

LOT 1A, BLOCK B/5414
MEDALLION CENTER No.5
V. 2005172, P. 0004
O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, KPCH ABRAMS is the owner of a 0.391 acre tract situated in the D. A. Murdock Survey, Abstract No. 997, Dallas County, Texas and being all of Lot 5 and Lot 6, Block A/5432, Lontos Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 12, Page 53, Map Records, Dallas County, Texas; said 0.391 acre tract being all of that tract of land conveyed to KP COMMERCIAL HOLDINGS, LLC, by Special Warranty Deed With Vendor's Lien recorded in County Clerk's Instrument No. 201600193614, Official Public Records, Dallas County, Texas; said 0.391 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a Mag Nail with aluminum washer stamped "KPCH ABRAMS, GSES, INC., RPLS 4804" set at the north corner of said Lot 6, Block A/5432; said point also being at the intersection of the southeast right-of-way line of Abrams Road (variable width) and the southwest right-of-way line of Lontos Drive (50 feet wide);

THENCE, South 44 degrees 50 minutes 00 seconds East, with said southwest right-of-way line, passing, at a distance of 100.00 feet a 5/8-inch iron rod found for reference; continuing, in all, a total distance of 169.40 feet to a 1/2-inch iron rod found at the east corner of said Lot 6, Block A/5432; said point also being at the intersection of said southwest right-of-way line of Lontos Drive and the northwest right-of-way line of a 20-foot alley;

THENCE, South 45 degrees 15 minutes 00 seconds West, with said northwest right-of-way line, a distance of 100.00 feet to a 3/16-inch aluminum monument stamped "KPCH ABRAMS, GSES, INC., RPLS 4804" set at the south corner of said Lot 6, Block A/5432; said point also being the east corner of Lot 4, Block A/5432 of said Lontos Heights Addition;

THENCE, North 44 degrees 50 minutes 00 seconds West, leaving said northwest right-of-way line and with the common line of said Lot 4 and 5, Block A/5432, passing, at a distance of 160.85 feet a 60d Nail found for reference; continuing, in all, a total distance of 170.85 feet to a "x" cut in concrete found at the west corner of said Lot 5, Block A/5432; said point also being on the said southeast right-of-way line of Abrams Road;

THENCE, North 46 degrees 05 minutes 00 seconds East, with said southeast right-of-way line, a distance of 100.01 feet to the POINT OF BEGINNING;

CONTAINING, 17,012 square feet or 0.391 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, KP COMMERCIAL HOLDINGS, LLC, a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as KPCH ABRAMS 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 area shown thereon. The easements shown thereon are hereby reserved for the purpose 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 building, 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 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.

WITNESS, my hand at Dallas, Texas this the _____ day of _____, 2016.

Kert Platner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

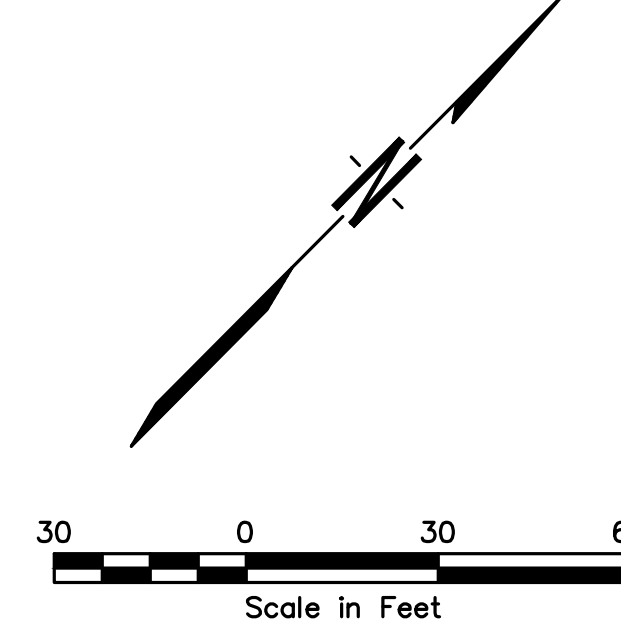
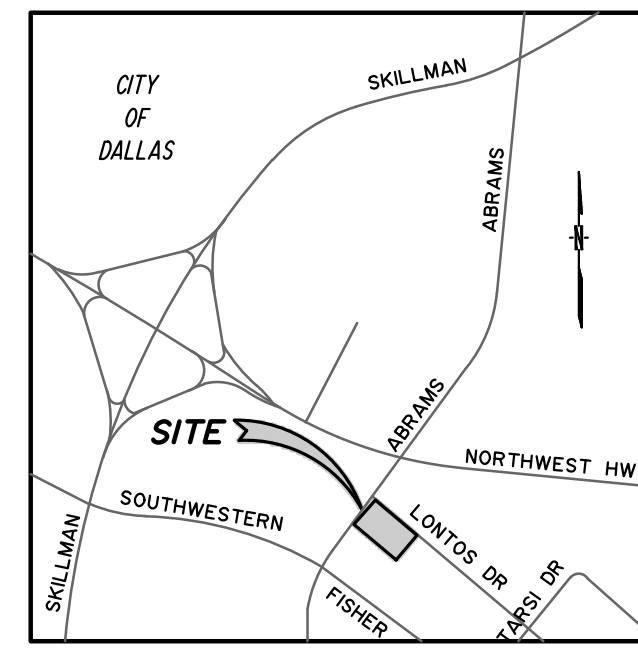
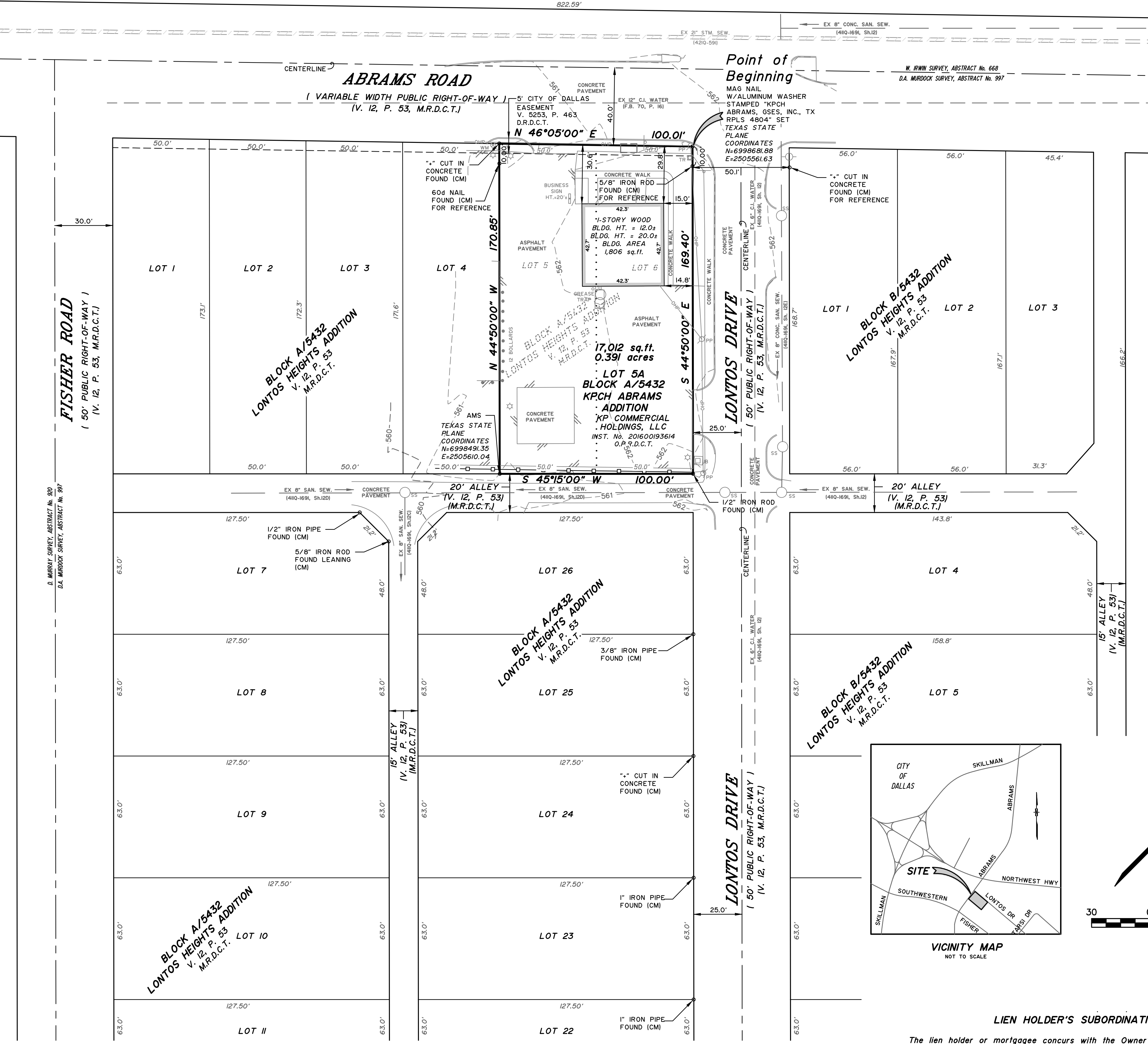
Notary Public in and for the State of Texas

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- AMS 3/4" ALUMINUM MONUMENT STAMPED "KPCH ABRAMS, GSES, INC. TX RPLS 4804" SET ON TOP OF 5/8" IRON ROD
- SQ.FF. SQUARE FEET

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the southeast right-of-way line of Abrams Road, bearing North 46 degrees 05 minutes 00 seconds East, according to the Lontos Heights Addition Plat recorded in Volume 12, Page 53, Map Records, Dallas County, Texas.
- "(CM)" Indicates controlling monument found.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Purpose of this Plat: To create one lot from two lots.
- Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Existing buildings to be removed.



LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interest to the provision of the Owner's Dedication.

Lien holder:

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 (CM) 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.

RELEASED 08/17/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SHEET 1 OF 1

PRELIMINARY PLAT
KPCH ABRAMS ADDITION
LOT 5A, BLOCK A/5432

BEING A REPLAT OF ALL OF
LOTS 5 AND 6, BLOCK A/5432
LONTOS HEIGHTS ADDITION

V. 12, P. 53, M.R.D.C.T.
D.A. MURDOCK SURVEY, ABSTRACT NO. 997
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-269

Gonzalez & Schneeberg
engineers & surveyors

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
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TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00
SCALE DATE PROJ. NO. DWG. NO.
1" = 30' AUGUST, 2016 6522-16-06-01 6522 preplat.dwg