

LOCATION MAP
MAPSCO: 5-S

- LEGEND:**
- F.I.R. FOUND IRON ROD
 - S.C.I.R. SET IRON ROD W/ YELLOW CAP INSCRIPTED "RPLS 3752"
 - C.M. CONTROLLING MONUMENT

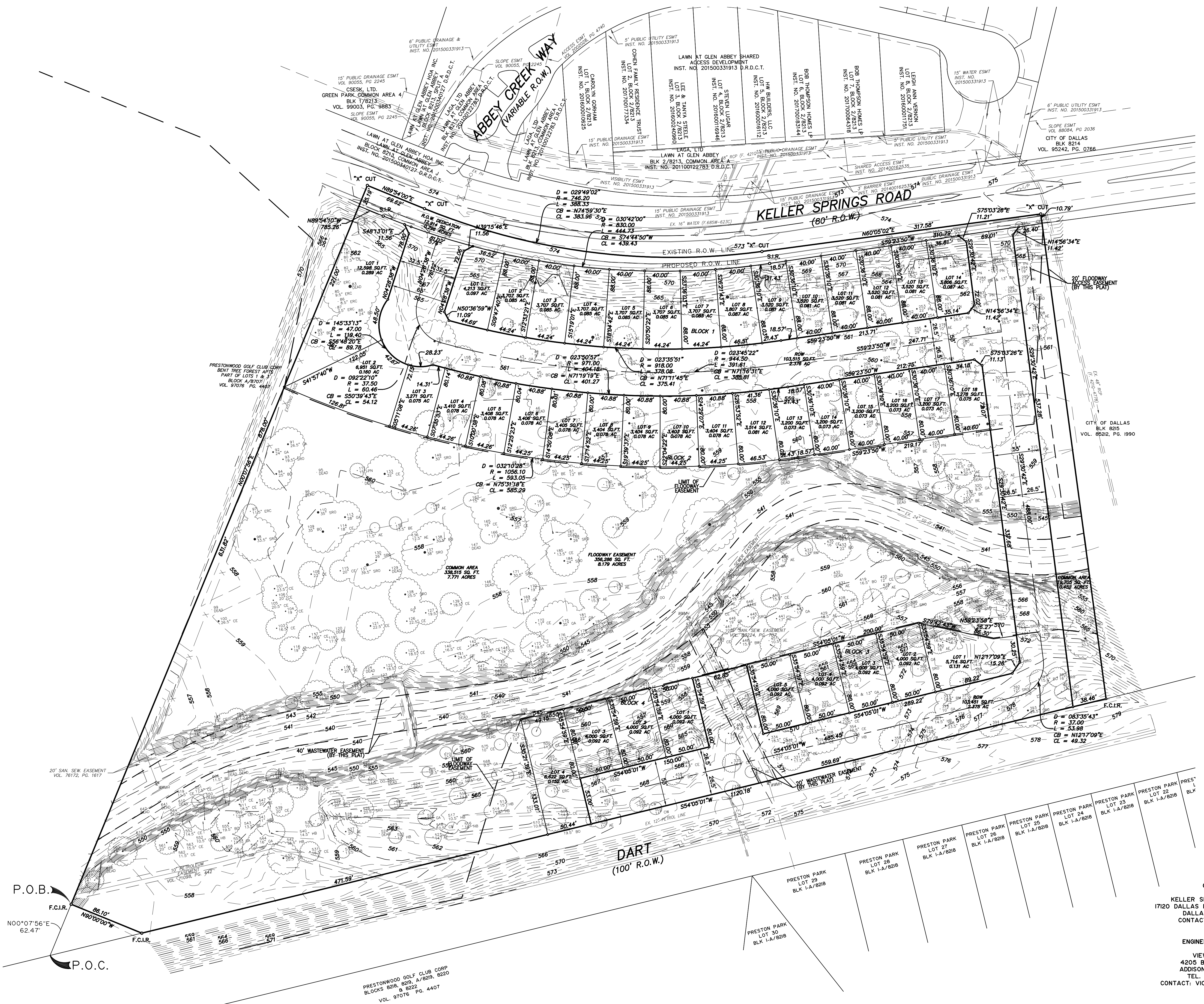
- NOTES:**
- 1) NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
 - 2) THERE ARE NO EXISTING STRUCTURES TO BE REMOVED.
 - 3) PURPOSE: TO DIVIDE A SINGLE TRACT OF LAND INTO 41 RESIDENTIAL LOTS & COMMON AREAS.
 - 4) R.O.W. EASEMENT TO CITY OF DALLAS VOL. 88018 PG. 2362 REPLACED BY R.O.W. DEDICATION.

PRELIMINARY PLAT
OF
KELLER SPRINGS ESTATES
LOTS 1-14, BLOCK 1/8217
LOTS 1-18, BLOCK 2/8217
LOTS 1-4, BLOCK 3/8217
LOTS 1-5, BLOCK 4/8217

14.68 ACRES
OUT OF THE
ROBERT WILBURN SURVEY
ABSTRACT NO. 1580
AND THE
EDWARD COOK SURVEY
ABSTRACT NO. 327
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S167-281

OWNER:
KELLER SPRINGS ESTATES
17120 DALLAS PARKWAY, SUITE 235
DALLAS, TX 75248
CONTACT: STEVE DIEB

ENGINEER/SURVEYOR:
VIEWTECH, INC.
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
TEL. 972 661-8187
CONTACT: VICTOR LISSIAK JR., PE



P.O.B.
F.C.I.R.
N00°07'56"E
62.47'

P.O.C.

PRESTONWOOD GOLF CLUB CORP
BLOCKS 8218, 8219, A/8219, 8220
& 8222
VOL. 97076 PG. 4407

OWNER'S CERTIFICATE:

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS KELLER SPRINGS ESTATES, LTD. IS THE OWNER OF THAT TRACT OF LAND SITUATED IN THE ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, AND THE EDWARD COOK SURVEY, ABSTRACT NO. 327, SAID TRACT CONVEYED BY DEED TO KELLER SPRINGS ESTATES, LTD. FROM KEN MARCHANT & DONNA MARCHANT AS RECORDED IN VOLUME 2004228 ON PAGE 22, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF BENT TREE FOREST APARTMENTS ADDITION A PLATTED ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 97076 ON PAGE 4407 DEED RECORDS, DALLAS COUNTY, TEXAS WITH THE SOUTHWEST CORNER OF SAID MARCHANT TRACT;

THENCE, NORTH 00° 07' 56" EAST A DISTANCE OF 62.47' WITH THE EAST LINE OF BENT TREE FOREST APARTMENTS TO A FOUND CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE PLACE OF BEGINNING;

THENCE, NORTH 00° 07' 56" EAST A DISTANCE OF 852.81' CONTINUING WITH THE EAST LINE OF BENT TREE FOREST APARTMENTS TO A SET CAPPED IRON ROD FOR CORNER, SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF KELLER SPRINGS ROAD (80' R.O.W.);

THENCE, NORTH 89° 54' 00" EAST A DISTANCE OF 29.74' WITH THE SOUTH LINE OF KELLER SPRINGS ROAD (80' R.O.W.) TO A SET CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, 441.87' ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30° 30' 10", SAID CURVE HAVING A RADIUS OF 830.00' AND A LONG CHORD LENGTH OF 436.67' WHICH BEARS NORTH 74° 38' 55" EAST CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (80' R.O.W.) TO A SET CAPPED IRON ROD FOR CORNER;

THENCE, NORTH 59° 23' 50" EAST A DISTANCE OF 309.65' CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRING ROAD (80' R.O.W.) TO A SET CAPPED IRON ROD FOR CORNER;

THENCE, SOUTH 29° 55' 00" EAST A DISTANCE OF 541.65' DEPARTING THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (80' R.O.W.) TO A FOUND CAPPED IRON FOR CORNER, SAID CORNER BEING IN THE NORTH LINE OF THE ST. LOUIS & SOUTHWESTERN R.R. RIGHT-OF-WAY (100' R.O.W.);

THENCE, SOUTH 54° 05' 00" WEST A DISTANCE OF 120.17' WITH THE NORTH LINE OF THE ST. LOUIS & SOUTHWESTERN R.R. RIGHT-OF-WAY (100' R.O.W.) TO A FOUND CAPPED IRON FOR CORNER

THENCE, DUE WEST A DISTANCE OF 86.11' DEPARTING THE NORTH LINE OF SAID ST. LOUIS & SOUTHWESTERN RAILROAD RIGHT-OF-WAY (100' R.O.W.) BACK TO THE PLACE OF BEGINNING AND CONTAINING 14.68 ACRES (639,507 SQ.FT.) OF LAND.

FLOODWAY EASEMENT STATEMENT

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK A/8217 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK A/8217. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATERCOURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION IN THE FLOODWAY EASEMENT.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK A/8217, UNLESS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES; PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF DALLAS TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF DALLAS SHALL HAVE THE RIGHT TO ENTER UPON THE FLOODWAY EASEMENT AT ANY POINT OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS AND THE CITY OF DALLAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATERCOURSES THROUGH BLOCK A/8217, AS IN THE CASE OF ALL NATURAL CHANNELS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY OF DALLAS SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES WITHIN THE FLOODWAY EASEMENT.

THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATING THE PROPOSED FLOODWAY EASEMENT LINE, PRIOR TO FILING OF PLAT, ALONG ALL REAR OR SIDE LOT LINES THAT ARE ADJACENT TO THE CREEK AS PER CITY OF DALLAS DRAWING 424-109. THE SURVEYOR SHALL PROVIDE SIGNED AND SEALED DOCUMENTATION THAT THE FLOODWAY MARKER MONUMENTS HAVE BEEN INSTALLED PRIOR TO FILING THE FINAL PLAT.

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF DALLAS }

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT KELLER SPRINGS ESTATES, LTD. ACTING THROUGH J. STEPHEN DIEB, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **KELLER SPRINGS ESTATES** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES 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 BUILDINGS, 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 TO 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 EASEMENTS 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 PAVEMENTS 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.

BY:
J. STEPHEN DIEB
PRESIDENT, KELLER SPRINGS ESTATES, LTD.

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 STEVE DIEB KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

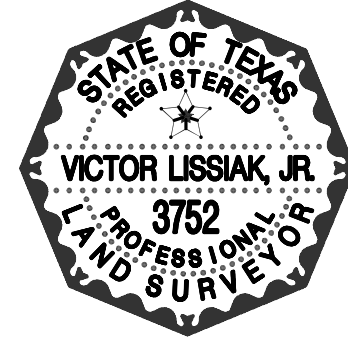
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS }
COUNTY OF DALLAS }

I, VICTOR LISSIAK, JR., 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.



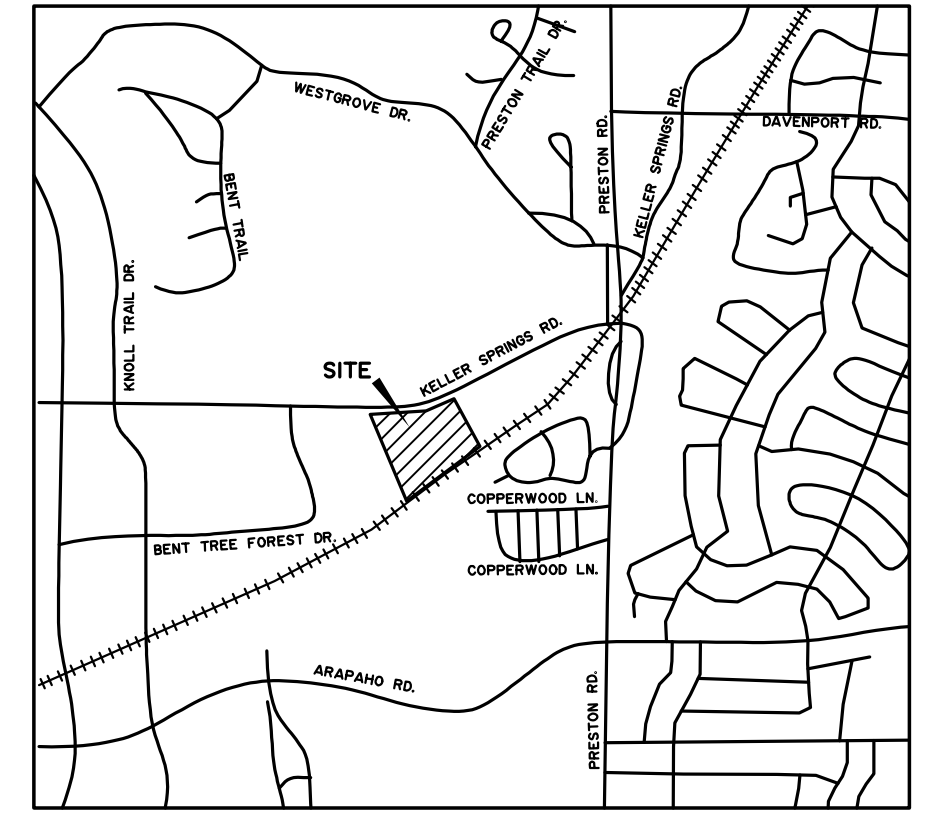
VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR, 3752

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 VICTOR LISSIAK, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME 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



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TEL. 972-661-887
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