

No.	Bearing	Distance
L1	N45°16'00"E	48.50'
L2	N45°16'00"E	6.00'
L3	N45°16'00"E	6.00'
L4	N45°12'00"E	147.00'
L5	S45°16'00"W	10.00'
L6	S45°16'00"W	10.00'
L7	S45°12'00"W	147.00'
L8	S45°16'00"W	48.50'
L9	S45°16'00"W	6.00'
L10	S45°16'00"W	6.00'
L11	N45°12'00"E	147.00'
L12	N45°16'00"E	10.00'
L13	N45°16'00"E	10.00'
L14	S45°12'00"W	147.00'
L15	N45°16'00"E	44.50'
L16	S45°12'00"E	3.00'
L17	N45°12'00"W	3.00'
L18	S45°12'00"E	3.00'
L19	N45°12'00"W	3.00'

No.	Bearing	Distance
L20	S45°16'00"W	44.50'
L21	N45°16'00"E	20.00'
L22	S45°12'00"W	20.00'
L23	N45°16'00"E	12.00'
L24	S45°16'00"W	12.00'
L25	S45°12'00"E	62.77'
L26	S45°12'00"E	71.29'
L27	N45°12'00"W	71.29'
L28	N45°12'00"W	62.71'
L29	S45°16'00"W	3.00'
L30	N45°16'00"E	3.00'
L31	S45°12'00"E	147.00'
L32	N45°12'00"W	142.00'
L33	S45°12'00"E	147.00'
L34	N45°12'00"W	147.00'
L35	S45°12'00"E	147.00'
L36	N45°12'00"W	142.00'
L37	S45°16'00"W	3.00'
L38	N45°16'00"E	3.00'
L39	S45°16'00"W	3.00'
L40	N45°16'00"E	3.00'

LEGEND	
—	Boundary Line
.....	Old Lot Line
○ IRFC	Iron Rod Found with Cap Stamped - Votex R.P.L.S. #4813
○ IRF	Iron Rod Found
○ IPF	Iron Pipe Found
CM	Controlling Monument
---	Easement
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
VOL.	Volume
PG.	Page
ESMT.	Easement
INST. NO.	Instrument Number
▨	Utility Easement (By this plat)

LOT AREAS		
LOT	SQUARE FEET	ACRES
5A	2130	0.049
5B	1642	0.038
5C	1642	0.038
5D	1249	0.029
5E	1512	0.035
6A	2267	0.052
6B	1748	0.040
6C	1748	0.040
6D	1329	0.031
6E	1609	0.037
7A	2267	0.052
7B	1748	0.040
7C	1748	0.040
7D	1329	0.031
7E	1609	0.037
8A	2130	0.049
8B	1642	0.038
8C	1642	0.038
8D	1249	0.029
8E	1512	0.035

TEXAS STATE PLANE COORDINATES:  
N=6986703.51  
E=2478914.67

TEXAS STATE PLANE COORDINATES:  
N=6986864.48  
E=2479071.87

- GENERAL NOTES:**
- Lot-to-lot drainage is not permitted without Engineering Section approval.
  - Basis of Bearing:  
The bearing basis for this plat is bearing of S45°16'00"W for the northwest line of Kimsey Drive according to Maple Lawn Terrace, as recorded in Volume 3, Page 242, Map Records, Dallas County, Texas.
  - This development is restricted to single family dwellings only.
  - No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.
  - Shared Access Area Easement recorded in Instrument No. 201400294760, Official Public Records, Dallas County, Texas.
  - Revised Shared Access Area Easement recorded in Instrument No. \_\_\_\_\_, Official Public Records, Dallas County, Texas.
  - The purpose of this replat is to revise the shared access area easement for Evening Star Place.
  - No guest parking is required for a shared access development per PD 907.
  - Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
  - The site is within the 65 Ldn contour of Love Field Airport and this noise level may require special construction standards for certain uses per the building code.
  - Unless otherwise noted, all lot corners that fall within the Shared Access Pavement will be set with an 'x' cut in concrete. All lot corners that are located outside of the Shared Access Pavement will be set with a 1/2-inch iron rod with cap stamped "Votex R.P.L.S. #4813".
  - Corners noted as monumented with a 1/2-inch iron rod found with cap, stamped Votex R.P.L.S. #4813 (previously set) were set by this surveyor in the performance of a previous boundary survey on October 31, 2013.

**FINAL PLAT  
KIMSEY PLACE**  
A SHARED ACCESS DEVELOPMENT  
Lots 5A-5E, 6A-6E, 7A-7E, AND 8A-8E,  
Block E/5713  
BEING A REPLAT OF  
Lots 5A-5E, 6A-6E, 7A-7E,  
AND 8A-8E, Block E/5713 OF  
KIMSEY PLACE  
MILES BENNETT SURVEY, ABSTRACT NO. 52  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-126  
ENGINEERING PLAN NO. 311T-8504

**OWNER:**  
WEEKLEY HOMES, LLC  
1111 North Post Oak  
HOUSTON, TEXAS 77055  
CONTACT: WES HOMEYER  
(972) 323-7504

**SURVEYOR:**  
VOTEX SURVEYING COMPANY  
FIRM NO. 10013600  
12305 Capella trail  
AUSTIN, TEXAS 78732-1940  
TEL (512) 953-8112

VOTEX JOB NO. 2 013-036-A

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WEEKLEY HOMES, LLC, a Delaware limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **REPLAT OF KIMSEY PLACE** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: WEEKLEY HOMES, LLC, a Delaware limited liability company

BY: \_\_\_\_\_  
Ken McDonald, Area President

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ken McDonald, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Dennis D. Vote, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016

**PRELIMINARY. THIS PLAT IS FOR REVIEW ONLY.  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

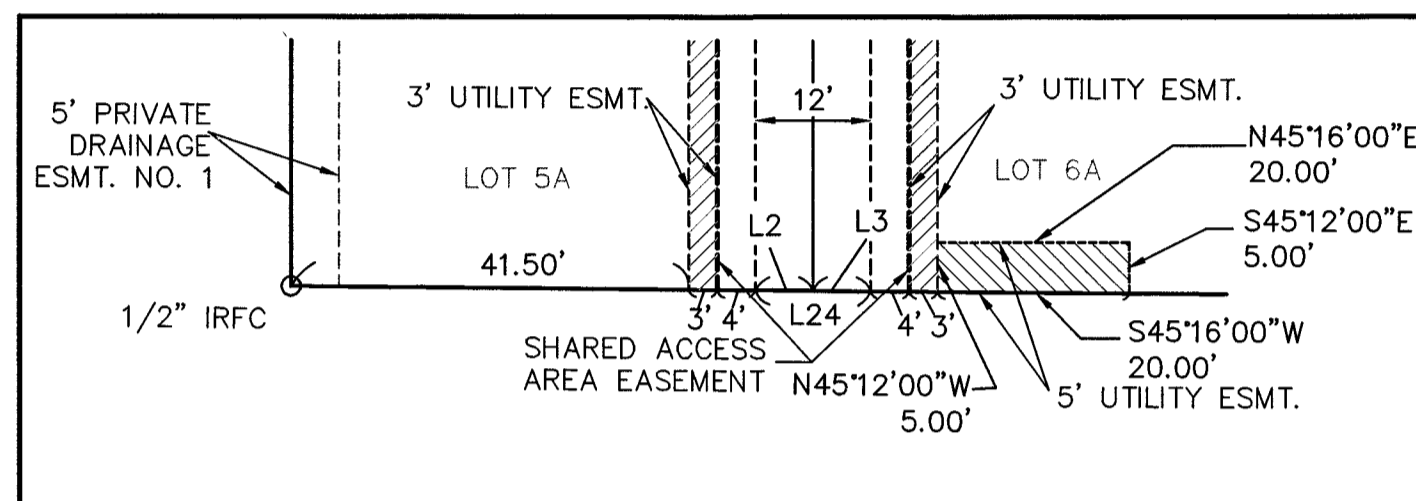
Dennis D. Vote, Registered Professional Land Surveyor, #4813  
Votex Surveying Company - Firm No. 10013600 - (512) 953-8112

STATE OF TEXAS }  
COUNTY OF DALLAS }

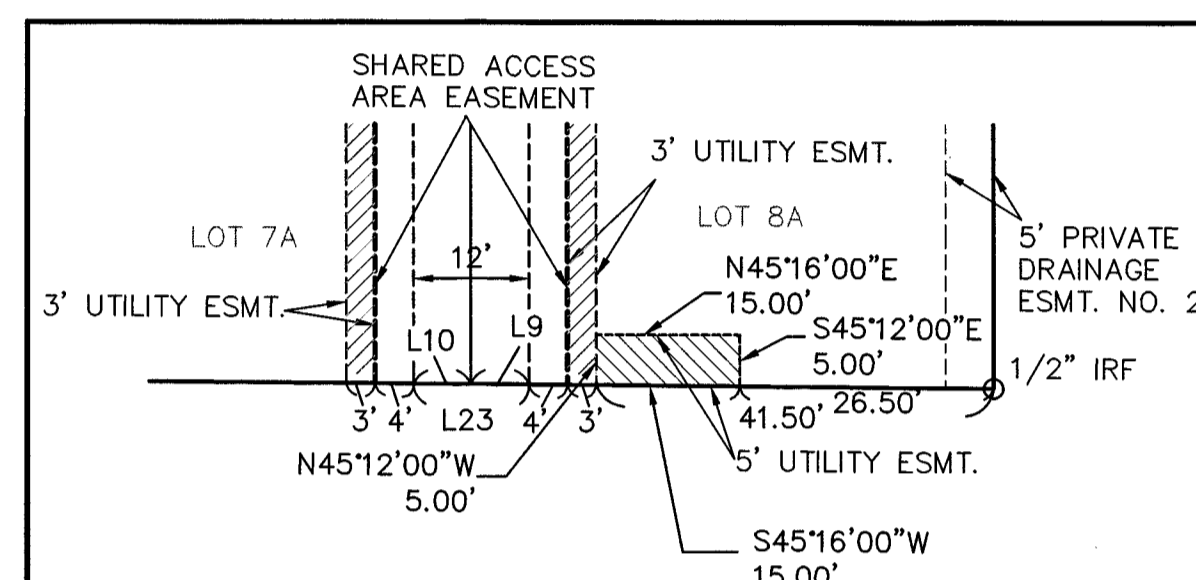
Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Dennis D. Vote, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ of \_\_\_\_\_, 2016.

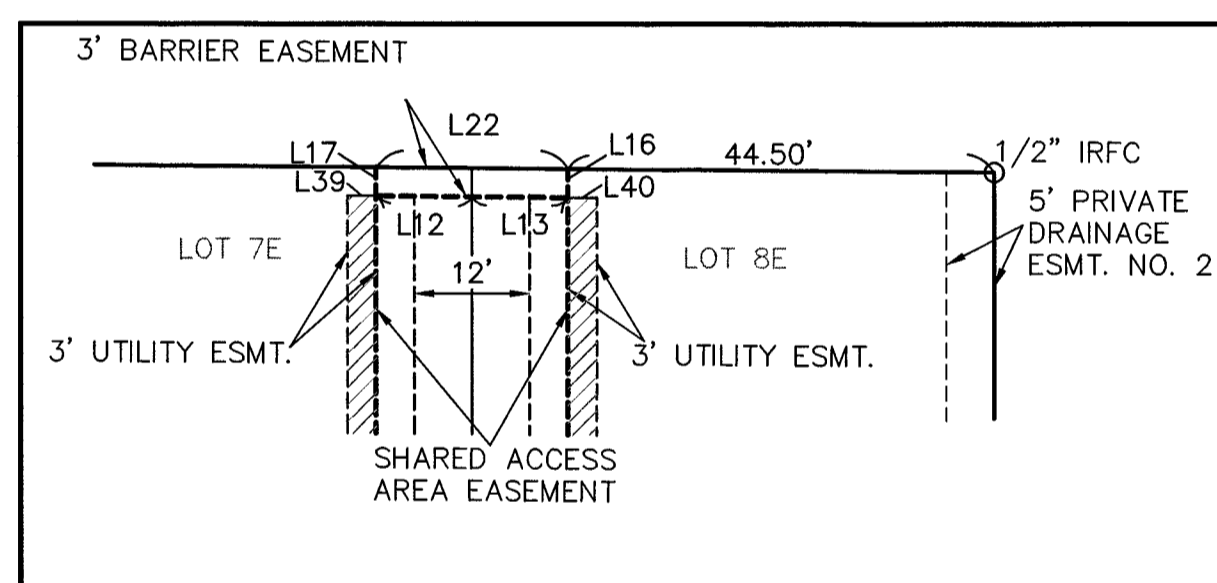
\_\_\_\_\_  
Notary Public, State of Texas



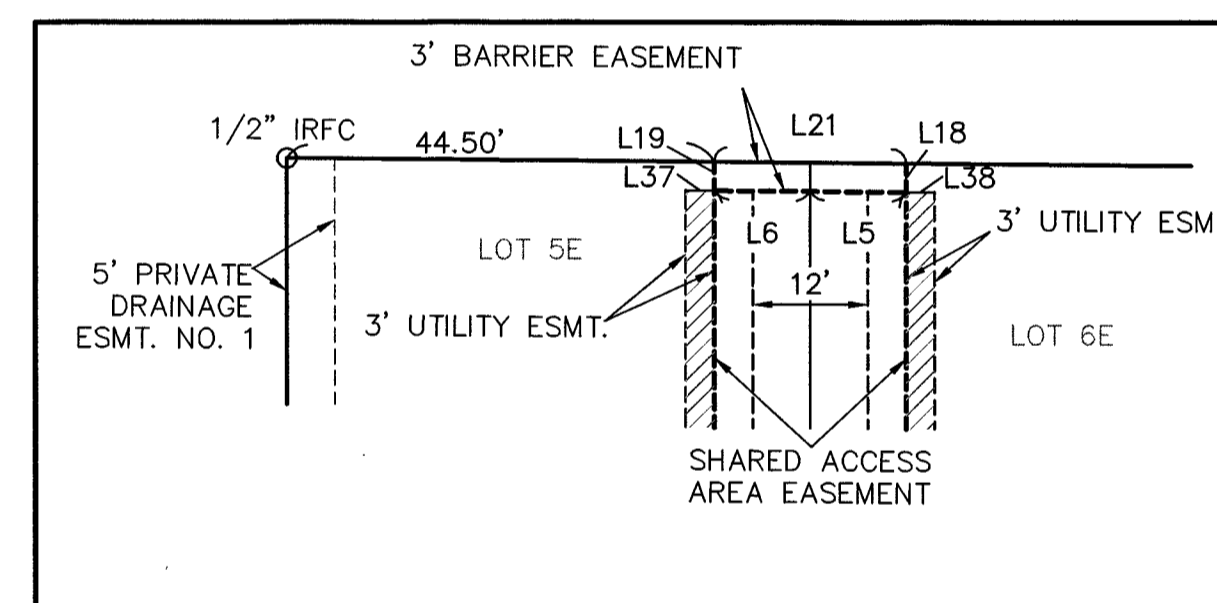
DETAIL 'A'  
NOT TO SCALE



DETAIL 'B'  
NOT TO SCALE



DETAIL 'C'  
NOT TO SCALE



DETAIL 'D'  
NOT TO SCALE

**Shared Access Area Easement Statement**

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

\_\_\_\_\_  
Lloyd Denman, P.E.  
Chief Engineer of Department of  
Sustainable Development and Construction

**OWNER'S CERTIFICATE**

STATE OF TEXAS }  
COUNTY OF DALLAS }

WHEREAS, Weekley Homes, LLC, a Delaware limited liability company, is the owner of two tracts of land as conveyed by Special Warranty Deeds, under Instrument No. 201500242620, and Instrument No. 201500242621, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being part of Lot 5 and all of Lots 6, 7, 8 and 9, Block E/5713 of Maple Lawn Terrace, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 242, Map Records, Dallas County, Texas (M.R.D.C.T.), and being situated in the Miles Bennett Survey, Abstract Number 52 and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the most southerly corner of Lot 10A, Block E/5713 of Wine Maison Addition, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201300092929, (O.P.R.D.C.T.), said point also being in the Northwest line of Kimsey Drive (a 50.00 foot right-of-way), said point being the most easterly corner of said Lot 9, Block E/5713;

THENCE South 45 degrees 16 minutes 00 seconds West, along the northwest line of said Kimsey Drive, a distance of 225.00 feet to a 1/2-inch iron rod found with cap, stamped Votex R.P.L.S. #4813 (previously set), said point being 25 feet South 45 degrees 16 minutes 00 seconds West from the most easterly corner of said Lot 5, Block E/5713 of said Maple Lawn Terrace;

THENCE North 45 degrees 12 minutes 00 seconds West, departing the northwest line of said Kimsey Drive, over and across said Lot 5, Block E/5713, a distance of 150.00 feet to a 1/2-inch iron rod found with cap, stamped Votex R.P.L.S. #4813 (previously set), in the southeast line of a 4 foot Alley Reservation as recorded in Volume 3, Page 242 (M.R.D.C.T.), said corner being in the northwest line of said Lot 5, Block E/5713;

THENCE North 45 degrees 16 minutes 00 seconds East, along the southeast line of said 4 foot Alley Reservation, a distance of 225.00 feet to a 1/2-inch iron rod found with cap, stamped Votex R.P.L.S. #4813 (previously set), for the most northerly corner of said Lot 9, Block E/5713, said corner being the most westerly corner of said Lot 10A, Block E/5713;

THENCE South 45 degrees 12 minutes 00 seconds East, departing the southeast line of said 4 foot Alley Reservation, along the northeast line of said Lot 9, Block E/5713, same being the southwest line of said Lot 10A, Block E/5713, a distance of 150.00 feet to the POINT OF BEGINNING, containing 33,749 square feet or 0.775 acres of land, more or less.

**FINAL PLAT**  
**KIMSEY PLACE**  
A SHARED ACCESS DEVELOPMENT  
**Lots 5A-5E, 6A-6E, 7A-7E, AND 8A-8E,**  
**Block E/5713**  
BEING A REPLAT OF  
**Lots 5A-5E, 6A-6E, 7A-7E,**  
**AND 8A-8E, Block E/5713 OF**  
**KIMSEY PLACE**  
MILES BENNETT SURVEY, ABSTRACT NO. 52  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-126  
ENGINEERING PLAN NO. 311T-8504

<b>OWNER:</b>	<b>SURVEYOR:</b>
WEEKLEY HOMES, LLC 1111 North Post Oak HOUSTON, TEXAS 77055 CONTACT: WES HOMEYER (972) 323-7504	VOTEX SURVEYING COMPANY FIRM NO. 10013600 12305 Capella trail AUSTIN, TEXAS 78732-1940 TEL (512) 953-8112

FEBRUARY 2016

SHEET 2 OF 2

VOTEX JOB NO. 2015006A