

VICINITY MAP  
NOT TO SCALE

Line #	Direction	Length
L1	N 53°29'10" E	12.00'
L2	N 36°30'50" W	23.02'
L3	N 45°14'42" W	30.92'
L4	S 45°06'30" W	24.01'
L5	N 44°31'42" W	12.15'
L6	S 45°08'45" W	25.00'
L7	S 45°14'42" E	1.00'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	3402.50'	50.20'	00°50'43"	N 57°21'58" E	50.20'

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Katy Trail Ice House LP, a Texas limited partnership, is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 485, in the City of Dallas Block 1005, same being Tract 1 of that tract of land conveyed to Katy Trail Ice House LP, a Texas limited partnership, by deed recorded in Instrument No. 201202029389, Deed Records, Dallas County, Texas, and that tract of land conveyed to said Katy Trail Ice House LP, by Street Abandonment, recorded in Instrument No. \_\_\_\_\_ Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic yellow cap stamped "Westwood" found for corner, said corner being the South corner of Tract 2, of said Katy Trail Ice House LP tract, the East corner of said Abandonment, and being the intersection of the Northwest Right-of-Way line of Woodrow Street (33 foot Right-of-Way, formerly Browning Street, Volume 563, Page 27, Deed Records, Dallas County, Texas), and the Northeast Right-of-Way line of Routh Street (50 foot Right-of-Way, Volume 106, Page 386, Map Records, Dallas County, Texas);

THENCE South 45 degrees 06 minutes 30 seconds West, along the Northwest Right-of-Way line of said Routh Street, a distance of 24.01 feet to a Mag nail found for corner, said corner being in the centerline of said Routh Street;

THENCE North 44 degrees 31 minutes 42 seconds West, along the centerline of said Routh Street, a distance of 12.15 feet to an "x" found in concrete for corner;

THENCE South 45 degrees 08 minutes 45 seconds West, along the Southeast line of said Routh Street Abandonment, a distance of 25.00 feet to a 5/8 inch iron rod with plastic yellow cap stamped "Westwood" found for corner, said corner being the most Westerly Northwest corner of said Routh Street, and on the Northeast line of said Tract 1 of Katy Trail Ice House LP tract;

THENCE South 45 degrees 14 minutes 42 seconds East, along the Northeast line of Tract 1 of said Katy Trail Ice House LP tract, a distance of 1.00 foot to a 5/8 inch iron rod found with plastic yellow cap stamped "Bury & Partners" for corner, said corner being the North corner of Lot 1, Block 1005, of LG Fairmount, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 4910, Page 273, Map Records, Dallas County, Texas, same being that tract of land conveyed to Fairmount G/U LLC, a Texas limited liability company, by deed recorded in Volume 4910, Page 273, Deed Records, Dallas County, Texas;

THENCE South 43 degrees 55 minutes 38 seconds West, along the Northwest line of said Fairmount G/U LLC tract, and the Southeast line of said Katy Trail Ice House LP tract, a distance of 162.99 feet to a 3 inch aluminum disk stamped "HALF & Associates" found for corner;

THENCE North 45 degrees 59 minutes 59 seconds West, along the Southwest line of said Tract 1 of Katy Trail Ice House LP tract, passing at a distance of 15.39 feet to a 3 inch aluminum disk stamped "HALF & Associates" for reference, said disk being the most Westerly North corner of said Fairmount G/U LLC tract, and being the Southeast corner of a 12 foot Alley, and continuing along said Southwest line of said Tract 1 of Katy Trail Ice House LP tract and the Northeast line of said Alley, a total distance of 140.36 feet to a 3 inch aluminum disk stamped "KTA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner;

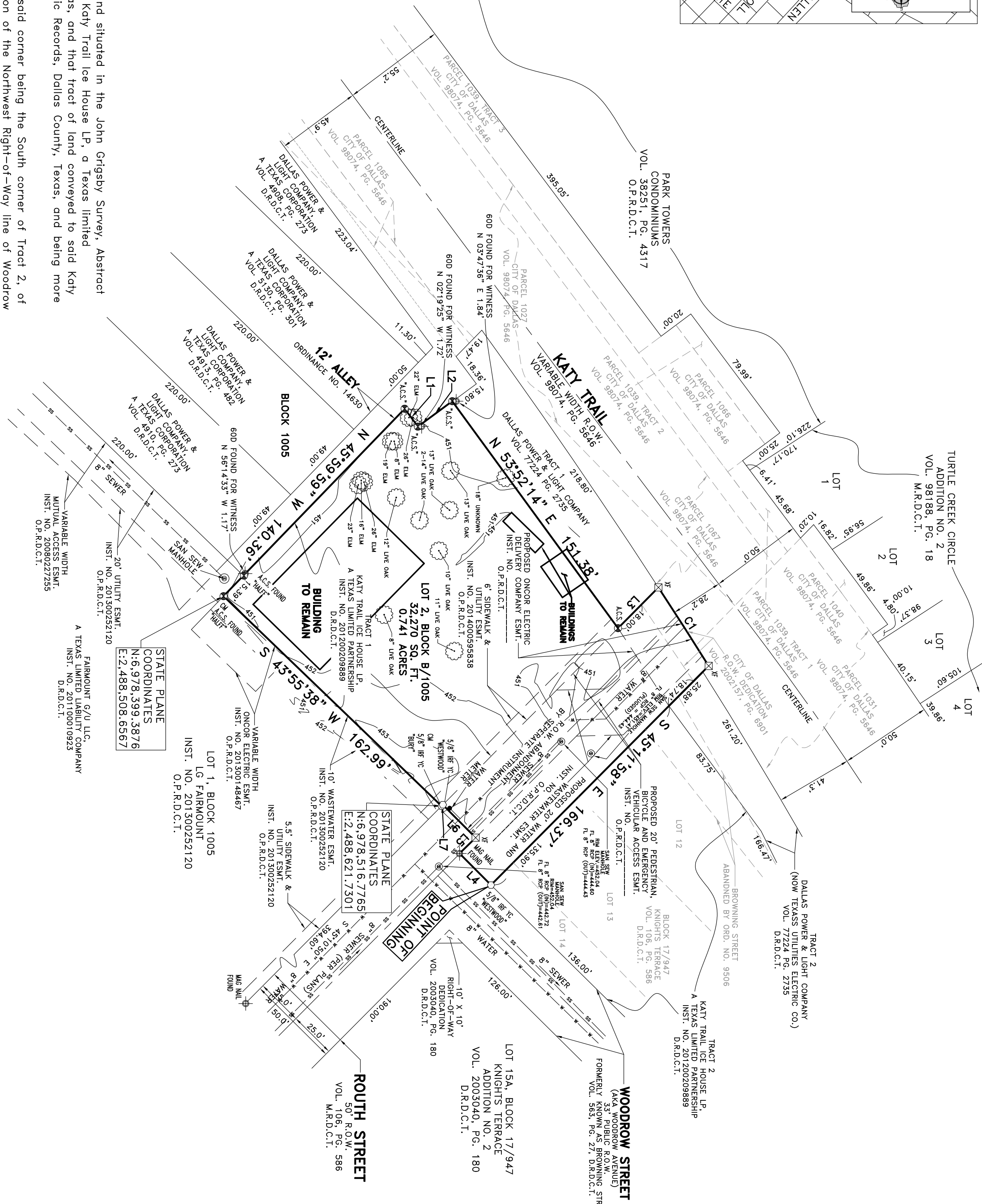
THENCE North 53 degrees 29 minutes 10 seconds East, a distance of 12.00 feet to a 3 inch aluminum disk stamped "KTA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the West all corner of said Tract 1 of Katy Trail Ice House LP tract;

THENCE North 36 degrees 30 minutes 50 seconds West, a distance of 23.02 feet to a 3 inch aluminum disk stamped "KTA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the most Northerly West corner of said Tract 1 of Katy Trail Ice House LP tract, and also being the Southwest corner of Tract 1 of a tract of land conveyed to Dallas Power & Light Company, by deed recorded in Volume 77224, Page 2735, Deed Records, Dallas County, Texas;

THENCE North 53 degrees 52 minutes 14 seconds East, along the Southeast line of said Tract 1 of Dallas Power & Light Company tract, a distance of 151.38 feet to a 3 inch aluminum disk stamped "KTA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the North corner of said Tract 1 of Katy Trail Ice House LP tract, and the East corner of said Dallas Power & Light Company tract;

THENCE North 45 degrees 14 minutes 42 seconds West, along the Easterly line of said Tract 1 of Dallas Power & Light Company tract, a distance of 30.92 feet to an "x" found in concrete for corner, said corner being the Northeast corner of said Tract 1 of Dallas Power & Light Company tract, and in the Southeastern Right-of-Way line of Katy Trail (Variable Width Right-of-Way, Volume 98074, Page 5846, County Clerk Records, Dallas County, Texas), being the beginning of a non-tangent curve to the right, having a radius of 3402.50 feet, a delta of 00 degrees 50 minutes 43 seconds, and a chord bearing and distance of North 57 degrees 21 minutes 58 seconds East, 50.20 feet;

THENCE, along the Southeastern Right-of-Way line of said Katy Trail and said curve to the right, an arc length of 50.20 feet to an "x" found in concrete for corner, said corner being the North corner of said Routh Street Abandonment, the Southwest line of Tract 2 of said Dallas Power & Light Company tract, and the Southwest line of said Tract 2 of Katy Trail Ice House LP tract, a distance of 166.37 feet to the POINT OF BEGINNING, and containing 32,270 square feet or 0.741 of an acre of land.



STATE PLANE  
COORDINATES  
N:6,978,339.3876  
E:2,488,508.5587

STATE PLANE  
COORDINATES  
N:6,978,516.7785  
E:2,488,621.7501

LEGEND

- O.P.R.D.C.T. = DEED 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
- CW = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- RCP = REINFORCED CONCRETE PIPE
- FL = FLOW LINE
- 1/2 IRF = 1/2 INCH IRON ROD FOUND
- 5/8 IRF = 5/8 INCH IRON ROD FOUND
- XF = "X" FOUND IN CONCRETE FOR CORNER
- YC = YELLOW CAP
- HALF = HALF & ASSOCIATES
- BURY = BURY & PARTNERS
- WESTWOOD = KADLECK & ASSOCIATES, A DIVISION OF WESTWOOD A.C.S. = 3" ALUMINUM DISK STAMPED "KTA" AND "RPLS 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, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 0.555 ACRE TRACT OF LAND.
- 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.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Katy Trail Ice House LP, a Texas limited partnership, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **KATY TRAIL 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 hereon. 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 or growths shall be constructed, reconstructed or placed upon, over or across the easements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system or parts thereof, and all public utilities shall have the right to remove and keep removed all or portions 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 or parts thereof, 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, petrolling, 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 provide property for the purpose of feeding 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.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Katy Trail Ice House LP, a Texas limited partnership

By: Katy Trail Ice House GP LLC, a Texas limited liability company, its general partner

By: Buddy Cramer, Manager

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Buddy Cramer, 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. 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 (g)(b)(c)(d) & (g); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

RELEASED FOR REVIEW 03/20/18 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEED 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

**OWNER:**  
**KATY TRAIL ICE HOUSE LP**  
**A TEXAS LIMITED PARTNERSHIP**  
DALLAS, TX 75205  
214-674-9200

**PLANNING & SURVEYING**  
**CBG SURVEYING INC**  
12025 Shiloh Road, Ste. 290  
Dallas, TX 75228  
P 214-349-9485  
F 214-349-9485  
Info No. 10168800  
www.cbgsurveying.com

FINAL PLAT  
LOT 2, BLOCK B/1005  
32,270 SQ. FT. / 0.741 ACRES  
BEING A PART OF CITY BLOCK 1005  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 485  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5178-153

SCALE: 1"=40' / DATE: 12/21/18 / JOB NO. 1821884 / DRAWN BY: WH