

LOT 23, BLOCK D/2370
SOUTHWEST MEDICAL ADDITION
INST. NO. 201300288506
O.P.R.D.C.T.

SOUTHWESTERN GHFP LLC
INST. NO. 201400169251
O.P.R.D.C.T.

20' X 35' WATER EASEMENT
INST. NO. 201300288506
O.P.R.D.C.T.

5' RESERVED FOR UTILITIES
VOL. 1561, PG. 527
& VOL. 2599, PG. 64
D.R.D.C.T.

LOT 1, BLOCK 25-D/2370
MAPLE GROVE ACRES
VOL. 3, PG. 154
M.R.D.C.T.

RED BARN HOLDINGS
INST. NO. 201200180414
O.P.R.D.C.T.

LEGEND
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENTS NUMBER
VOL. PG. VOLUME, PAGE
SQ.FT. SQUARE FEET
IRF IRON ROD FOUND
PK FND PK NAIL FOUND
CM CONTROL MONUMENT
SSMH SANITARY SEWER MANHOLE
STMH STORM SEWER MANHOLE
D.P. & L. MH DALLAS POWER & LIGHT MANHOLE
PP POWER POLE
FH FIRE HYDRANT
WV WATER VALVE
MDS (A) 3' METALLIC DISC STAMPED 'KSA & RPLS 5299' SET FOR CORNER
MDS (B) 2-1/2" METALLIC DISC WITH MAG NAIL STAMPED 'SCA & RPLS 5299' SET FOR CORNER

GENERAL NOTES:
1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
2) THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1,2,3,4, AND THE WEST 25 FEET OF LOT 5 IN TO ONE LOT.
3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ACCORDING TO THE F.I.R.M. NO. 48113C0330 J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARDS AREA.
5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Red Barn Holdings Lp., is the sole owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52 and being all of Lots 1,2,3,4 and the West 25 feet of Lot 5, Block E/5713 of Maple Lawn Terrace Addition an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 242, Map Records, Dallas County, Texas, same being conveyed to Red Barn Holdings Lp., by deed recorded in Instrument No. 201200180414, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2-1/2 inch metallic disk stamped "KSA" and "RPLS 5299" set on mag nail in the northeast right-of-way line of Maple Avenue (variable width right-of-way) and the southeast line of a 4 foot Alley Reservation as recorded in Volume 3, Page 242 of the Map Records, Dallas County, Texas;

THENCE North 44 degrees 15 minutes 32 seconds East, departing the northeast right-of-way line of said Maple Avenue and along the southeast line of said 4 foot Alley Reservation, a distance of 225.00 feet to 3" metallic disc stamped "KSA & RPLS 5299" set for the most northerly North corner of Kimsey Place Addition, an addition to the City of Dallas as recorded in Instrument No. 201500077001, Official Public Records, Dallas County, Texas;

THENCE South 46 degrees 12 minutes 28 seconds East, Departing the southeast line of said 4 foot Alley Reservation and along the southwest line of said Kimsey Place Addition a distance of 150.00 feet to a 1/2 inch rod found with cap stamped "4813" for the southwest corner of said Kimsey Place Addition said point also being in the northwest right-of-way line of Kimsey Drive;

THENCE South 44 degrees 15 minutes 32 seconds West, along the northwest right-of-way of said Kimsey Drive, a distance of 225.00 feet to a 2-1/2 inch metallic disk stamped "KSA" and "RPLS 5299" set on mag nail for corner at the intersection of the southeast right-of-way line of said Maple Avenue and the northwest right-of-way line of said Kimsey Drive (50 foot right-of-way);

THENCE North 46 degrees 12 minutes 28 seconds West, along the northeast right-of-way line of said Maple Avenue, a distance of 150.00 feet to the POINT OF BEGINNING and containing 33,749 Square Feet or 0.775 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Red Barn Holdings Lp., acting by and through its duly authorized agent Justin Small (President and CEO) does hereby adopt this plat, designating the herein described property as **KIMSEY SQUARE ADDITION**, 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 of 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 the utility).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2016.

Justin Small (President and CEO)

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 Justin Small 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 _____, 2016.

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-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 _____, 2016.

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. (1/5/2016)

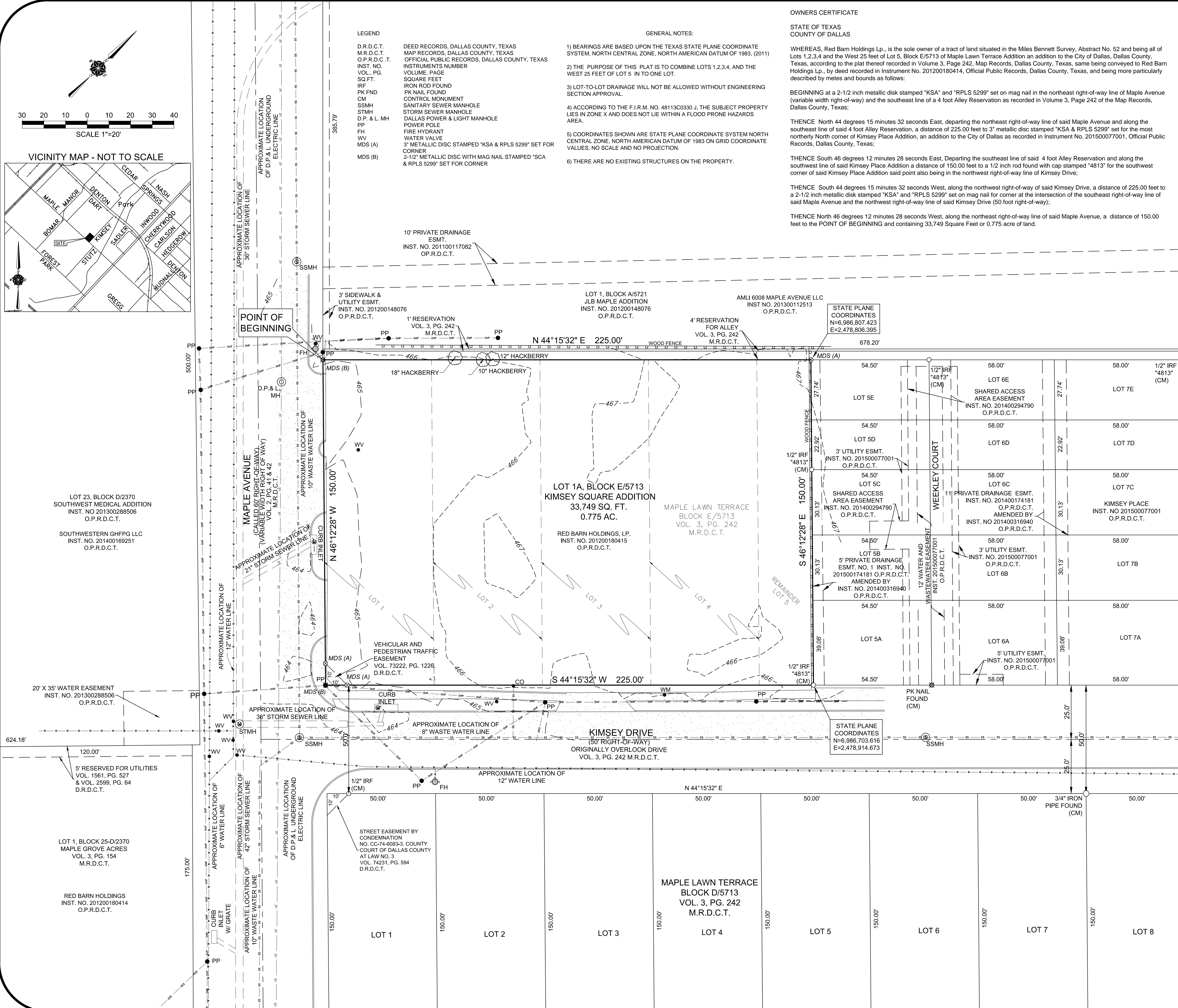
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 _____, 2016.

Notary Signature



STATE PLANE COORDINATES
N=6,986,807.423
E=2,478,806.395

STATE PLANE COORDINATES
N=6,986,703.616
E=2,478,914.673

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
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PRELIMINARY PLAT
KIMSEY SQUARE ADDITION
LOT 1A, BLOCK E/5713
REPLAT OF LOTS 1,2,3,4 AND THE WEST 25 FEET OF LOT 5
BLOCK E/5713 MAPLE LAWN TERRACE ADDITION
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-094