



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, KPP Treasure, LLC, is the sole owner of a tract of land situated in the George Alvey Survey, Abstract No. 10, City of Dallas, Dallas County, Texas, City Block 6045, some being that tract of land conveyed to said KPP Treasure, LLC, a Texas limited liability company, by special warranty deed recorded in Instrument No. 201700341946, Official Public Records, Dallas County, Texas;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the intersection of the South Right-of-Way line of W. Red Bird Lane (100 foot right of way) and the West Right-of-Way line of Westmoreland Road (100 foot right of way);

THENCE South 00 degrees 54 minutes 16 seconds East, along the West Right-of-Way line of said Westmoreland Road, a distance of 498.94 feet to a 3/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Robert Cortez, Jr., by deed recorded in Volume 2003218, Page 7070, County Clerk Records, Dallas County, Texas;

THENCE South 89 degrees 05 minutes 44 seconds West, along the North line of said Cortez, Jr. tract, a distance of 375.06 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Cortez, Jr. tract, and being on the East line of that tract of land conveyed to Cadocrest Church of Christ, A Texas corporation, by deed recorded in Volume 2001225, Page 7163, County Clerk Records, Dallas County, Texas;

THENCE North 00 degrees 54 minutes 16 seconds West, along the East line of said Cadocrest Church of Christ tract, a distance of 498.94 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG Surveying" for corner, said corner being in the South Right-of-Way line of said W. Red Bird Lane, from which a 1/2 inch iron rod found for witness bears South 13 degrees 43 minutes 23 seconds West, 4.94 feet;

THENCE North 89 degrees 05 minutes 44 seconds East, along the South Right-of-Way line of said W. Red Bird Lane, a distance of 375.06 feet to the POINT OF BEGINNING, and containing 187,132 square feet or 4.296 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, KPP Treasure, LLC, acting by and through its duly authorized officer, Bono Pheng, does hereby adopt this plat designating the herein described property as **WESTMORELAND PARK ADDITION** on addition to the City of Dallas Dallas County, Texas, and do hereby dedicate 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 use, 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 of 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

KPP Treasure, LLC
a Texas limited liability company
By: Bono Pheng, Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bono Pheng, 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 _____, 2018.

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. 19453, 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) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2018.
RELEASED FOR REVIEW 02/01/18 PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED 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 _____, 2018.

Notary Public in and for the State of Texas

LEGEND
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.C.R.D.C.T. = COUNTY CLERK RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" IPF = 1 INCH IRON PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
3/8" IRF = 3/8 INCH IRON ROD FOUND
CBG = PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
A.C.S. = 3" ALUMINUM DISK STAMPED "W.P.P." AND "TRPS 5513"
SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ALL SANITARY SEWER LINES, WATER LINES, STORM SEWER LINES, AND GAS LINES ARE AN APPROXIMATE LOCATION PER UTILITY MAPS & LOCATION OF MANHOLES.

PRELIMINARY PLAT
WESTMORELAND PARK ADDITION
LOTS 1, 2, AND 3, BLOCK 6045
187,132 SQ.FT. / 4.296 ACRES
SITUATED IN THE
GEORGE ALVEY SURVEY, ABSTRACT NO. 10
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-104

OWNER: KPP TREASURE LLC
1101 FAHRE RIDE LANE
AHLINGTON, TX 76005
512-299-2386

