

OWNER'S CERTIFICATION:

WHEREAS, Next Stop, LLC, a Texas limited liability company are the owners all that certain lot, tract or parcel of land situated in the Robert Kleberg Survey, Abstract Number 716 in the City of Dallas, Dallas County, Texas, being all a portion of that certain tract of land described in deed to Next Stop LLC, as recorded in Instrument Number 201800147979 of the Official Public Records, Dallas County, Texas, also being all of that certain tract of land described in deed to Next Stop LLC, as recorded in Instrument Number 202200128612 in the Official Public Records, Dallas County, Texas (O.F.R.D.C.T.) and being more fully described by metes and bounds as follows;

BEGINNING at a point for the south corner (N6937325.42; E2556981.22) of said Next Stop (201800147979) tract and the east corner of Lot 29, Block G/8819 of Morada Ranch, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201900037585 of the Map Records of Dallas County, Texas (M.R.D.C.T.), said point also being in the northwest line of Lot 10, Block G/8819 of Seagoville Villas, an addition to the City of Dalas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004089, Page 129 (M.R.D.C.T.)

THENCE North 45 degrees 40 minutes 53 seconds West, with the northeast line of said Lot 29 the southwest line of said Next Stop (201800147979) tract, a distance of 101.18 feet to a 1/2 inch iron rod found for the west corner of said Next Stop (201800147979) tract and the north corner of said Lot 29, also being the south corner of said Next Stop (202200128612) tract and the east corner of Litte Fox Drive (called 56 foot right-of-way);

THENCE North 45 degrees 16 minutes 54 seconds West, with the southeast line of Next Stop (202200128612) tract and the northeast right-of-way line of Little Fox Drive, a distance of 40 feet to a point for the west corner of said Next Stop (202200128612) tract and the south corner of Lot 1, Block A/8819 of United States postal Service Kleberg Slaton, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92215, Page 1635 (M.R.D.C.T.);

THENCE North 44 degrees 04 minutes 49 seconds East, with the northwest line of said Next Stop (202200128612) tract and the southeast line of said Lot 1, a distance of 435.03 feet to a point for the north corner of said Next Stop (202200128612) tract and being in the southwest right-of-way line of Seagoville Road, having a variable width right-of-way;

THENCE South 45 degrees 20 minutes 24 seconds East, with the southwest right-of-way line of said Seagoville Road, a distance of 40.31 feet to a 1/2 inch iron rod found for the common corner of said Next Stop tracts;

THENCE South 45 degrees 21 minutes 13 seconds East, continuing with the southwest right-of-way line of said Seagoville Road, a distance of 102.62 feet to a point for the east corner of said Next Stop (201800147979) tract;

THENCE South 44 degrees 18 minutes 39 seconds West, with the southeast line of said Next Stop (201800147979) tract, passing at a distance of 10.04 feet a 5/8 inch iron rod found for the north corner of said Block G/8819 of Seagoville Villas, continuing a total distance of 434.48 feet to the POINT OF BEGINNING and containing 1.4181 acres of land.

SURVEYOR'S CERTIFICATION:

I, Crystal Robertson, 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 _____, 2025.

FOR REVIEW ONLY

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.

Crystal Robertson,
Registered Professional Land Surveyor

NOTARY STATEMENT

§ STATE OF TEXAS
§ COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, 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 and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S DEDICATION

NOW THEREFORE, KNOW AL MEN BY THESE PRESENTS:

That Next Stop LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SUMMIT GARDENS 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 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 improvement 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 time have the full right of ingress and egress to or from the said easements for the purposes 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 or 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 in to the curb or pavement line, and descriptions of such additional easements herein grated 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 _____, 2025.

NEXT STOP, LLC

By: _____
Yigal Lelah, President

NOTARY STATEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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 and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

Notary Public in and for the State of Texas

My Commission expires: _____

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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. _____ and same was duly approved on the ____ day of _____ A.D. _____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
SUMMIT GARDENS ADDITION
SHARED ACCESS DEVELOPMENT
LOTS 31-52, BLOCK G/8819,
17 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS

1.418 ACRES
CITY BLOCK 8819
SITUATED IN THE
ROBERT KLEBERG SURVEY,
ABSTRACT NO. 716
IN THE
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S245-170
ENGINEERING PLAN NO. DP25-XXXX
APRIL 2025

OWNER:

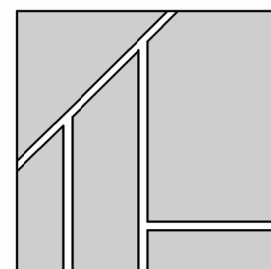
NEXT STOP LLC
265 MICHELLE DRIVE
GRAND PRAIRIE, TX, 75051
CONTACT: YIGAL LELAH
(214) 232-7700

SURVEYOR:

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CRYSTAL ROBERTSON
EMAIL: CRYSTAL@CCM-ENG.COM
(972) 691-6633

ENGINEER:

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633



CCM ENGINEERING

2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM #605
TBLS FIRM #1019474