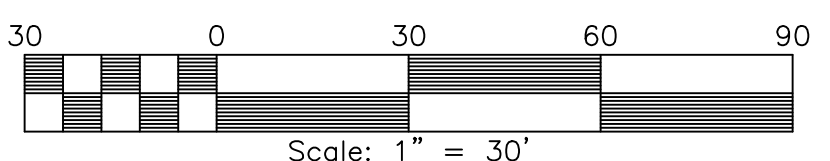


- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
 2. NO BUILDING OR STRUCTURE SHALL CROSS ANY LOT LINES OR PROPERTY LINES.
 3. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 4. BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS, STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), CONVERGENCE ANGLE: 0° 54' 29".
 5. COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011), GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

PRELIMINARY

RELEASED 1/19/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

[Signature]
 KURTIS R. WEBB
 REG. PROF. LAND SURVEYOR
 NO. 4125



LEGEND

- IRF CAP 1/2" IRON ROD FOUND WITH CAP MARKED "KADLECK NO. 3952"
- IFF IRON PIPE FOUND
- BCS 5/8" IRON ROD WITH 3" BRASS CAP SET STAMPED "EKB-4125"
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER

OWNER'S CERTIFICATE

STATE OF TEXAS;
 COUNTY OF DALLAS;

WHEREAS, VALERIE STRICKLAND, IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE WILLIAM COMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ALSO BEING THE REMAINDER OF LOT 6, OFFICIAL CITY OF DALLAS BLOCK NO. 5220, EAST KESSLER PARK ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 183, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO VALERIE STRICKLAND, BY GENERAL WARRANTY DEED DATED OCTOBER 10, 2018, AND RECORDED IN INSTRUMENT NO. 201800288574, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP MARKED "KADLECK NO. 3952" FOR THE NORTHWEST CORNER OF SAID STRICKLAND TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 5A, BLOCK 5220, FAUST ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20050377388, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN AVENUE (80' RIGHT-OF-WAY), FROM WHICH A 3" ALUMINUM CAP FOUND MARKED "FAUST ADDITION RPLS 5351" BEARS SOUTH 75 DEGREES 26 MINUTES 38 SECONDS WEST, A DISTANCE OF 0.97;

THENCE ALONG THE NORTH LINE OF SAID STRICKLAND TRACT, SAME BEING THE SOUTH LINE OF SAID LOT 5A, BLOCK 5220, FAUST ADDITION, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 59 DEGREES 50 MINUTES 33 SECONDS EAST, A DISTANCE OF 76.47 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "KADLECK NO. 3952";
2. NORTH 55 DEGREES 15 MINUTES 50 SECONDS EAST, A DISTANCE OF 7.76 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "KADLECK NO. 3952";
3. NORTH 67 DEGREES 39 MINUTES 41 SECONDS EAST, A DISTANCE OF 20.30 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "KADLECK NO. 3952";
4. NORTH 73 DEGREES 36 MINUTES 14 SECONDS EAST, A DISTANCE OF 28.88 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "KADLECK NO. 3952";
5. NORTH 86 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 147.44 FEET TO A 1/2" IRON ROD FOUND WITH CAP MARKED "KADLECK NO. 3952" FOR THE NORTHEAST CORNER OF SAID STRICKLAND TRACT, SAME BEING ON THE WEST LINE OF LOT 2, BLOCK 14/5220, EAST KESSLER PARK NO. 4, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15, PAGE 165, MAP RECORDS, DALLAS COUNTY, TEXAS;

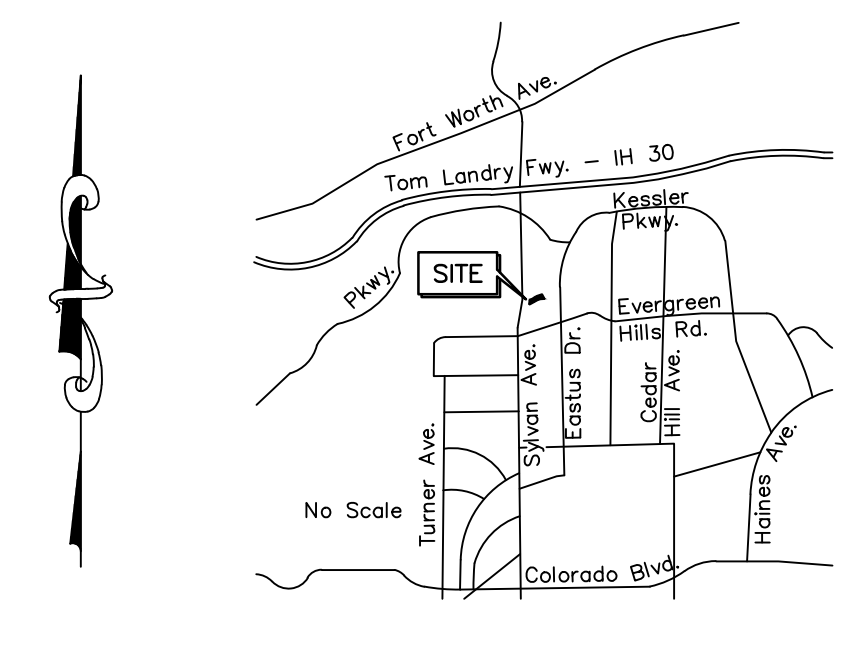
THENCE ALONG THE EAST LINE OF SAID 419 REINVESTMENTS TRACT, SAME BEING THE WEST LINE OF SAID LOT 2, BLOCK 14/5220, EAST KESSLER PARK NO. 4, SOUTH 00 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 42.53 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 5220, EAST KESSLER PARK ADDITION NO. 5, THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 14/5220, EAST KESSLER PARK NO. 4, AND THE NORTHWEST CORNER OF LOT 1, OF SAID EAST KESSLER PARK ADDITION NO. 5;

THENCE THROUGH THE INTERIOR OF SAID 419 REINVESTMENTS TRACT, SAME BEING THE SOUTH LINE OF SAID LOT 6, BLOCK 5220, EAST KESSLER PARK ADDITION NO. 5, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89 DEGREES 51 MINUTES 20 SECONDS WEST, A DISTANCE OF 82.55 FEET TO A 5/8" IRON ROD SET IN CONCRETE WITH BRASS CAP MARKED "EKB-4125";
2. SOUTH 70 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF 199.46 FEET TO A 5/8" IRON ROD SET IN CONCRETE WITH BRASS CAP MARKED "EKB-4125" FOR THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 5220, EAST KESSLER PARK ADDITION NO. 5, SAME BEING THE NORTHWEST CORNER OF LOT 7, BLOCK 5220 OF SAID EAST KESSLER PARK ADDITION NO. 5 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SYLVAN AVENUE;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SYLVAN AVENUE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 760.92 FEET, AN ARC DISTANCE OF 42.08 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 10 MINUTES 05 SECONDS, AND WHOSE CHORD BEARS NORTH 05 DEGREES 25 MINUTES 24 SECONDS EAST, A DISTANCE OF 42.07 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.289 ACRES OR 12,610 SQUARE FEET OF LAND, MORE OR LESS.

VICINITY MAP



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, VALERIE STRICKLAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **EAST KESSLER PARK ADDITION NO. 6**, 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, 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 HEREBY 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 THE _____ DAY OF _____, 2018.

VALERIE STRICKLAND

STATE OF TEXAS;
 COUNTY OF DALLAS;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VALERIE STRICKLAND, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR
 STATE OF TEXAS

PRELIMINARY PLAT
EAST KESSLER PARK
ADDITION NO. 6
 LOT 6A, BLOCK 5220
 BEING A 0.289 ACRE TRACT OF LAND
 PART OF CITY BLOCK 7762
 WILLIAM COMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO.: S178-082

SURVEYOR:
 WEBB SURVEYING, INC.
 3401 Custer Road, Suite 139
 Plano, TX 75023
 Phone: 972-599-2300
 Fax: 972-599-2302

OWNER:
 VALERIE STRICKLAND
 7115 Valley View Lane
 Dallas, TX 75240
 Phone: (214) 215-7223

Date: 1/19/18

SHEET 1 OF 1