



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, Kaminski Development Corp, LLC is the owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52 in the City of Dallas, Dallas County, Texas, said tract being part of Tracts 2-4 and 3-4 in Block A5761 of the Jennie Smith Partition, as recorded in Volume E, Page 533 of the Minutes of the District Court, Dallas County, Texas, same being described by Special Warranty Deed with Vendor's Lien to Vendor's Land Development Corp, LLC, recorded in Instrument No. 201900273878, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the west corner of Lot 1, Block C2365 of J.T. Hood's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof as shown on the face of the plat, and also being the north corner of said Kaminski Development tract;
Thence South 46 degrees 39 minutes 52 seconds East, along the southeast line of said Lot 1, Block C2365 and the northeast line of said Kaminski Development tract, a distance of 149.61 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set at the south corner of said Lot 1, Block C2365 and lying in the north-south right-of-way line of a 15 foot alley and being the most eastern corner of said Kaminski Development tract;
Thence South 44 degrees 24 minutes 32 seconds West, along said north-south right-of-way line of a 15 foot alley and the southeast line of said Kaminski Development tract, a distance of 76.96 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set for corner;
Thence South 45 degrees 51 minutes 31 seconds East, a distance of 7.50 feet to a 1/2 inch iron rod found lying in an area of uncertain ownership as monumented nor encompassed by current deeds or plats;
Thence South 44 degrees 24 minutes 32 seconds West, along said east area of uncertain ownership as monumented nor encompassed by current deeds or plats, a distance of 33.00 feet to the northeast corner of said Kaminski Development tract and the common east corner of a tract of land described in General Warranty, Distribution Deed to Lianne H. Stratlin and Maria C. Stratlin, recorded under Volume 2005141, Page 1653, Deed Records, Dallas County, Texas;
Thence North 46 degrees 08 minutes 54 seconds West, along the northeast line of said Stratlin tract and the common southeast line of said Kaminski Development tract, a distance of 149.15 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set lying in the most southeastern line of Lot 1, Block A5761 of Dallas Association for Retarded Children Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72195, Page 21, Map Records, Dallas County, Texas, and being the north corner of said Stratlin tract and the most western corner of said Kaminski Development tract;
Thence North 44 degrees 09 minutes 52 seconds East, along said most southeastern line of Lot 1, Block A5761 and the northwestern line of said Kaminski Development tract, a distance of 33.00 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set at an interior all corner of said Kaminski Development tract;
Thence North 46 degrees 08 minutes 55 seconds West, along the most southerly northeastern line of said Lot 1, Block A5761, and the northeastern line of said Kaminski Development tract, a distance of 7.50 feet to a 3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set at the southern corner of Hall Avenue (60 foot right-of-way);
Thence North 44 degrees 10 minutes 08 seconds East, along the southeast right-of-way line of said Mail Avenue and the northwest line of said Kaminski Development tract, a distance of 77.20 feet to the POINT OF BEGINNING and containing 16,456 square feet or 0.378 acres of land.

GENERAL NOTES:
1) Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.
2) The purpose of this plat is to plat parts of two tracts of land into one lot.
3) Lot to lot drainage will not be allowed without City of Dallas Parking & Drainage Engineering Section approval.
4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5) BENCHMARKS:
Dallas Water Utilities Benchmark No. 34-N-1
A City of Dallas Benchmark is set on the north end of a concrete storm sewer drop inlet on the east side of Thurston Drive, north of Anson Road, Northing: 63,900.714.353; Easting: 2,474,398.915; Elevation: -467.794
Dallas Water Utilities Benchmark No. 34-N-1
A square is cut on the southwest corner of the intersection of Empire Central Drive and Filmore Drive on concrete curb in front of the hydrant.
Northing: 6,899,133.900; Easting: 2,475,468.659; Elevation: -461.258

LEGEND
D.R.D.C.T. Deed Records, Dallas County, Texas
O.P.R.D.C.T. Official Public Records, Dallas County, Texas
M.D.C.D.C.T. Minutes of the District Court, Dallas County, Texas
INST. NO. Instrument Number
S.O.L.T. / A.C. Sublime Paper (Acres)
S.O.L.T. / P.S. Sublime Paper (Pages)
R.O.W. Right-of-Way
1/2" Iron Rod Found
Controlling Monument
Essential
Map Records, Dallas County, Texas
ESMT. M.R.D.C.T.
Water Line
Sanitary Sewer Line
Gravel
3-1/4 inch aluminum cap stamped "HOLLOWBROOK HEIGHTS" and "RPLS 5299" on a 1/2 inch iron rod set
"X" cut found
Iron cut found
Charitank Fence
Metal/Iron Fence

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Kaminski Development Corp, LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as HOLLOWBROOK HEIGHTS, 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the public use and benefit of the City of Dallas, Dallas County, Texas, and shall be subject to the maintenance, use, and control of the City of Dallas, Dallas County, Texas, and shall be subject to the easements as shown. Said easements being hereby reserved for the public use and accommodation of all public utilities existing or to be hereafter installed, and for the use and enjoyment of the streets, alleys, and roadways shown on the plat. All easements shall be subject to the provisions of the City of Dallas, Dallas County, Texas, and shall be subject to the construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any form of procuring the permission 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.
Kaminski Development Corp, LLC
Bruce Kaminski, Owner
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Bruce Kaminski known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

LEASER SUBORDINATION
The lessor and/or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.
Graham Mortgage Corporation
By:
Karl V. Hunter, Trustee
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Karl V. Hunter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Signature
SURVEYOR'S STATEMENT
I, Gary E. Johnson, 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-5-617, (a)(3)(C)(4) & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.
Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.
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. (01/07/2020)
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2020.
Notary Signature
OWNER
KAMINSKI DEVELOPMENT CORP, LLC
P.O. BOX 7764
ADDISON, TEXAS 75001
ATTN: BRUCE KAMINSKI
PRELIMINARY PLAT
HOLLOWBROOK HEIGHTS
LOT 2, BLOCK A5761
PART OF TRACTS 2-4 AND 3-4, BLOCK 5761
IN THE JENNIE SMITH PARTITION
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S \_\_\_\_\_
DATE: 01/07/2020 | JOB #: 1902134-2 | SCALE: 1" = 30' / 1"