

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NORTH HENDERSON AVENUE, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **KIMSEY PLACE NO. 2**, 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 roadway 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 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, Texas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2015.

BY: MADISON KIMSEY LT. A TEXAS LIMITED PARTNERSHIP,
a Texas Limited Partnership
BY: MADISON GP, INC.

BY: ROBERT W. TEERTER, Its President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert W. Teerter 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 consideration therein expressed.

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

My commission expires: _____

Notary Public, State of Texas

GENERAL NOTES:

- 1. No lot-to-lot drainage will be permitted without Engineering Section approval.
- 2. Basis of Bearing:
The bearing basis for this plat is bearing of N 45°16'00" E for the southeast line of Kimsey Drive as indicated in the deed to Madison Kimsey LTD by deed recorded in Instrument Number 201300316619, Official Public Records of Dallas County, Texas.
- 3. The purpose of this plat is to replat 5 lots into 1 lot.
- 4. All existing structures to be demolished.

SURVEYOR'S STATEMENT

I, Dennis D. Vote, 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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

Dennis D. Vote, Registered Professional Land Surveyor, #4813
Votex Surveying Company (972)-964-0858

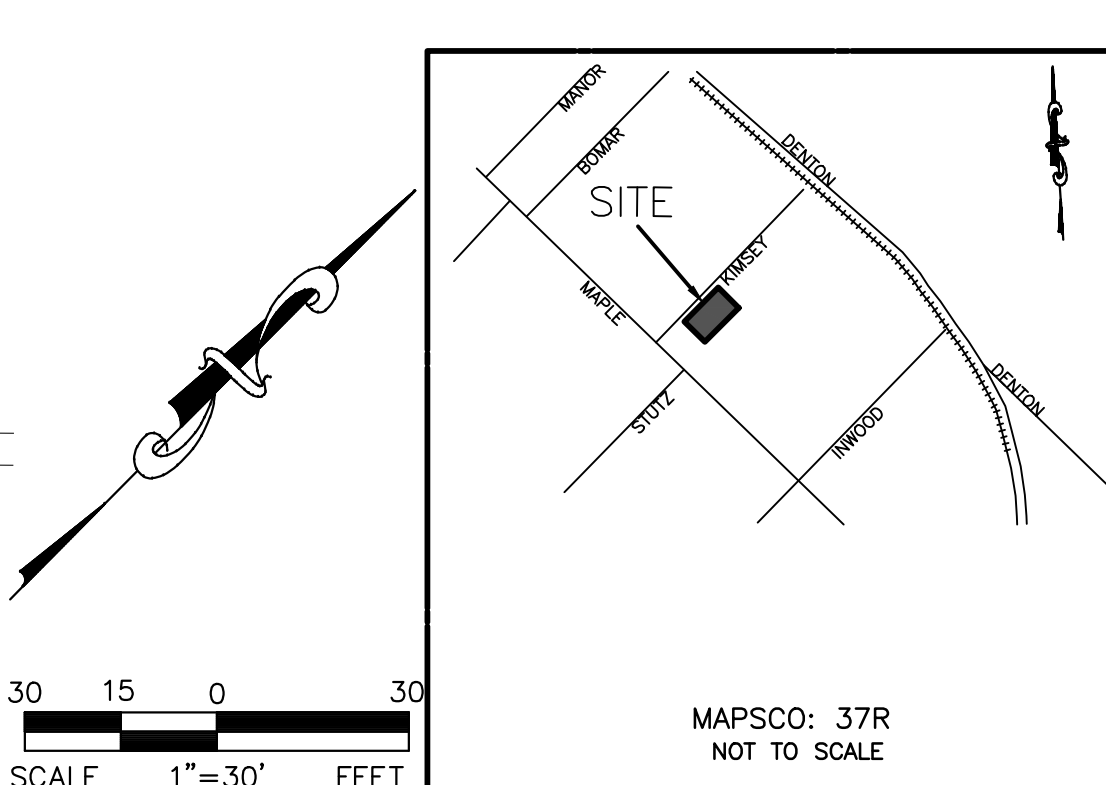
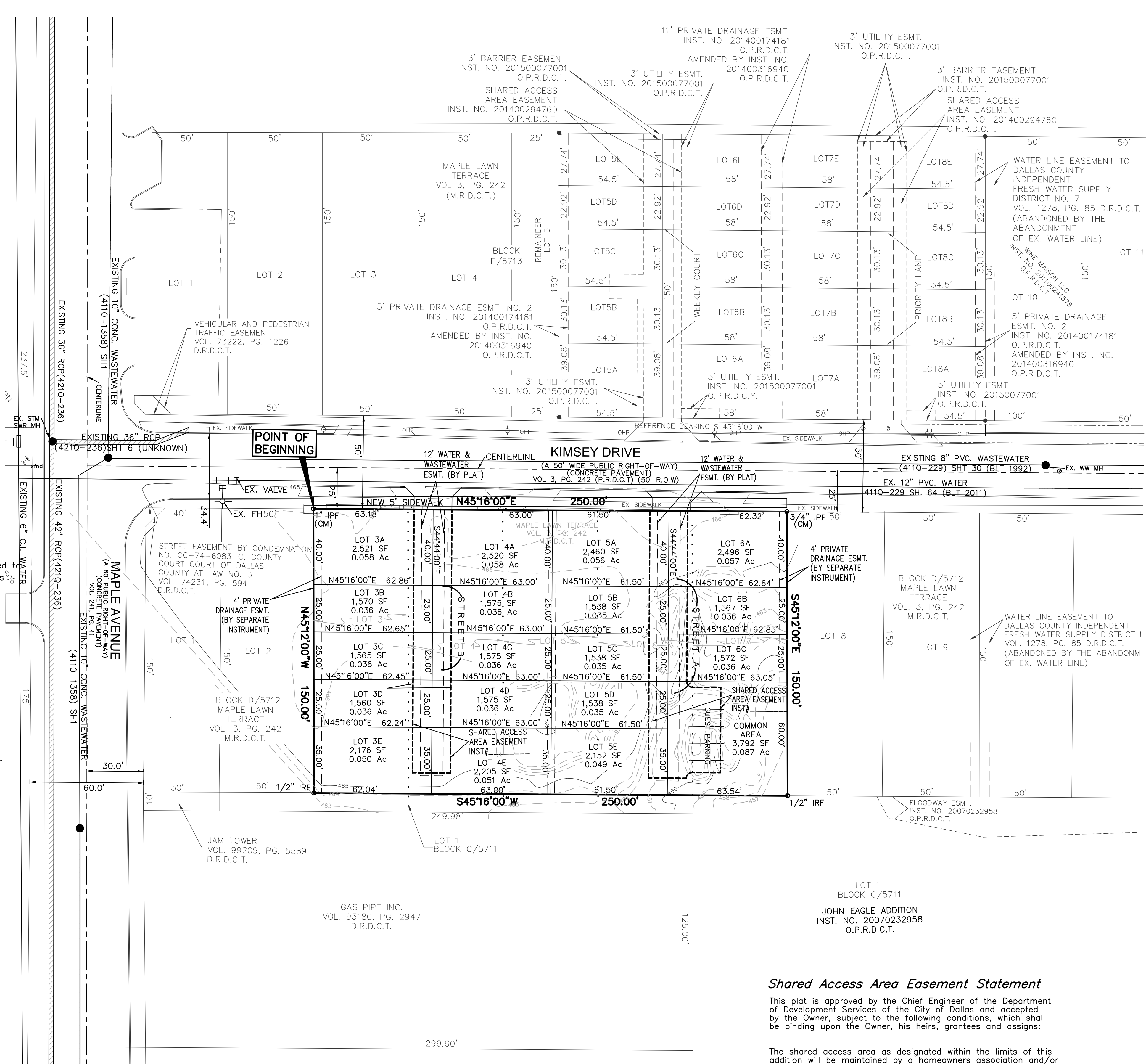
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Dennis D. Vote, 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 purpose and consideration therein expressed and in the capacity therein stated.

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

My commission expires: _____

Notary Public, State of Texas



OWNER'S CERTIFICATE
STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, Madison Kimsey, LTD is the owner of a tract of land situated in the Miles Bennett Survey, Abstract Number 52, City of Dallas, Dallas County, Texas, as recorded in Special Warranty Deeds under Inst. No. 201300316619, and Inst. No. 201300316629 and in General Warranty Deeds under No. 201300316625, Inst. No. 201300316626, and Inst. No. 201300316628, Official Public Records Dallas County Texas (O.P.R.D.C.T.) and being all of lots 3, 4, 5, 6 and 7, Block D/5712 of Maple Lawn Terrace, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 242, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1-inch iron pipe found for the most easterly corner of said Madison Kimsey tract, said point being the most northerly corner of Lot 2, Block D/5712 of said Maple Lawn addition, said point also being in the Southeast line of Kimsey Drive (a 50 foot right of way);

THENCE North 45 degrees 16 minutes 00 seconds East, along the southeast line of said Kimsey Drive, same being the northwest line of said Madison Kimsey tract, a distance of 250.00 feet to a 3/4-inch iron pipe, found for the most northern corner of said Madison Kimsey tract, said point also being the most westerly corner of Lot 8, Block D/5712 of said Maple Lawn Addition;

THENCE South 45 degrees 12 minutes 00 seconds East, departing the southeast line of said Kimsey Drive along the northwest line of the said Madison Kimsey tract, same being the southeast line of said Lot 8, Block D/5712, said point being the most southern corner of said Lot 8, Block D/5712 a distance of 150.00 feet to a 1/2" iron rod found for corner, said point being in the northwest line of Lot 1, Block C/5711;

THENCE South 45 degrees 16 minutes 00 seconds West, along southeasterly line of said Madison Kimsey tract, same being the northwest line of said Lot 1, the a distance of 250.00 feet to a 1/2 inch iron rod found for corner, said corner being the most easterly corner of said Lot 2, Block D/5712, said corner also being the most southerly corner of said Madison Kimsey tract;

THENCE North 45 degrees 12 minutes 00 seconds West, departing along the northeast line of said Lot 2, Block D/5712, same being the southwest line of said Madison Kimsey tract, a distance of 150.00 feet to the POINT OF BEGINNING, containing 37,499 square feet or 0.860 acres of land, more or less.

THENCE North 45 degrees 12 minutes 00 seconds West, departing along the northeast line of said Lot 2, Block D/5712, same being the southwest line of said Madison Kimsey tract, a distance of 150.00 feet to the POINT OF BEGINNING, containing 37,499 square feet or 0.860 acres of land, more or less.

THENCE North 45 degrees 12 minutes 00 seconds West, departing along the northeast line of said Lot 2, Block D/5712, same being the southwest line of said Madison Kimsey tract, a distance of 150.00 feet to the POINT OF BEGINNING, containing 37,499 square feet or 0.860 acres of land, more or less.

THENCE North 45 degrees 12 minutes 00 seconds West, departing along the northeast line of said Lot 2, Block D/5712, same being the southwest line of said Madison Kimsey tract, a distance of 150.00 feet to the POINT OF BEGINNING, containing 37,499 square feet or 0.860 acres of land, more or less.

THENCE North 45 degrees 12 minutes 00 seconds West, departing along the northeast line of said Lot 2, Block D/5712, same being the southwest line of said Madison Kimsey tract, a distance of 150.00 feet to the POINT OF BEGINNING, containing 37,499 square feet or 0.860 acres of land, more or less.

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LEGEND table with symbols for Boundary Line, Iron Pipe Found, Iron Rod Set, etc.

Shared Access Area Easement Statement

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowners association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, P.E.
Chief Engineer of Department of Development Services

PRELIMINARY PLAT
KIMSEY PLACE NO. 2
A SHARED ACCESS DEVELOPMENT
Lots 3A-3E, 4A-4E, 5A-5E, AND 6A-6C,
Block E/5713
0.860 ACRES
BEING A REPLAT OF
LOTS 3-7, BLOCK D/5712 OF
MAPLE LAWN TERRACE
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-030
ENGINEERING PLAN NO. 311T-XXX

OWNER:
MADISON KIMSEY LTD
6118 N. CENTRAL EXPWY STE 510
DALLAS, TEXAS 75206-5155
CONTACT: BILL WHITE
(214)-373-1180

SURVEYOR:
VOTEX SURVEYING COMPANY
FIRM NO. 10013800
12305 CAPELLA TRAIL
AUSTIN, TEXAS 78732-1940
TEL (512) 953-8112
CELL (214) 908-9137

(VOTEX JOB NO. 2014-002)