

- 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
 - R.P.R.D.C.T. REAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - SQ.FT. SQUARE FEET
 - IRF IRON ROD FOUND
 - PK FND PK NAIL FOUND
 - CM CONTROLLING MONUMENT
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - PP POWER POLE
 - LP LIGHT POLE
 - FH FIRE HYDRANT
 - WM WATER METER
 - EM ELECTRIC METER
 - GM GAS METER
 - MDS (A) 3 1/4" METALLIC DISK STAMPED "NP & RPLS 5390" SET ON 1/2 INCH IRON ROD

- GENERAL NOTES:**
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011)
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE TRACT OF LAND.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ACCORDING TO THE F.I.R.M. NO. 48113C0170K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA AS SHOWN, AS SHOWN HEREON.
 - 5) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 6) STRUCTURES TO REMAIN ON THE SUBJECT TRACT.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Newkirk Road, LLC, a Texas limited liability company is the sole owner of a tract of land situated in the William Cochran Survey, Abstract No. 279, in the City of Dallas, Dallas County, Texas, and being the same tract of land conveyed to Newkirk Road, LLC, by Special Warranty Deed recorded in Instrument No. 201700121096, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeasterly corner of said Newkirk Road tract and lying on the southerly right-of-way line of Crown Road (called 60 foot right-of-way) and also being the northwesterly corner of Lee Way Addition, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 73127, Page 1008, Deed Records, Dallas County, Texas,

THENCE South 00 degrees 40 minutes 03 seconds East, along the easterly line of said Newkirk Road tract, common with the westerly line of said Lee Way Addition, a distance of 639.13 feet to a 1/2 inch iron rod found for corner;

THENCE South 84 degrees 53 minutes 19 seconds West, along a southerly line of said Newkirk Road tract, common with a northerly line of said Lee Way Addition, a distance of 69.97 feet to a 1/2 inch iron rod found lying on the easterly line of ICX Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 72106, Page 878, Deed Records, Dallas County, Texas;

THENCE North 01 degrees 01 minutes 03 seconds West, along a westerly line of Newkirk Road tract, common with the easterly line of said ICX Addition, a distance of 49.27 feet to 1/2 inch iron rod found for an inner ell corner;

THENCE South 89 degrees 05 minutes 27 seconds West, along a southerly line of said Newkirk Road tract, common with the northerly line of said ICX Addition a distance of 207.79 feet to a fence post for corner and being the southeasterly corner of Lot 23 of A.S. Bishop unrecorded addition, an addition in the City of Dallas, Dallas County, Texas and same being the southeasterly corner of a tract of land conveyed to Kemna Properties, LLC, by General Warranty Deed recorded in Instrument No. 201000194384, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 57 minutes 23 seconds West, along a westerly line of said Newkirk Road tract, common with the northerly line of said ICX Addition, passing at 154.6 feet to a point and also passing the northeasterly corner of Lot 23 and continuing a total distance of 214.36 feet to a 1/2 inch iron rod found for corner and being the southeasterly corner of Lot 16 of said A.S. Bishop Addition and same being the southeasterly corner of a tract of land conveyed to Caver Family Trust by Warranty Deed recorded in Volume 96251, Page 5127 Deed Records, Dallas County, Texas;

THENCE North 00 degrees 40 minutes 03 seconds West, continuing along a westerly line of said Newkirk Road tract, common with the easterly line of said Lot 2, Block B/6553, a distance of 105.85 feet to a 3-1/4 inch metallic disk stamped "NP & RPLS 5390" set on a 1/2 inch iron rod for angle point;

THENCE North 00 degrees 58 minutes 57 seconds West, continuing along a westerly line of Newkirk Road tract, common with a easterly line of said Lot 2, Block B/6553, a distance of 108.40 feet to a 1/2 inch iron rod found for the northeasterly corner of said Lot 2 and continuing a total distance of 120.40 feet to a 3-1/4 inch metallic disk stamped "NP & RPLS 5390" set on a 1/2 inch iron rod for corner;

THENCE North 00 degrees 28 minutes 58 seconds West, continuing along a westerly line of Newkirk Road tract, common with a easterly line of said Lot 2, Block B/6553, passing at 108.40 feet to a 1/2 inch iron rod found for the northeasterly corner of said Lot 2 and continuing a total distance of 120.40 feet to a 3-1/4 inch metallic disk stamped "NP & RPLS 5390" set on a 1/2 inch iron rod for corner;

THENCE North 89 degrees 26 minutes 51 seconds East, along a northerly line of said Newkirk Road tract, common with the southerly right-of-way line of Crown Road, a distance of 209.22 feet to a 3/4 inch iron rod found for angle point;

THENCE North 89 degrees 09 minutes 25 seconds East, along a northerly line of said Newkirk Road tract, common with the southwesterly line of said Crown Road, a distance of 69.91 feet to the POINT OF BEGINNING, and containing 169,343 square feet or 3.888 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Newkirk Road, LLC, a Texas limited liability company, acting by and through its duly authorized agent Tim Underwood, Manager, does hereby adopt this plat, designating the herein described property as **NEWKIRK PARK**, 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).

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 _____, 2018.

Tim Underwood, Manager

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 Tim Underwood, 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 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 _____, 2018.

Notary Signature

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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 _____ day of _____, 2018.

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. (3/22/2018)

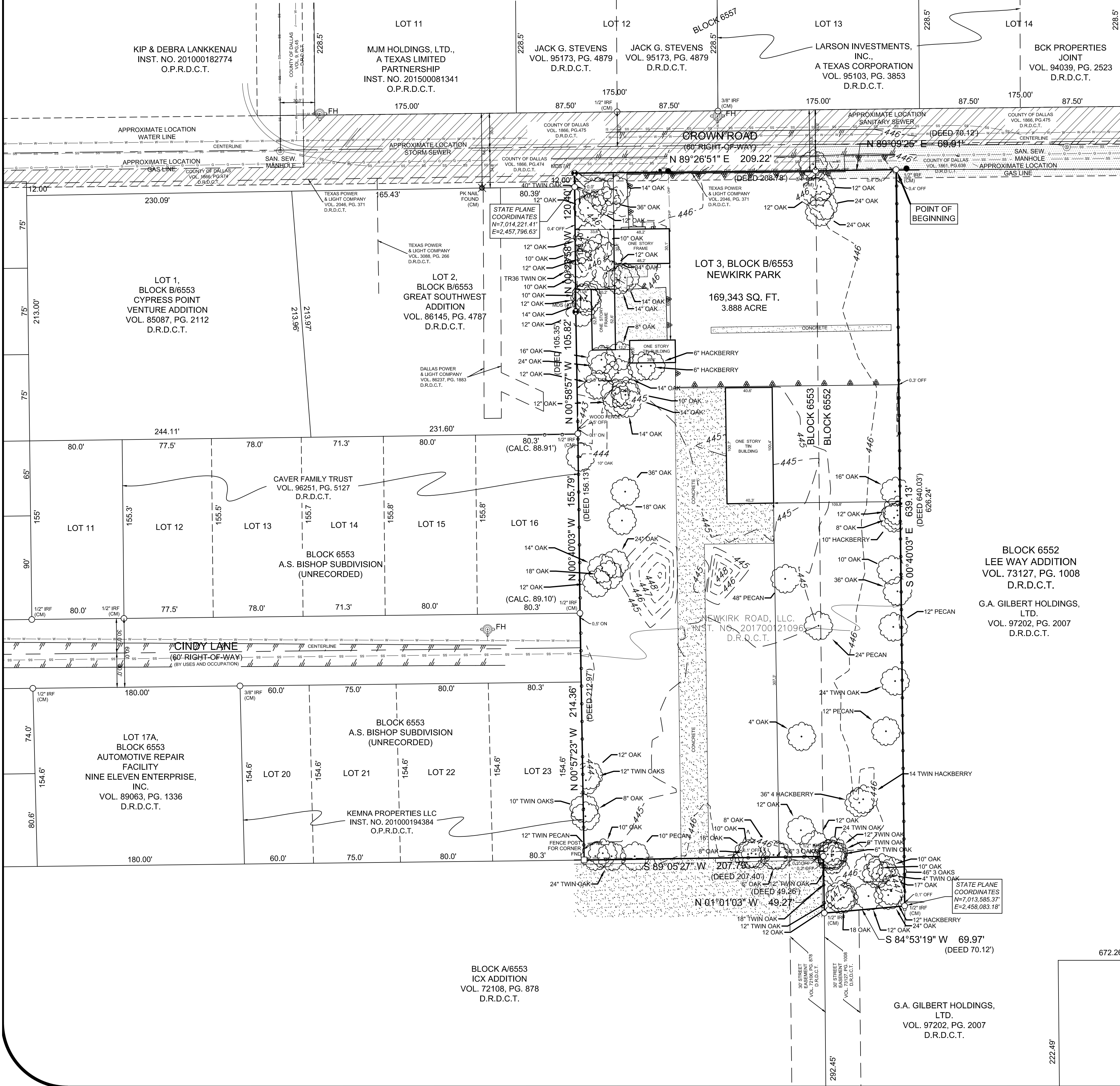
Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390

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 Raul D. Reyes, 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 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 _____, 2018.

Notary Signature



- LEGEND**
- DEDICATED RIGHT-OF-WAY PER DEED RECORDED IN VOLUME 1866, PAGE 475, D.R.D.C.T.
 - DEDICATED RIGHT-OF-WAY PER DEED RECORDED IN VOLUME 1866, PAGE 474, D.R.D.C.T.
 - DEDICATED RIGHT-OF-WAY PER DEED RECORDED IN VOLUME 1861, PAGE 638, D.R.D.C.T.

BLOCK 6552
LEE WAY ADDITION
VOL. 73127, PG. 1008
D.R.D.C.T.
G.A. GILBERT HOLDINGS, LTD.
VOL. 97202, PG. 2007
D.R.D.C.T.

G.A. GILBERT HOLDINGS, LTD.
VOL. 97202, PG. 2007
D.R.D.C.T.

OWNER
NEWKIRK ROAD, LLC
TIM UNDERWOOD
11430 NEWKIRK DRIVE
DALLAS, TEXAS 75229

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
NEWKIRK PARK
LOT 3, BLOCK B/6553
PLAT OF A PORTION BLOCK 6553,
WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-159