

**PRIVATE STREET DEDICATION**

OWNER'S DEDICATION  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT KELLER SPRINGS ESTATES, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, J. STEPHEN DIEB, 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 DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREET(S) SHOWN THEREON AS PRIVATE. STREETS TO BE DEEDED, IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE PRIVATE STREETS, 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 PRIVATE STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 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 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 \_\_\_\_\_, 2020.

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

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	388.33	746.20	029°49'02"	N74° 59' 30"E	383.96
C2	444.73	830.00	030°42'00"	S74° 44' 50"W	439.43
C3	129.12	48.50	152°32'01"	S55° 58' 32"E	94.23
C4	401.50	971.00	023°41'29"	N71° 14' 34"E	398.65
C5	378.08	918.00	023°35'51"	N71° 11' 45"E	375.41
C7	60.46	37.50	092°22'10"	S50° 39' 43"E	54.12
C8	391.61	944.50	023°45'22"	N71° 16' 31"E	388.81

**OWNER'S CERTIFICATE:**

STATE OF TEXAS }  
 COUNTY OF DALLAS }

WHEREAS KELLER SPRINGS ESTATES, LTD. IS THE OWNER OF ALL 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 878.00' CONTINUING WITH THE EAST LINE OF BENT TREE FOREST APARTMENTS TO A FOUND "X" CUT IN CONCRETE FOR CORNER, SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.);

THENCE, NORTH 89° 54' 00" EAST A DISTANCE OF 69.62' WITH THE SOUTH LINE OF KELLER SPRINGS ROAD VARIABLE WIDTH R.O.W.) TO A SET CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

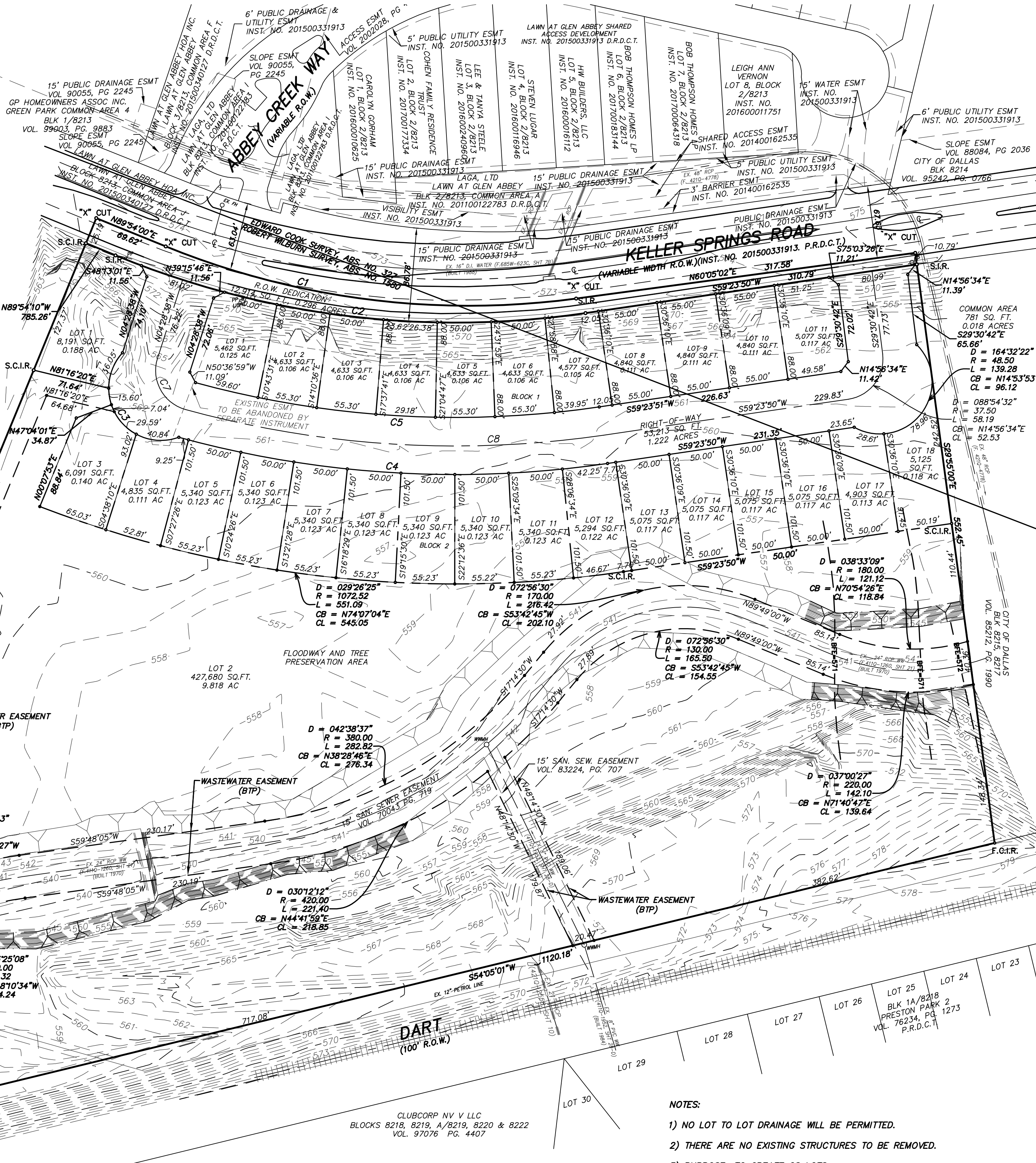
THENCE, 388.33' ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29° 49' 02", SAID CURVE HAVING A RADIUS OF 746.20' AND A LONG CHORD LENGTH OF 383.96' WHICH BEARS NORTH 74° 59' 30" EAST CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND "X" CUT IN CONCRETE FOR CORNER;

THENCE, NORTH 60° 05' 02" EAST A DISTANCE OF 317.58' CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRING ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND "X" CUT IN CONCRETE FOR CORNER;

THENCE, SOUTH 29° 55' 00" EAST A DISTANCE OF 552.45' DEPARTING THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH 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' 01" WEST A DISTANCE OF 1120.18' 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 86.10' 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 14.681 ACRES (639,507 SQ.FT.) OF LAND.



**NOTES:**

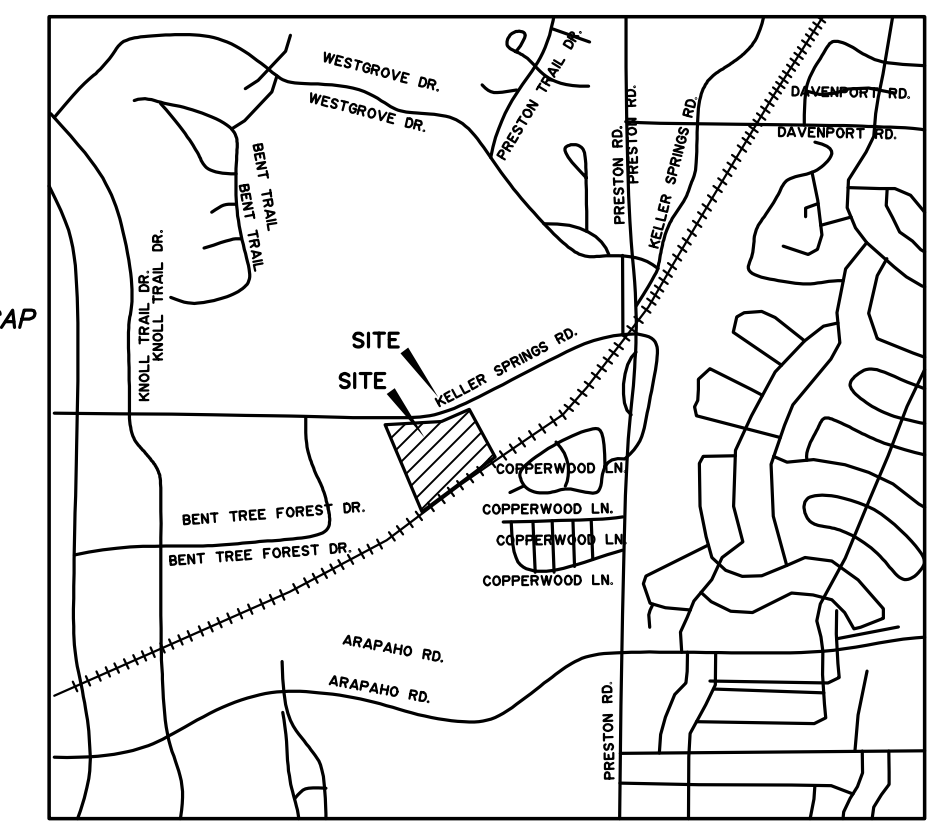
- 1) NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
- 2) THERE ARE NO EXISTING STRUCTURES TO BE REMOVED.
- 3) PURPOSE: TO CREATE 28 LOTS.
- 4) R.O.W. EASEMENT TO CITY OF DALLAS, VOL. 88018 PG. 2362 REPLACED WITH R.O.W. DEDICATION.

**OWNER:**

KELLER SPRINGS ESTATE, LTD.  
 17120 DALLAS PARKWAY, SUITE 235  
 DALLAS, TX 75248  
 CONTACT: STEVE DIEB

**ENGINEER/SURVEYOR:**

VIEWTECH, INC.  
 4205 BELTWAY DRIVE  
 ADDISON, TEXAS 75001  
 TEL. 972 561-8181  
 CONTACT: VICTOR LISSIAK, JR., PE  
 FIRM NO. 10155800



LOCATION MAP  
 MAPSCO: 5-S

**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).

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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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

**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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**

**PRELIMINARY PLAT**  
**KELLER SPRINGS ESTATES**  
 LOTS 1-11, BLOCK 1, LOTS 1-18, BLOCK 2  
 AND RIGHT-OF-WAY  
 14.681 ACRES  
 OUT OF THE  
 ROBERT WILBURN SURVEY, ABS. NO. 1580  
 AND THE  
 EDWARD COOK SURVEY, ABS. NO. 327  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
**CITY FILE NO. S190-213**

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED FOR OR RELIED UPON AS A FINAL SURVEY DOCUMENT.