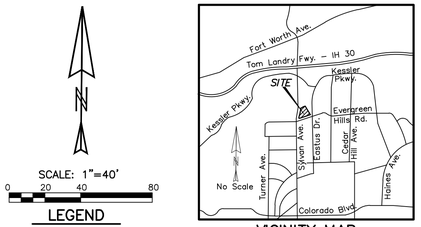


VICINITY MAP
(Not to Scale)

LEGEND

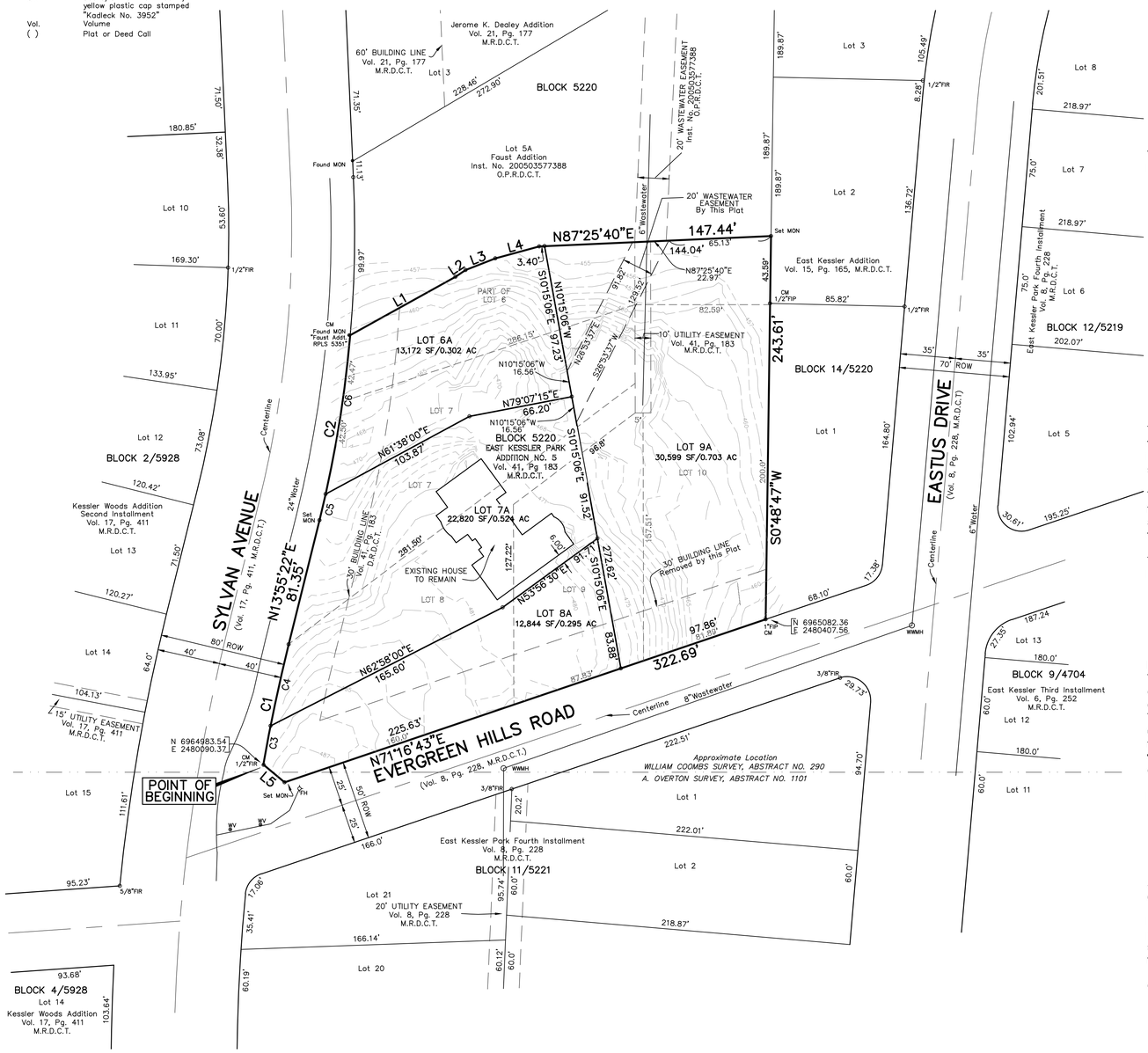
AC	Acres
CM	Controlling Monument
D.R.D.C.T.	Deed Records, Dallas County, Texas
FIR	Found Iron Rod
Inst. No.	Instrument Number
MON	Set 5/8 Inch Iron Rod with 3" Disk Stamped "MARBELLA AT TURTLE CREEK" "No. 3952"
M.R.D.C.T	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
Pg.	Page
ROW	Right-of-Way
SF	Square Feet
SIR	Set 5/8 Inch Iron Rod w/ yellow plastic cap stamped "Kadleck No. 3952"
Vol.	Volume
( )	Plat or Deed Call

NUM	BEARING	DISTANCE
L1	S60°56'43"W	76.47'
L2	S56°22'00"W	7.76'
L3	S68°45'51"W	20.30'
L4	S74°42'24"W	28.88'
L5	N50°11'00"W	17.62'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°59'57"	78.05'	1118.22'	S11°55'24"W	78.04'
C2	8°58'51"	119.27'	760.92'	N9°25'57"E	119.15'
C3	0°16'52"	25.00'	1118.22'	S10°33'51"W	25.00'
C4	2°43'06"	53.05'	1118.22'	S12°59'56"W	53.04'
C5	1°16'59"	17.04'	760.92'	N13°16'53"E	17.04'
C6	7°41'53"	102.23'	760.92'	N08°47'27"E	102.16'

NOTES

1) The bearing basis for this survey is a bearing of S 73°16'43" E for the northwest line of Evergreen Hills Road as indicated on the map of East Kessler Park Addition No. 5 as recorded in Volume 41, Page 183, Map Records of Dallas County, Texas.
2) Lot to Lot Drainage is not permitted without Engineering Section approval.
3) Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid coordinate values, No Scale and No Projection.
4) This Development is restricted to single family dwellings only.
5) The purpose of this plat is to create four single family lots.
6) All lot corners are set 5/8 inch iron rod with a yellow plastic cap stamped "Kadleck No. 3952", unless otherwise noted.
7) 30 foot Building Line along Sylvan Avenue to remain.



OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, ADRIAN COLE., is the Owner of a tract of land situated in the William Coombs Survey, Abstract No. 290 and the A. Overton Survey, Abstract No. 1101, City of Dallas, Dallas County, Texas, said tract being part of Lot 6 and all of Lots 7 through 10, Block 5220 of East Kessler Park Addition No. 5, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 41, Page 183, Map Records Dallas County, Texas, said tract of land conveyed to Adrian Cole by Special Warranty Deed recorded in Instrument Number 201500095635, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for a corner at the intersection of the southeast line of Sylvan Avenue (an 80 foot right of way), said point being the north corner of a right of way corner clip at the intersection of the southeast line of Sylvan Avenue with the northwest line of Evergreen Hills Road (a 50 foot right of way), said point being the most westerly southwest corner of the said East Kessler Park Addition No. 5 and said point the beginning of a non-tangent curve to the right with a central angle of 03°59'57", a radius of 1,118.22 feet, a chord bearing of N 11°55'24" E and a chord distance of 78.03 feet;

THENCE, the following courses and distances with the southeast line of Sylvan Avenue:

- Northeasterly, along said curve, an arc distance of 78.05 feet to a set 3 inch aluminum monument stamped with "East Kessler Park 5, Kadleck 3952" at the point of tangency;
- N 13°55'22" E, a distance of 81.35 feet to a set 3 inch aluminum monument stamped with "East Kessler Park 5, Kadleck 3952" at the beginning of a tangent curve to the left with a central angle of 08°58'51", a radius of 760.92 feet, a chord bearing of N 09°25'57" E and a distance of 119.15 feet;
- Northeasterly, along said curve, an arc distance of 119.27 feet to a found aluminum monument stamped "Faust Addition RPLS 5351" for a corner, said point being the southwest corner of Faust Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Instrument Number 200503577388, Official Public Records of Dallas County, Texas;

THENCE, the following courses and distance with the southeast and south line of the said Faust Addition:

- N 60°56'43" E, departing the east line of Sylvan Avenue, a distance of 76.47 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Kadleck No. 3952" for a corner;
- N 56°22'00" E, a distance of 7.76 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Kadleck No. 3952" for a corner;
- N 68°45'51" E, a distance of 20.30 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Kadleck No. 3952" for a corner;
- N 74°42'24" E, a distance of 28.88 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Kadleck No. 3952" for a corner;
- N 87°25'40" E, a distance of 147.44 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "Kadleck No. 3952" for a corner, said point being the southeast corner of the said Faust Addition and in the west line of East Kessler Addition, an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 15, Page 165, Map Records of Dallas County, Texas;

THENCE, S 00°48'47" W, with the east line of the said East Kessler Park Addition No. 5 and the west line of the said East Kessler Park Addition, a distance of 243.61 feet to a found 1/2 inch iron rod for a corner in the northwest line of Evergreen Hills Road, said point being the southeast corner of the said Eat Kessler Park Addition No. 5;

THENCE, S 71°16'43" W, with the northwest line of Evergreen Hills Road, a distance of 322.69 feet to a set 3 inch aluminum monument stamped with "East Kessler Park 5, Kadleck 3952" for a corner, said point being the south corner of the above said right of way corner clip and being the most southerly southwest corner of the said East Kessler Park Addition, No,. 5;

THENCE, N 50°11'0" W, with the said right of way corner clip, a distance of 17.62 feet to the Point of beginning and Containing 79,435 square feet or 1.824 acre tract of land.

SURVEYOR'S STATEMENT

I, L. LYNN KADLECK, 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 _____, 2015.

REVIEW ONLY – NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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 OFFICE this the ____ day of _____, 2015.

_____
Notary Public, State of Texas

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF DALLAS }

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ADRIAN COLE, an individual owner, does hereby adopt this plat, designating the herein described property as **EAST KESSLER PARK ADDITION NO. 5 REPLAT,** 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 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, 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 the 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 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 _____ this the _____ day of _____, 2015.

BY: ADRAIN COLE, an individual owner

_____
Adrian Cole, Owner

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Adrian Cole, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

_____
Notary Public, State of Texas

PRELIMINARY PLAT

EAST KESSLER PARK ADDITION NO. 5 REPLAT

LOTS 6A, 7A, 8A, AND 9A, BLOCK 5220
BEING A REPLAT OF
EAST KESLER PARK ADDITION NO. 5
WILLAIM COOMBS SURVEY, ABSTRACT NO. 290
DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145–275
ENGINNERING NO. 311T–_____

OWNER/DEVELOPER
ADRIAN COLE
1600 SYLVAN AVENUE
Dallas, Texas 75211

PREPARED JULY, 10, 2015 BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
(972) 881–0771 PLANO, TX 75074
TBPE Reg. No. F–6460/TBPLS Reg. No. 100555–00

JOB #15748

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