

OWNER CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SUMANT KRISHNAN is the owner of a tract of land out of the G. S. C. LEONARD SURVEY, ABSTRACT NO. 780, City of Dallas Block Number 4700, Dallas County, Texas, being all of Lot 1B1 and Lot 1B2 of DERDEYN AND VICTOR'S KESSLER PARKWAY ADDITION, according to the Plat filed of record as recorded in Volume 95151, Page 5417, Official Public Records, Dallas County, Texas, being all of that tract of land conveyed to Sumant Gopal Krishnan, according to the document filed of record in Instrument Number 201300380976, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "SHIELDS" found in the west line of Kessler Parkway, a 100 foot right-of-way, for the northeast corner of said Lot 1B2, being common with the southeast corner of that tract of land conveyed to Milo M. Lin, and described as Lot 2-A, according to the document filed of record in Instrument Number 201500282720, Official Public Records, Dallas County, Texas, said being at the beginning of a curve to the right having a central angle of 09° 01' 59", a radius of 454.60 feet and a chord bearing and distance of South 24° 32' 46" East, 71.60 feet;

THENCE Leaving said common corner, with said west line and said curve to the right, an arc distance of 71.67 feet to 5/8 inch iron rod with a yellow plastic cap found for most easterly, north east corner of said Lot 1B1, being common with the northeast corner of that tract of land conveyed to Paul J. & Anne C. Hanchin, and described as Lot 1A, according to the document filed of record in Instrument Number 201500172965, Office Public Records, Dallas County, Texas;

THENCE North 89° 44' 51" West, leaving said common corner and said west line, a distance of 188.00 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set for an interior ell corner of said Lot 1B1, being common with the northwest corner of said Lot 1A, from which a 5/8 inch iron rod with a yellow plastic cap bears North 67° 53' 19" East, 0.19 feet;

THENCE South 12° 00' 31" East, leaving said common corner, a distance of 215.41 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set in the north line of that tract of land conveyed to John M. Stemmons, Etal, according to the document filed of record in Volume 2522, Page 350, Official Public Records, Dallas County, Texas, for the southeast corner of said Lot 1B1, being common with the southwest corner of said Lot 1A;

THENCE Leaving said common corner, with said north line, being common with the south line of said Lot 1B1, the following four (4) courses and distances:

South 89° 30' 34" West, a distance of 63.11 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set for corner;

South 77° 16' 49" West, a distance of 92.00 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set for corner;

South 75° 16' 49" West, a distance of 97.00 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set for corner;

North 81° 43' 11" West, a distance of 73.00 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set in the east line of that tract of land conveyed to Shannon Patrice Love, according to the document filed of record in Instrument Number 20080378751, Official Public Records, Dallas County, Texas, for the southwest corner of the above mentioned Lot 1B1, being common with the northwest corner of the above mentioned Stemmons tract;

THENCE North 00° 31' 49" East, leaving said common corner and with the west line of said Krishnan tract, being common with the east line of those tracts of land conveyed to Shannon Price Love, according to the document filed of record in Instrument Number 20080378750, Official Public Records, Dallas County, Texas, Rebecca Garcia and Robert L. Delahousaye, according to the document filed of record in Volume 2005084, Page 5068, Official Public Records, Dallas County, Texas, Gary Easter, according to the document filed of record in Volume 97177, Page 4122, Official Public Records, Dallas County, Texas, and partially with the east line of that tract of land conveyed to Mara Family Holdings, LLC, according to the document filed of record in Instrument Number 201400198756, Official Public Records, Dallas County, Texas, to a 3" metallic disc stamped "DVKPA, 5660" set in the east line of said Mara Family Holdings, LLC tract, for the northwest corner of said Krishnan tract, being common with the most easterly, southeast corner of that tract of land conveyed to Timothy D. and Louise G. Herfel, and described as Lot 2B, according to the document filed of record in Instrument Number 200600305584, Official Public Records, Dallas County, Texas;

THENCE South 89° 59' 04" East, leaving said east line and with the north line of said Lot 1B2, being common with the south line of said Lot 2B, a distance of 63.23 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set for corner;

THENCE South 00° 13' 12" East, continuing with said common line, a distance of 25.17 feet to a 3 inch metallic disc stamped "DVKPA, 5660" set for corner;

THENCE South 89° 27' 23" East, passing at a distance of 161.27 feet a 3" metallic disk stamped "DVKPA, 5660" set for the southeast corner of said Herfel tract, being common with the southwest corner of the above mentioned Milo M. Lin tract, and continuing for a total distance of 365.90 feet to the POINT OF BEGINNING and containing 2.304 acres, more or less.

OWNER DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SUMANT KRISHNAN, does hereby adopt this plat, designating the herein described property as KRISHNAN KESSLER PARKWAY 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 roadway 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 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, Texas.

WITNESS MY HAND at Dallas, Texas this \_\_\_\_ day of \_\_\_\_\_, 2016.

BY: SUMANT KRISHNAN, OWNER

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sumant Krishnan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, SEAN PATTON, 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 document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document"

Sean Patton Texas Registered Professional Land Surveyor No. 5660

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared SEAN PATTON, 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.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

MINOR PLAT KRISHNAN KESSLER PARKWAY ADDITION LOT 1B-R, BLOCK 4700 BEING A REPLAT OF LOTS 1-B1 AND LOT 1-B2 OF DERDEYN AND VICTOR'S KESSLER PARKWAY ADDITION CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S156-228 OWNER/APPLICANT CENTRE LIVING HOMES, LLC 150 TURTLE CREEK BLVD. DALLAS, TEXAS 75207 214-232-2880 PLANNER/ENGINEER/SURVEYOR DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800



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