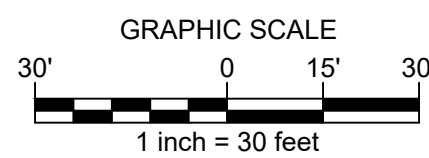
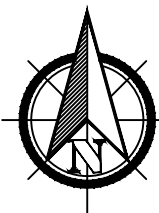


VICINITY MAP
(NOT TO SCALE)



- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - INST. INSTRUMENT
 - NO. NUMBER
 - (XX" XX" XX") RECORD BEARING
 - (XX.XX) RECORD DISTANCE
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - A.D.S. 1/2" IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "URBAN STRATEGY" "10194610" "2615KA" SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRFC IRON ROD FOUND CAPPED
 - PKF PK NAIL FOUND
 - ESMT EASEMENT

LEGEND

- BOUNDARY/LOT CORNER
- ☆ LIGHT POLE
- ⊛ POWER POLE
- ⊣ GUY WIRE
- ⊕ WASTEWATER CLEANOUT
- ⊕ WASTEWATER MANHOLE
- ⊕ ELECTRIC TRANSFORMER
- ⊕ STORM DRAIN MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- SIGN

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAME §

BEING a 3,951 square foot or a 0.0907 of an acre tract of land situated in the John Grigsby Survey, Abstract No. 495, being a portion of City Block 12/2003, same being that tract of land described to Davit Barseghyan Assetpath, by Sheriff's deed recorded in Instrument No. 202400204068, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy, 10194610, and 2615KA" set for the intersection of the southwest Right-of-Way line of Kirby Street (50 foot public R.O.W., Volume 8, Page 127, and Volume 29, Page 257, Map Records, Dallas County, Texas (M.R.D.C.T.)), and the northwest R.O.W. line of a variable with Alley R.O.W (called 10' Alley, Volume 8, Page 127, M.R.D.C.T.), from which a 1/2 inch iron rod found for reference, bears South 21 degrees 13 minutes 23 seconds East, a distance of 167.19 feet, said iron being the south corner of Lot 5, Block A/2002, Belmont Park Revised, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 8, Page 127, M.R.D.C.T.

THENCE South 45 degrees 10 minutes 11 seconds West, with the northwest R.O.W. line of said Alley, a distance of 48.99 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy, 10194610, and 2615KA" set for the northeast corner of a 2.5 foot R.O.W. dedication, recorded in Volume 98144, Page 905, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), from which a 1/2 inch iron rod with cap stamped "Vortex" found for reference bears South 45 degrees 59 minutes 40 seconds West, at a distance of 819.69 feet to the south corner of Lot 1, Block 12/2003, Treymore West Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 98144, Page 905, Plat Records, Dallas County, Texas (P.R.D.C.T.).

THENCE North 66 degrees 56 minutes 49 seconds West, with the northeast line of said R.O.W. dedication, and the northeast line of said Lot 1, Treymore West Addition, a distance of 106.76 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy, 10194610, and 2615KA" set for the west corner of the herein described tract, and being in the southwest R.O.W. line of said Kirby Street, and being the beginning of a curve to the left, having a radius of 177.00 feet, a central angle of 34 degrees 33 minutes 29 seconds, and a chord bearing and distance of South 84 degrees 13 minutes 34 seconds East, 105.15 feet, from which a 5/8 inch iron rod with cap stamped "Vortex" found for reference bears South 47 degrees 54 minutes 29 seconds West, a distance of 829.99 feet to the southwest corner of said Lot 1, Treymore West Addition;

THENCE, with the southwest R.O.W. line of said Kirby Street, the following bearings and distances:

With said curve to the left, an arc distance of 106.76 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy, 10194610, and 2615KA" set for corner;

North 78 degrees 29 minutes 42 seconds East, a distance of 5.35 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy, 10194610, and 2615KA" set for the beginning of a curve to the right, having a radius of 82.76 feet, a chord bearing and distance of South 75 degrees 51 minutes 43 seconds East, 71.78 feet;

With said curve to the right, an arc distance of 74.25 feet to the **POINT OF BEGINNING**, and containing 3,951 square feet or 0.0907 of an acre tract of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **Davit Barseghyan Assetpath**, does hereby adopt this plat, designating the herein described property as **2615 KIRBY 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 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 ___, 2026.

By: Davit Barseghyan Assetpath
Owner

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 **Davit Barseghyan Assetpath**, 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 ___, 2026.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NUECES §

I, Mark A. Nace, 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 Engineers and Land Surveyors, 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 ___, 2026.

Mark A. Nace
Texas Registered Professional Land Surveyor No. 5539

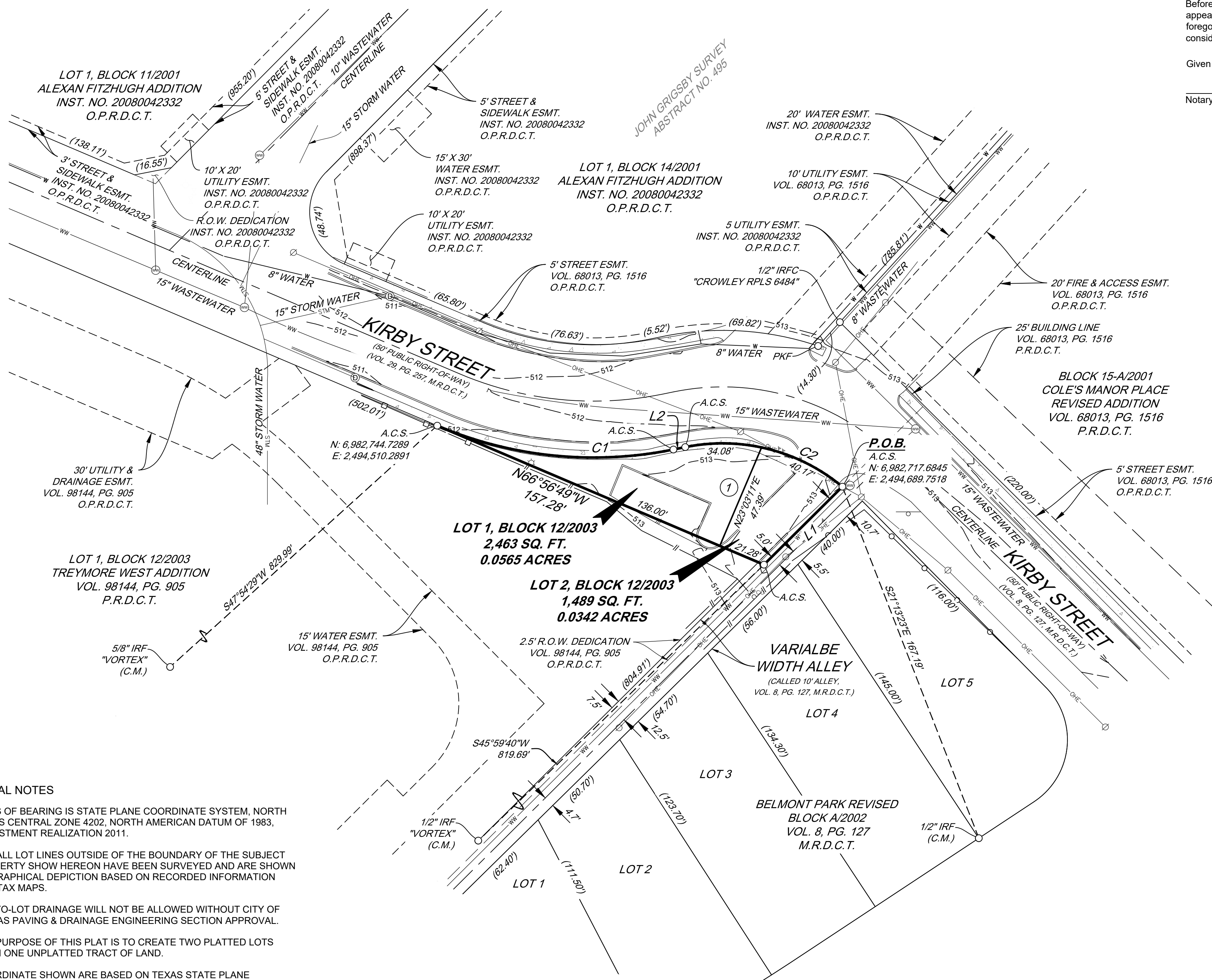
STATE OF TEXAS §
COUNTY OF NUECES §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, 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 ___, 2026.

Notary Public, in and for the State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM ONE UNPLATTED TRACT OF LAND.
- COORDINATE SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line #	Bearings	Distance
L1	S 45°10'11" W	48.99'
L2	N 78°29'42" E	5.35'

Curve #	Delta	Radius	Distance	Chord Bearing	Chord Distance
C1	34°33'29"	177.00'	106.76'	S 84°13'34" E	105.15'
C2	51°24'07"	82.76'	74.25'	S 75°51'43" E	71.78'

OWNERSHIP

① DAVIT BARSEGHYAN ASSETPATH, INST. NO. 202400204068, O.P.R.D.C.T.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ___ day of ___, A.D. 20___ and same was duly approved on the ___ day of ___, 20___, by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary



4222 Main St., Dallas, TX 75226
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

FINAL PLAT

2615 KIRBY ADDITION
LOTS 1 AND 2, BLOCK 12/2003

3,951 SQUARE FEET/0.0907 ACRES

OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-26-000089

ENGINEERING PLAN No. _____

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
214-396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

OWNER
DAVIT BARSEGHYAN
300 BOWIE ST. #1607
AUSTIN, TX 78703
214-537-5511
DAVITB@URBANSTRATEGY.US