

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That The Victor I, LP, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lots 1A, Block 8/4736, KESSLER WOODS 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 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

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

The Victor I, LP, LLC

BY: _____

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for Dallas County

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas The Victor I, LP, LLC are the sole owners of all that certain 2.664 acre tract, or parcel of land located in the William Myers Survey Abstract No. 880, City of Dallas, Dallas County Texas and being a portion of Block 8/4736 of the "Apartment Site", an addition to the City of Dallas according to the plat thereof recorded in Volume 525, Page 2160, Deed Records, Dallas County, Texas and also being a portion of that called 8.958 acre tract of land described in the Special Warranty Deed to The Victor I, LP, LLC as recorded in instrument No. 201500151369, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a cut "X" found in concrete at the south end of a corner clip at the intersection of the north right-of-way line of West Davis Street (A variable width right-of-way), in the west right-of-way line of Stevens Village Drive (A variable width right-of-way), point being at the southwest corner of the herein described tract of land;

THENCE along said West Davis Street right-of-way the following courses and distances:

South 88 degrees 29 minutes 51 seconds West, a distance of 473.78 feet to a 1/2 inch iron rod found for corner;

South 00 degrees 57 minutes 10 seconds East, a distance of 10.09 feet to a cut "X" found for corner;

South 88 degrees 18 minutes 08 seconds West, a distance of 138.21 feet to a cut "X" found for the southwest corner of of the herein described tract, also being the northeast intersection of said West Davis Street and Oak Cliff Boulevard (80' Public right-of-way);

THENCE North 00 degrees 27 minutes 58 seconds West along the common line of this tract and the said Oak Cliff Boulevard right-of-way, a distance of 209.40 feet to a 3/8 inch iron rod found at the southwest corner of a tract of land as described in a deed to Armands and Lance Schlegel as recorded in Volume 2004016, Page 7572 of the said official public records;

THENCE North 89 degrees 11 minutes 24 seconds along the common line of this tract and the said Schlegel tract, passing at 240.16 feet a point from which a found 5/8 inch iron rod bears North 00 degrees 23 minutes 00 seconds East a distance of 0.91 feet, same point being the southwest corner of a tract of land as described in a deed to CND West Davis, LLC as recorded in instrument No. 201600290660 of the said official public records, continuing along the south line of the said CND tract, a distance of 153.36 feet, in all 393.52 feet to a capped iron rod set with a 3 1/4 inch metal cap stamped "KESSLER WOODS RPLS NO. 3047";

THENCE South 00 degrees 48 minutes 38 seconds East continuing along the south line of the said CND tract and the north line of this tract, a distance of 24.50 feet to a capped iron rod set with a 3 1/4 inch metal cap stamped "KESSLER WOODS RPLS NO. 3047";

THENCE North 89 degrees 11 minutes 24 seconds East, along the south line of the said CND tract, passing at a distance of 52.39 feet the west line of the said "Apartment Site", continuing a total distance of 221.00 feet to a Mag Nail with a 2 inch brass weather stamped "KESSLER WOODS RPLS 3047" in the west line of the said Stevens Village Drive;

THENCE South 00 degrees 59 minutes 22 seconds East along the common line of this tract and the said Stevens Village Drive west line, a distance of 161.48 feet to a point in the north end of the said corner clip to a point from which a found 1/2 inch iron rod bears South 85 degrees 44 minutes 12 seconds East, a distance of 0.74 feet;

THENCE South 37 degrees 45 minutes 45 seconds West along said corner clip, a distance of 7.01 feet to the POINT OF BEGINNING and containing 116,056 square feet or 2.664 acres or 2.664 acres of compacted land.

SURVEYOR'S STATEMENT

I, William P. Price, 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-FOR REVIEW PURPOSES ONLY

William P. Price _____ Date
Registered Professional Land Surveyor, No. 3047

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared William P. Price, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for Dallas County, Texas

PRELIMINARY PLAT
KESSLER WOODS ADDITION
LOT 1 AND 2, BLOCK 8/4736
BEING A REPLAT OF A PORTION
APARTMENT SITE
VOLUME 525, PAGE 2160
DEED RECORDS, DALLAS COUNTY, TEXAS
AND ALL OF
VICTOR I THE LP, LLC
DOCUMENT NUMBER 201500151369
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SITUATED IN
WILLIAM MYERS SURVEY, ABSTRACT NO 880
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TBPS No. 101733-00

SHEET: 2 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

SURVEY GROUP
SURVEYING * CONSULTING * MANAGEMENT

1475 HERITAGE PKWY STE 217
MANSFIELD, TEXAS 75063

(817) 354-1445
surveygroup@att.net

JOB NO.	18-028
DATE	March 6, 2018
SCALE	1" = 40'
DRAWN BY	RP

