

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Farouque Chowdhury is the sole owner of a tract of land situated in the S.A. & M.G. Railroad Co. Survey, Abstract No. 1391, the McKinney and G.A. McKinney Survey, Abstract No. 359, No. 1006, William Elliott Survey, Abstract No. 1651, and G.A. McKinney Survey, Abstract No. 359, Dallas County, Texas, some being Lot 1, Block A/8793, Plot Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97013, Page 1941, Map Records, Dallas County, Texas, as conveyed to Silverado Truck & Diesel Repair, LLC, a Texas limited liability company, by Warranty Deed recorded in Instrument No. 200900095146, Official Public Records, Dallas County, Texas, and those tracts of land conveyed to Silverado Truck & Diesel Repair, LLC, a Texas limited liability company, by Special Warranty Deeds recorded in Instrument Nos. 201000047958 and 201000047959, 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 with yellow cap stamped "CBG Surveying" found for corner, said corner being on the Northeast right-of-way line of Kieberg Road (60 foot right-of-way) created by Plat recorded in Volume 97013, Page 1941, Map Records, Dallas County, Texas, and the West corner of a tract of land conveyed to Juan Fernando Rada and Carmen Rada, by deed recorded in Instrument No. 201600023327, Official Public Records, Dallas County, Texas

THENCE North 34 degrees 46 minutes 42 seconds West, along the Northeast right-of-way line of said Kieberg Road, a distance of 190.43 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the South corner of a tract of land conveyed to Stephanie D. Laird, by deed recorded in Instrument No. 201600176835, Official Public Records, Dallas County, Texas;

THENCE North 55 degrees 01 minutes 19 seconds East, along the Southeast line of said Laird tract, a distance of 359.76 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the East corner of said Laird tract;

THENCE North 34 degrees 48 minutes 31 seconds West, along the Northeast line of said Laird tract, a distance of 121.02 feet to a 5/8 inch iron rod found for corner, said corner being in the Southeast line of Lot 9, Block 8793, of Walton-Jett Subdivision, an addition to the City of Dallas, according to the map or plat thereof, recorded in Volume 32, Page 25, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found for witness, bears South 55 degrees 00 minutes 40 seconds West, a distance of 18.83 feet;

THENCE North 55 degrees 00 minutes 40 seconds East, along the Southeast line of said Lot 9, a distance of 335.15 feet to a 3" aluminum disk stamped "KFA and RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the Southwest line of a tract of land conveyed to Edlvaro Ortiz, by deed recorded in Volume 2003201, Page 16873, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 24 minutes 18 seconds East, along the Southeast line of said Ortiz tract, passing of a distance of 60.27 feet to a point for witness, said point being the West corner of a tract of land conveyed to Lawrence C. Taylor and wife, Debra Taylor, by deed recorded in Volume 92005, Page 1511, Deed Records, Dallas County, Texas, and being the South corner of said Ortiz tract, continuing a total distance of 331.87 feet to a 5/8 inch iron rod found for corner, said corner being the most Southwesterly South corner of said Taylor tract;

THENCE North 34 degrees 21 minutes 05 seconds East, along the most Southwesterly Southeast line of said Taylor tract, a distance of 58.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 48 degrees 01 minutes 47 seconds East, along the Easterly Southwest line of said Taylor tract, a distance of 231.18 feet to a 1/2 inch iron rod found for corner, said corner being the most Southerly Southeast corner of said Taylor tract, and being in the Northeast right-of-way line of Silverado Dive (25 foot right-of-way) created in Instrument No. 201000121807, Official Public Records, Dallas County, Texas;

THENCE 46 degrees 40 minutes 21 seconds West, along the Northwest right-of-way line of said Silverado Drive, a distance of 67.71 feet to a Railroad spike found for corner;

THENCE South 45 degrees 05 minutes 46 seconds West, along the Northwest right-of-way line of said Silverado Drive, a distance of 176.13 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Brad Abrams, by deed recorded in Volume 93106, Page 276, Deed Records, Dallas County, Texas;

THENCE North 41 degrees 44 minutes 23 seconds West, along the Northeast line of said Abrams tract, a distance of 280.00 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the North corner of said Abrams tract, from which a 1/2 inch iron pipe found for witness, bears South 41 degrees 44 minutes 23 seconds East, a distance of 4.50 feet;

THENCE South 55 degrees 10 minutes 41 seconds West, along the Northwest line of said Abrams tract, a distance of 591.37 feet to the POINT OF BEGINNING and containing 238,048 square feet or 5.486 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Silverado Truck & Diesel Repair, LLC., Farouque Chowdhury acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as KLEBERG-POTEET 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 roadway management areas shown hereon. The easements shown hereon 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 and repair of the utility and fire lane easements is the responsibility of the property owner. No building parking on the utility and fire lane easements or easements shall be constructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the public 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 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

By: _____ day of _____

Farouque Chowdhury (owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Farouque Chowdhury 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

By: _____ day of _____

Mohammed M. Rahman (owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mohammed M. Rahman 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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. 19435, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein 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.
I, _____, Notary Public, do hereby certify that this document has been reviewed and recorded for any purposes shall not be used or viewed or relied upon as a final survey document.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
KLEBERG-POTEET ADDITION
LOT 1A, BLOCK A/8793
BEING A REPLAT OF LOT 1 AND BLOCK A/8793
NOTICE OF ADDITION AND BLOCK OF
S.A. & M.G. RR SURVEY, ABSTRACT NO. 1391,
AND MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1006
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-223



OWNER: FAROUQUE CHOWDHURY
& MOHAMMED M. RAHMAN
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