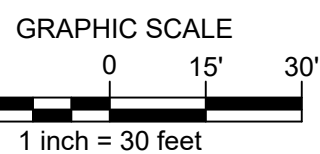
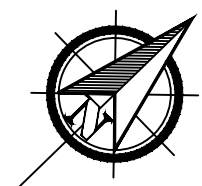


VICINITY MAP  
(NOT TO SCALE)



**LEGEND**

- BOUNDARY/LOT CORNER
- EASEMENT CORNER
- A/C UNIT
- ⊕ LIGHT POLE
- ⊗ TRAFFIC LIGHT POLE
- ⊗ POWER POLE
- ⊗ POWER POLE w/ LIGHT
- ⊗ POWER POLE w/ XFORMER
- ⊗ POWER POLE w/ METER BOX
- ⊗ ELECTRIC BOX
- ⊗ GUY WIRE
- ⊗ ELECTRIC TRANSFORMER
- ⊗ ELECTRIC MANHOLE
- ⊗ ELECTRIC VAULT
- ⊗ GAS METER
- ⊗ GAS MANHOLE
- ⊗ GAS VALVE
- ⊗ GAS MARKER
- ⊗ WASTEWATER MANHOLE
- ⊗ WASTEWATER CLEANOUT
- ⊗ ELECTRIC TRANSFORMER
- ⊗ STORM DRAIN MANHOLE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ WATER MANHOLE
- ⊗ WATER IRRIGATION BOX
- ⊗ WATER MARKER
- ⊗ MAILBOX
- ⊗ SIGN
- ⊗ MONITORING WELL
- ⊗ UNKNOWN MANHOLE
- ⊗ UNKNOWN VAULT
- TREE

**ABBREVIATIONS**

- INST. NO. INSTRUMENT NUMBER
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- CAB. CABINET
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT NUMBER
- NO. NUMBER
- (XX° XX' XX") RECORD BEARING
- (XX.XX) RECORD DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- A.D.S. 3-1/4" ALUMINUM DISC STAMPED "URBAN STRATEGY" "10194610" & "OA" SET
- CBG PLASTIC CAP STAMPED "CBG SURVEY"
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRFC IRON ROD FOUND CAPPED
- ESMT EASEMENT
- FFE FINISHED FLOOR ELEVATION
- ELEV. ELEVATION
- FL FLOW LINE

**LINETYPES**

- STREET CENTERLINE
- ASPHALT
- OVERHEAD ELECTRIC LINE
- WASTEWATER LINE
- STORM-DRAIN LINE
- WATER LINE
- GAS LINE
- CHAINLINK FENCE
- BUILDING

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, RG Shekinah LLC, acting by and through their duly authorized agent, Ray Gilles, do hereby adopt this plat, designating the herein described property as OVERLOOK 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 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, Texas.

RG Shekinah LLC

Witness my hand this \_\_\_ day of \_\_\_, 2024.

Ray Gilles, Managing Member

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 Ray Gilles, 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 \_\_\_, 2024.

Notary signature in and for the State of Texas

My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

I, David A. Minton, 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 \_\_\_, 2024.

David A. Minton  
Texas Registered Professional Land Surveyor No. 6233

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 David A. Minton, 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 the \_\_\_ day of \_\_\_, 2024.

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.**

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS RG Shekinah LLC, is the sole owner of a 22,500 square foot or 0.5165 of an acre tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas, Dallas County, Texas, being that tract of land described to said RG Shekinah LLC by General Warranty Deed record in Instrument No. 202100096452, and 202100125804, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), and by Special Warranty Deed recorded in Instrument No. 202100094141, O.P.R.D.C.T., and being all of Lots 14, 15, and 16, Block D/5712, Maple Lawn Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 242, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found for the west corner of said Lot 14, the north corner of Lot 13, Block D/5712, said Maple Lawn Terrace Addition, and being in the southeast Right-of-Way (R.O.W.) line of Kimsey Drive, formerly known as Overlook Drive, a 50 foot wide R.O.W., according to Volume 3, Page 242, M.R.D.C.T.;

**THENCE** North 44 degrees 08 minutes 46 seconds East, with the southeast R.O.W. line of said Kimsey Drive, passing a 1/2 inch iron rod found for reference at a distance of 50.00 feet, and continuing a total distance of 150.00 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disc stamped "Urban Strategy" "10194610" and "OA" set for the west corner of Lot 17, Block D/5712, said Maple Lawn Terrace;

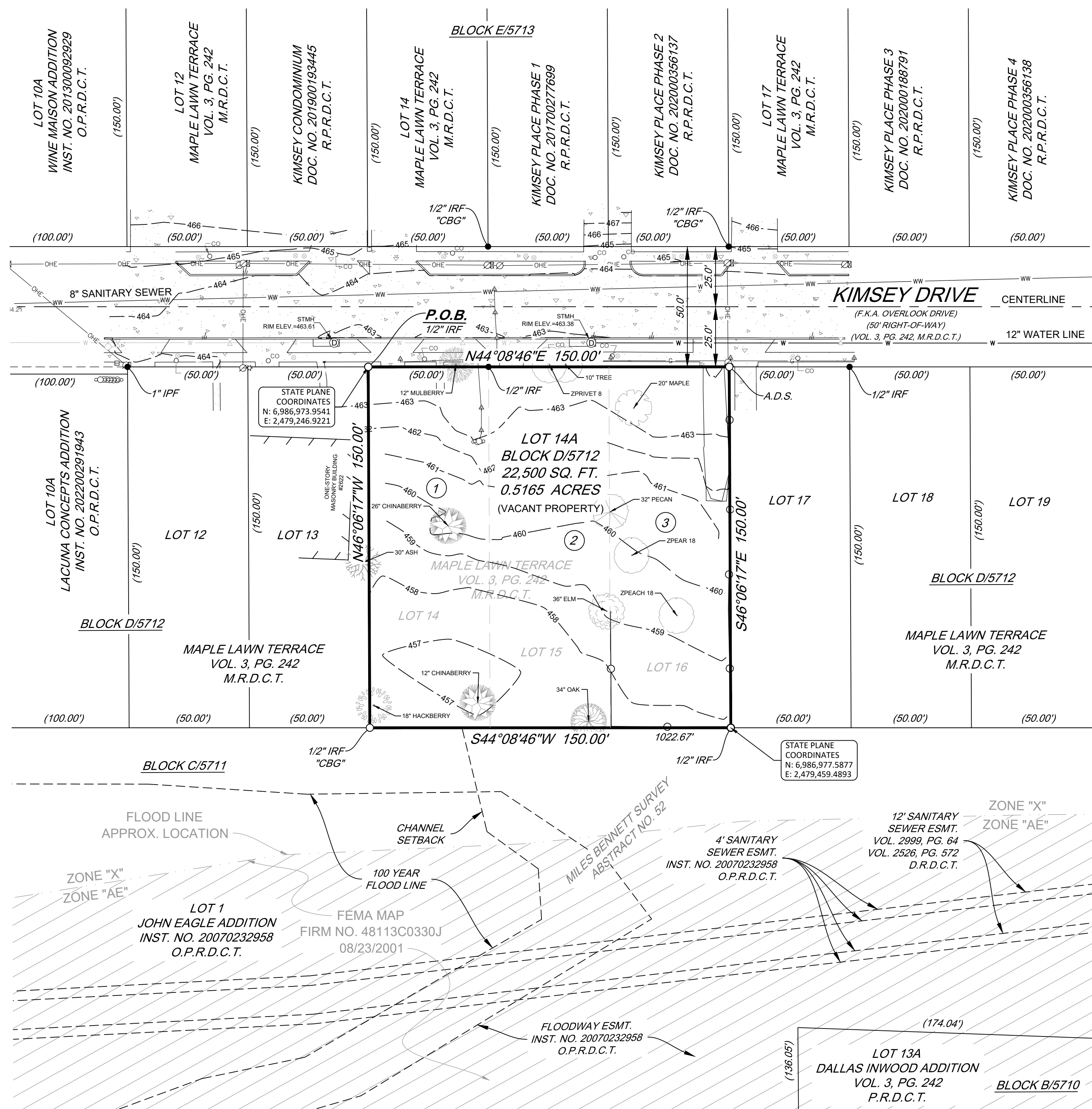
**THENCE** South 46 degrees 06 minutes 17 seconds East, with the southwest line of said Lot 17, a distance of 150.00 feet to a 1/2 inch iron rod found for the south corner of said Lot 17, and being on the northwest line of Lot 1, Block C/5711, John Eagle Addition;

**THENCE** South 44 degrees 08 minutes 46 seconds West, with the northwest line of said Lot 1, John Eagle Addition, a distance of 150.00 feet to a 1/2 inch iron rod found with cap stamped "CBG Surveying" for the east corner of said Lot 13;

**THENCE** North 46 degrees 06 minutes 17 seconds West, with the northeast line of said Lot 13, a distance of 150.00 feet to the **POINT OF BEGINNING**, and containing 22,500 square feet or 0.5165 of an acre tract of land.

**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 shown 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 a single lot from three existing lots.
- Coordinates shown hereon and the basis of bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (GRID), NAD83 (2011) EPOCH 2010.00. Derived by Global Navigation Satellite Systems observations utilizing Altimera RTKnet network.
- Property is vacant



**CERTIFICATE OF APPROVAL**

I, Tony Shidid, 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  
City Plan Commission  
Dallas, Texas

Attest:  
\_\_\_\_\_  
Secretary



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081  
Firm Registration #10194610, 214-396-2339  
www.urbanstrategy.us

**REPLAT**

**OVERLOOK ADDITION**  
**LOT 14R, BLOCK D/5712**  
**0.5165 ACRES / 22,500 SQUARE FEET**  
REPLAT OF LOTS 14, 15, & 16, BLOCK D/5712,  
MAPLE LAWN TERRACE  
RECORDED IN VOL. 3, PG. 242, IN THE  
PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
OUT THE ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE No. S234-186  
ENGINEERING PLAN No. DP\_\_\_\_\_

**CIVIL**  
URBAN STRATEGY  
4222 MAIN ST.  
DALLAS, TX 75226  
WWW.URBANSTRATEGY.US  
214-295-5775

**SURVEYOR**  
DAVID A. MINTON, RPLS  
TEXAS LICENSE NO 6233  
URBAN STRATEGY  
1100 E. CAMPBELL, STE 210  
214-396-2339  
DAVIDM@URBANSTRATEGY.US  
TBPLS FIRM NO. 10194610

**DEVELOPER/OWNER**  
RE:STUDIO ARCHITECTURE  
CONTACT: RYAN BEHRING  
1044 BURLINGTON BLVD.,  
DALLAS, TX 75208  
817-706-2205  
RYAN@RESTUDIOARCHITECTURE.COM

| OWNERSHIP INFORMATION |                 |                           |                       |
|-----------------------|-----------------|---------------------------|-----------------------|
|                       | NAME            | INSTRUMENT NO VOLUME/PAGE | RECORDING INFORMATION |
| ①                     | RG SHEKINAH LLC | INST. NO. 202100096452    | O.P.R.D.C.T.          |
| ②                     | RG SHEKINAH LLC | INST. NO. 202100125804    | O.P.R.D.C.T.          |
| ③                     | RG SHEKINAH LLC | INST. NO. 202100094141    | O.P.R.D.C.T.          |

FILE NAME: S:\243025-REPLAT\PLAT WITH DWG  
FILE LOCATION: R:\P\243025-REPLAT\243025-2852\2708 Kimsey\243025-REPLAT\PLAT WITH DWG  
PLOTTER: HP  
PLOT DATE: 8/22/2024 5:52 PM