

OWNER'S CERTIFICATE

WHEREAS, **NICHOLAS Q. LEE**, is the sole owner of a 9.66 acre tract of land situated in the William Pearson Survey, Abstract Number 1127, City of Dallas, Dallas County, Texas, said tract being conveyed in Special Warranty Deed, dated September 23, 2015 by CDDR Properties, LLC to Nicholas Q. Lee recorded in Instrument No. 201500257305 of the Official Public Records of Dallas County, Texas, being more particularly described as follows;

BEGINNING at a 5/8" iron rod found with broken concrete monument at the north corner of the herein described tract, being the southwest corner of a tract of land described to Quanset Corporation according to the deed thereof recorded in Volume 99163, Pg. 4832 of the Deed Records of Dallas County, Texas, said point lies in the southerly right-of-way line of the C.C. & S.F. Railroad (100' R.O.W.);

Thence South 72°00'24" East with the common line of said Quanset tract for a distance of 430.95 feet to a bent 1/2" iron rod found for corner, being the most northerly northwest corner of Lot 1, Block G/6966, Dollar General Kiest Boulevard, an addition to the City of Dallas according to the plat thereof recorded in Instrument Number 201100035697 of the Official Public Records of Dallas County, Texas, said point lies in the southerly boundary line of said Lee tract;

Thence South 18°15'35" West with the most northerly west line of said Lot 1 for a distance of 20.11 feet to a broken 1/2" iron rod found for corner for the most northerly southwest corner thereof;

Thence South 72°00'24" East with the northerly boundary line of said Lee tract, same being the most northerly south boundary line of said Lot 1, for a distance of 269.85 feet to a 1/2" iron rod found for the northeast corner of said Lee tract;

Thence South 00°28'47" East with the east boundary line of said Lee tract, and being the west line of said Lot 1, passing at a distance of 270.47' a 5/8" iron rod found for the most southerly southwest corner thereof, continuing along said course in all for a total distance of 300.46 feet to an "X" cut found in concrete for the southeast corner of said Lee tract, said point lies in the north right-of-way line of W. Kiest Boulevard (100' R.O.W.);

Thence South 89°31'02" West with the north right-of-way line of said W. Kiest Boulevard for a distance of 1104.32 feet to an "X" cut in concrete found for the southwest corner of said Lee tract and being in the southeasterly right-of-way line of an aforementioned B.N. & S.F. Railroad, and being at the beginning of a curve to the right having a radius of 1382.69 feet and a chord bearing and distance of North 38°59'16" East, 701.61 feet;

Thence along said curve to the right for an arc distance of 709.36 feet to the **POINT OF BEGINNING** and there terminating, enclosing 9.66 acres of land, more or less.

OWNER'S DEDICATION

THAT NICHOLAS Q. LEE, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described properly as KIEST PARK 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 and alleys 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 and upon 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

Before me, the undersigned authority, on this day personally appeared **NICHOLAS Q. LEE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this

SURVEYOR'S STATEMENT

I, **ERNEST WOORSTER**, 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.

2017.

Texas Registered Professional Land Surveyor No. 6509

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared **ERNEST WOORSTER**, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this

John Cox, Notary Public in and for the State of Texas

PRELIMINARY PLAT KIEST PARK ADDITION

A PART OF CITY BLOCK 6966 AND BEING 9.66 ACRES OF LAND SITUATED IN THE WILLIAM PEARSON SURVEY, ABSTRACT NO. 1127, CITY OF DALLAS, DALLAS COUNTY, TEXAS

E = IRON ROD FOUND

B. = POINT OF BEGINNING

If# = INSTRUMENT NUMBER

I) = CONTROLLING MONUMENT

IT. = EASEMENT

C.T. = DEED RECORDS DALLAS COUNTY, TEXAS

C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TX

CO. = DALLAS POWER & LIGHT COMPANY

= VOLUME
= PAGE
= SEWER MANHOLE
= ELECTRIC BOX
= WATER VALVE
= POWER POLE
= STORM DRAIN MAHOLE

= CENTERLINE OF ROAD
= OVERHEAD UTILITIES
= IRON FENCE
= STORM DRAIN LINE
= SANITARY SEWER LINE
= WATER LINE
= SURVEY ABSTRACT

EAGLE SURVEYING, LLC JOHN COX 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009

DR. NICHOLAS Q. LEE 2535 FIREWHEEL PKWY. SUITE: 500 GARLAND, TX 75040-2896 972.495.5618

JOB #: 17-01-19 PP

EAGLE SURVEYING, LL 210 SOUTH ELM STREE SUITE: 104 DENTON, TX 76201

DRAWN BY: JDC

EYING

940.222.3009 TX FIRM # 10194177

DATE: 8/11/2017

SURVEYOR

OWNER

LEGEND

OT 1, BLOCK G/6966