 11 and part of Lot 9, Block 8/3826 of Kessler Park, Section Two, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 3, Page 197, Map Records of Dallas County, Texas (M.R.D.C.T.), as described in General Warranty Deed with Vendor's Lien to Ryan Schorman and Elizabeth Schorman, recorded in Instrument Number 202100195854, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found in the North right-of-way line in Olympia Drive (variable width right-of-way), being at the most Easterly Southeast corner of said Lot 11, Block 8/3826, being at the South corner of Lot 24, Block 8/3826 of said Kessler Park, Section Two, and being at the beginning of a non-tangent curve to the left, with a radius of 40.00 feet, delta angle of 103 degrees 37 minutes 35 seconds, chord bearing and distance of South 36 degrees 00 minutes 17 seconds West, 62.88 feet;

THENCE along said curve, with the common line of said Lots 9 and 11, Block 8/3826 and North right-of-way of Olympia Drive, an arc distance of 72.34 feet to a 3/4-inch iron pipe found at the end of said curve, for the Southeast corner of said Lot 9, Block 8/3826 and being at the North corner of Lot 8, Block 8/3826 of said Kessler Park, Section Two, same being the North corner of a called 0.384 acre tract of land described in a Warranty Deed with Vendor's Lien to Mark E. Liniado and Amy Liniado, recorded in Instrument Number 200503523514 (O.P.R.D.C.T.);

THENCE South 62 degrees 35 minutes 05 seconds West, departing the said right-of-way line of Olympia Drive, with the common line of said Schorman and Liniado tracts, over and across said Lot 9, Block 8/3826, a distance of 197.15 feet to a 1-inch iron pipe found in the Easterly right-of-way line of Colorado Boulevard, a 100-foot right-of-way as shown on said plat of Kessler Park Addition, Section Two, and being the South corner of said Schorman tract, and being the West corner of said Liniado tract, and also being at the beginning of a non-tangent curve to the right, with a radius of 246.92 feet, delta angle of 26 degrees 44 minutes 03 seconds, chord bearing and distance of North 20 degrees 08 minutes 22 seconds West, 114.17 feet;

THENCE along said curve, with the common right-of-way line of said Colorado Boulevard, an arc distance of 115.21 feet to a 1/2-inch iron rod capped with a 3-1/4 inch aluminum disk stamped "U.S. PLUS SURVEY, PLLC SA" set at the end of said curve, near the transition area of the right-of-way lines of Colorado Boulevard and Kessler Parkway, an 80-foot right-of-way as shown on said plat of Kessler Park, Section Two, and being at the beginning of a tangent curve to the right with a radius of 263.90 feet, delta angle of 40 degrees 35 minutes 33 seconds, chord bearing and distance of North 14 degrees 14 minutes 05 seconds East, 183.08 feet;

THENCE along said curve, with the common right-of-way line of said Kessler Parkway, an arc distance of 186.97 feet to a 3/4-inch iron pipe found at the end of said curve, being at the Northwest corner of said Lot 11, Block 8/3826 and being at the Southwest corner of Lot 12, Block 8/3826 of said Kessler Park, Section Two;

THENCE South 66 degrees 31 minutes 56 seconds East, departing the said right-of-way line of Kessler Parkway, with the common line of said Lots 11 and 12, Block 8/3826, a distance of 170.22 feet to a 1/2-inch iron rod with plastic cap stamped "CBG" found at an angle point in the North line of said Lot 11, Block 8/3826, being at the South corner of said Lot 12, Block 8/3826, and being at the West corner of said Lot 24, Block 8/3826;

THENCE South 33 degrees 40 minutes 49 seconds East, with the common line of said Lots 11 and 24, Block 8/3826, a distance of 90.39 feet to the POINT OF BEGINNING, and containing 1.021 acres or 44,466 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **RYAN SCHORMAN** and **ELIZABETH SCHORMAN**, do hereby adopt this plat, designating the herein described property as **SCHORMAN 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 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 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 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 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 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, our hands at Dallas, Texas, this the _____ day of _____, 2022.

OWNER: **RYAN SCHORMAN** OWNER: **ELIZABETH SCHORMAN**

BY: Ryan Schorman Owner
BY: Elizabeth Schorman Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **RYAN SCHORMAN**, 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 and in the capacity therein stated and as the act and deed therein stated.

given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public, in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **ELIZABETH SCHORMAN**, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public, in and for the State of Texas

SURVEYOR'S STATEMENT

I, **DUSTIN C. KAISER**, 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 Engineers and Land Surveyors, 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 _____ day of _____, 2022.

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.

Dustin C. Kaiser
Registered Professional Land Surveyor No. 6918

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Dustin C. Kaiser**, 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 and in the capacity therein stated and as the act and deed therein stated.

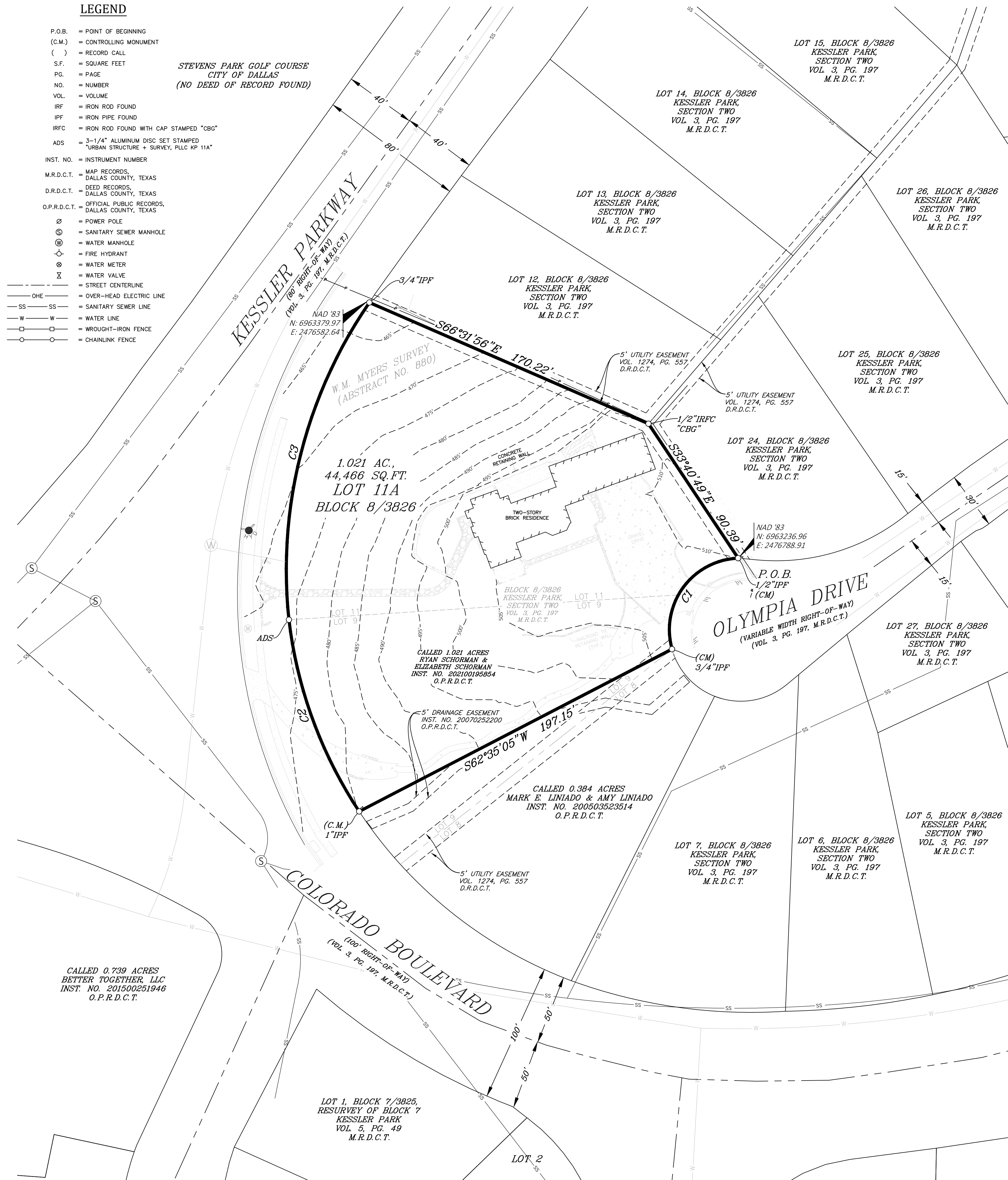
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2022.

Notary Public, in and for the State of Texas

LEGEND

- P.O.B. = POINT OF BEGINNING
- (C.M.) = CONTROLLING MONUMENT
- () = RECORD CALL
- S.F. = SQUARE FEET
- PG. = PAGE
- NO. = NUMBER
- VOL. = VOLUME
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- IRFC = IRON ROD FOUND WITH CAP STAMPED "CBG"
- ADS = 3-1/4" ALUMINUM DISK SET STAMPED "URBAN STRUCTURE + SURVEY, PLLC KP 11A"
- INST. NO. = INSTRUMENT NUMBER
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- Ø = POWER POLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = WATER MANHOLE
- ⊙ = FIRE HYDRANT
- ⊙ = WATER METER
- ⊕ = WATER VALVE
- — — = STREET CENTERLINE
- — — = OVER-HEAD ELECTRIC LINE
- — — = SANITARY SEWER LINE
- — — = WATER LINE
- — — = WROUGHT-IRON FENCE
- — — = CHAINLINK FENCE

STEVENS PARK GOLF COURSE
CITY OF DALLAS
(NO DEED OF RECORD FOUND)



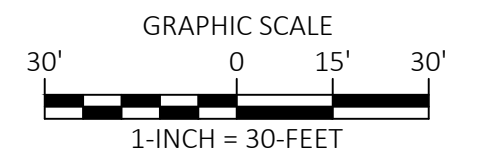
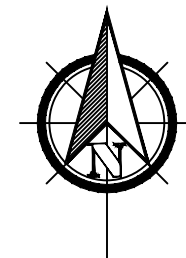
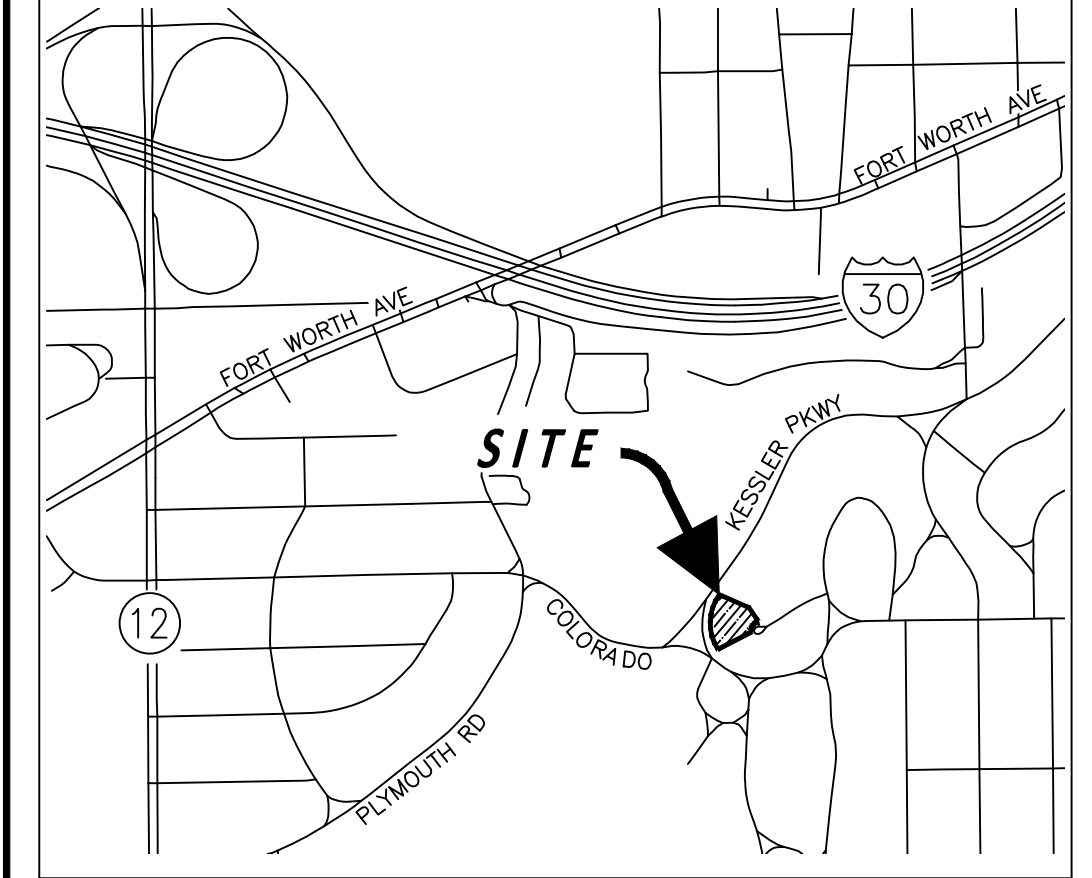
4222 Main Street, Dallas, Texas 75219
Firm Registration #22252 · www.urbanstruct.com · 214.295-5775

ENGINEER
Urban Structure + Survey
4222 Main Street,
Dallas, TX 75219
Phone: (214) 295-5775

OWNERS
Ryan Schorman &
Elizabeth Schorman
1525 Olympia Drive
Dallas, Texas 75208
Phone: (855) 966-3226

DEVELOPER
Masterplan
contact: Kiesha Kay
2201 Main Street, Suite: 1280
Dallas, Texas 75201
Phone: (214) 761-9197

VICINITY MAP



CURVE TABLE

| Curve # | Delta | Radius | Length | Chord Bearing | Chord Distance |
|---------|--------------|---------|---------|---------------|----------------|
| C1 | 103° 37' 35" | 40.00' | 72.34' | S36° 00' 17"W | 62.88' |
| C2 | 026° 44' 03" | 246.92' | 115.21' | N20° 08' 22"W | 114.17' |
| C3 | 040° 35' 33" | 263.90' | 186.97' | N14° 14' 05"E | 183.08' |

GENERAL NOTES

- The purpose of this plat is to create one (1) lot of record from two (2) existing lots of record.
- Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
- Coordinates shown hereon are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
- The basis of bearings shown hereon are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
- All existing buildings are to remain.
- Trees exist on the site.

**PRELIMINARY PLAT
SCHORMAN
ADDITION
LOT 11A, BLOCK 8/3826**

1.021 ACRES / 44,466 SQUARE FEET

A REPLAT OF PART OF LOT 9 AND ALL OF LOT 11, BLOCK 8/3826, KESSLER PARK, SECTION TWO, RECORDED IN VOL. 3, PG. 197, M.R.D.C.T. W.M. MYERS SURVEY, ABSTRACT NO. 880 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S223 -039
ENGINEERING PLAN No. 311T-

FILE NAME: SW212841.PLT.DWG
DATE PLOTTED: 05/17/2022 10:03:03 AM
PLOTTER: HP DesignJet T1200
PLOTTED ON: 11/16/2022 4:44 PM