

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, KH Solutions, Inc. is the owner of a 0.254 acre tract of land situated in the Wm. Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas and being all of Lot 15 and a portion of Lot 16, Block 13/7265 Z. E. Coombs West End Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas; said 0.254 acre tract also being all of that tract conveyed to KH Solutions, Inc. by deed recorded in County Clerk's Instrument No. 201600092740, Official Public Records, Dallas County, Texas; said 0.254 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disk stamped "CROSSMAN AVENUE ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the northeast corner of said Lot 15, Block 13/7265; said point also being at the intersection of the south right-of-way line of Duluth Street (variable width) and the west right-of-way line of Crossman Avenue (50 feet wide);

THENCE, South 00 degrees 00 minutes 00 seconds East, with said west right-of-way line, a distance of 90.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "CBG" found at the southeast corner of said Lot 15, Block 13/7265; said point also being at the northeast corner of Lot 14, Block 13/7265 of said Z. E. Coombs West End Addition;

THENCE, South 90 degrees 00 minutes 00 seconds West, leaving said west right-of-way line and with the common line of said Lots 14 and 15, Block 13/7265, a distance of 123.00 feet to a 3-1/4-inch aluminum disk stamped "CROSSMAN AVENUE ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the southwest corner of said Lot 15, Block 13/7265; said point also being at the northwest corner of said Lot 14, Block 13/7265; said point also being on the east line of a Borger Street a 15-foot Public Right-of-Way;

THENCE, North 00 degrees 00 minutes 00 seconds West, with said east right-of-way line, a distance of 90.00 feet to a 3-1/4-inch aluminum disk stamped "CROSSMAN AVENUE ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the northwest corner of said 0.254 acre tract; said point also being on the said south right-of-way line of Duluth Street;

THENCE, North 90 degrees 00 minutes 00 seconds East, with said south right-of-way line, a distance of 123.00 feet to the POINT OF BEGINNING;

CONTAINING, 11,070 square feet or 0.254 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, KH SOLUTIONS, INC., acting by and through it's duly authorized agent, Reid Beucier, does hereby adopt this plat, designating the herein described property as **CROSSMAN AVENUE 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 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 building, 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.

WITNESS, my hand at Dallas, Texas this the _____ day of _____, 2017.

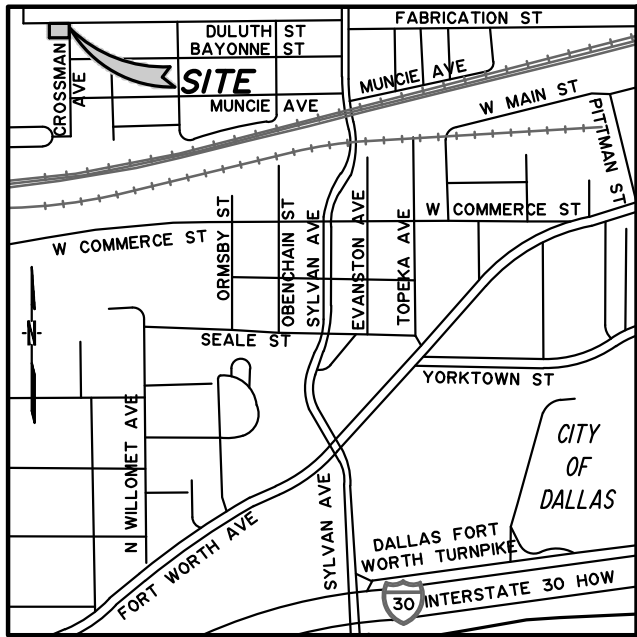
Nick Curry
KH Solutions, Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Nick Curry, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas



VICINITY MAP
NOT TO SCALE
MAPSCO 44-P

ENGINEER - SURVEYOR:

Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone: 972-516-8855

OWNER:

KH SOLUTIONS, INC.
Attention: Nicholas Curry
curryni@hotmail.com
4 Narrow Creek Ct.
Trophy Club, Texas
76262
Phone: 602-369-8825

PRELIMINARY PLAT
CROSSMAN AVENUE ADDITION
LOTS 15A-15C
BLOCK 13/7265

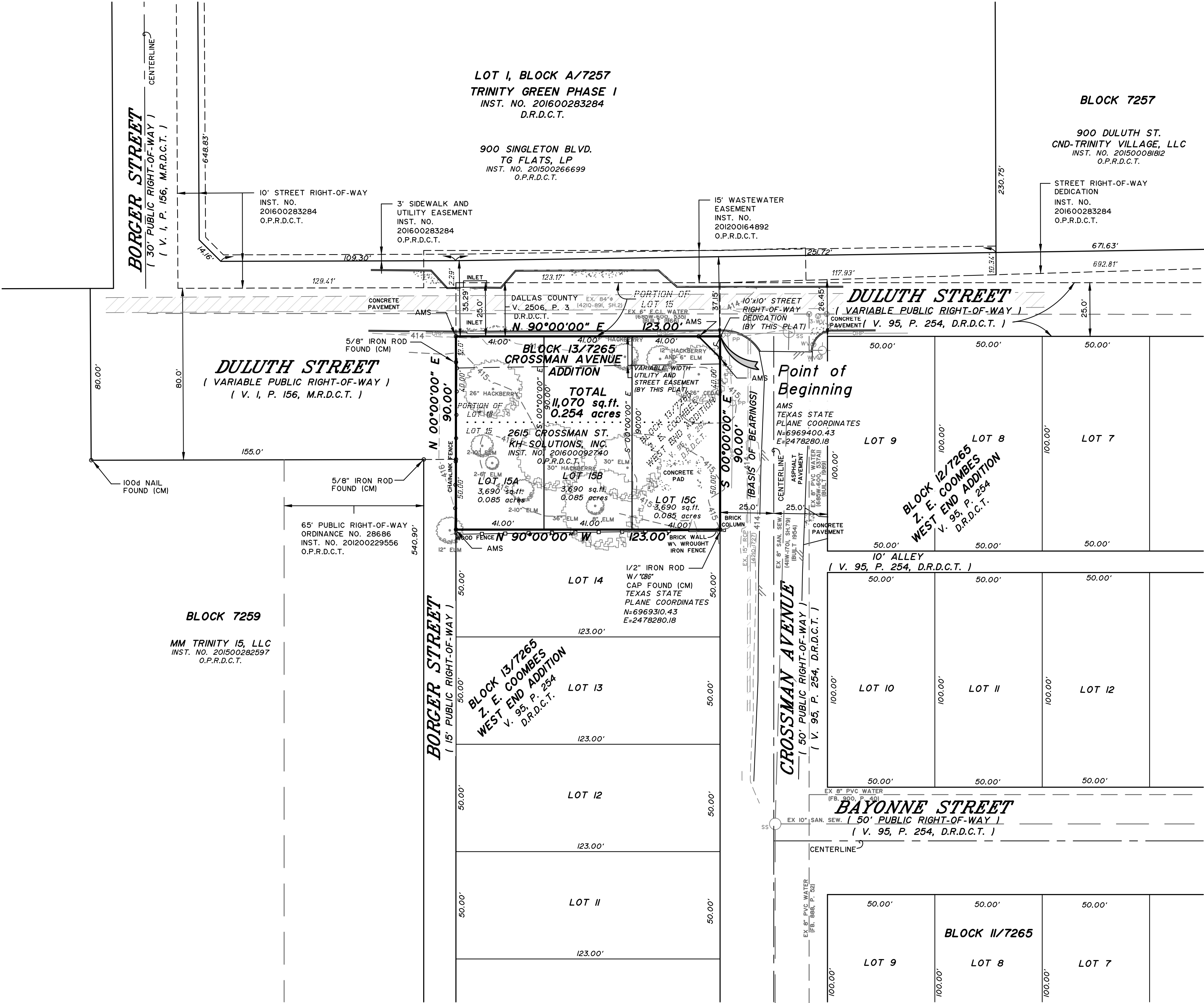
ALL OF LOT 15 & PORTION OF LOT 16
BLOCK 13/7265

Z.E. COOMBS WEST END ADDITION
VOLUME 95, PAGE 254, D.R.D.C.T.

WM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-263R

Gonzalez & Schneeberg
engineers ■ surveyors

2100 Lakeside Boulevard
Suite 200, Richardson, Texas 75082
(972) 516-8855
TX ENGINEERING FIRM REG. NO. F-3378
SCALE 1" = 30'
JUNE, 2017
TX SURVEYING FIRM REG. NO. 100752-00
PROJ. NO. 6518-16-05-23
DWG. NO. 6518plat.dwg



SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 _____, 2017.

RELEASED 6/21/2017 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the west right-of-way line of Crossman Avenue, assumed bearing South 00 degrees 00 minutes 00 seconds East, according to the plat of Z. E. Coombs West End Addition recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create three lots out two lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on property.

LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE
---	DEED RECORDS, DALLAS COUNTY, TEXAS
---	MAP RECORDS, DALLAS COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
---	INSTRUMENT NUMBER
---	VOLUME
---	PAGE
---	CONTROLLING MONUMENT
---	3-1/4" ALUMINUM DISC STAMPED
---	"CROSSMAN AVENUE ADDITION,
---	GONZALEZ & SCHNEEBERG, TX
---	RPLS 4804" SET ON A 5/8" IRON
---	ROD
---	SQUARE FEET