



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, QT SOUTH, LLC, is the owner of a 2.2260 acre (96,966 square foot) tract of land situated in the Abraham Bast Survey, Abstract No. 109, City of Dallas, Dallas County, Texas; said tract being part of official City of Dallas Block 6983; said tract being a portion of Lot D, Block 3/6983, Miller/Kyle Addition, an addition to the City of Dallas according to the plat recorded in Volume 31141, Page 2844, Plat Records, Dallas County, Texas (P.R.D.C.T.); said tract also being all of those 0.3606 acre and 0.3258 acre tracts of land, a portion of those 0.7267 acre and 1.0520 acre tracts of land described in Quitclaim Deed to QT South, LLC, recorded in Instrument Number 202000115033, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said tract also being all a called 0.3262 acre tract of land described in Special Warranty Deed to QT South, LLC, recorded in Instrument Number 202600004558, O.P.R.D.C.T.; said tract being more particularly described as follows:

**BEGINNING** at a point for corner in the south right-of-way line of Illinois Avenue (a variable width right-of-way) and being the most northerly northwest corner of a called 0.5710 acre tract of land described in Special Warranty Deed to the City of Dallas, recorded in Instrument Number 202600004857, O.P.R.D.C.T.;

**THENCE** South 00°42'28" East, departing said south right-of-way line of Illinois Avenue, along the most northerly west line of said 0.5710 acre tract, a distance of 78.32 feet to a point for corner;

**THENCE** South 89°09'02" West, along the most southerly north line of said 0.5710 acre tract, a distance of 152.32 feet to a point for corner being the most southerly northwest corner of said 0.5710 acre tract;

**THENCE** South 00°50'58" East, along the west line of said 0.5710 acre tract, a distance of 61.50 feet to a 5/8" iron rod set with a cap stamped "KHA" being the southeast corner of said 0.3262 acre tract, from which a cotton spindle found for reference bears South 78°36'48" West, a distance of 1.34 feet;

**THENCE** South 87°55'20" West, departing said west line of the 0.5710 acre tract, along the south line of said 0.3262 acre tract, a distance of 201.46 feet to a 5/8" iron rod found with a cap stamped "SCI"; said iron rod being the most northerly northwest corner of Lot B, Block 3/6983, Village Green No. 3, an addition to the City of Dallas according to the plat recorded in Volume 70239, Page 1264, P.R.D.C.T.;

**THENCE** South 00°36'24" East, along the west line of said Lot B, a distance of 173.35 feet to a point for corner; said point being an interior ell corner in the said west line of Lot B, and also being the southeast corner of said 0.3606 acre tract;

**THENCE** South 89°30'24" West, continuing along said west line of Lot B, along the south line of said 0.3606 acre tract, a distance of 178.50 feet to a 5/8" iron rod found with a cap stamped "SCI" being in the east right-of-way line of Cockrell Hill Road (a variable width right-of-way) and also being the most westerly northwest corner of said Lot B; said iron rod also being the southwest corner of said 0.3606 acre tract;

**THENCE** North 01°20'58" West, along said east right-of-way line of Cockrell Hill Road, a distance of 299.89 feet to a point for corner being the south end of a right-of-way corner clip at the intersection of the said east right-of-way line of Cockrell Hill Road and the said south right-of-way line of Illinois Avenue;

**THENCE** North 42°38'28" East, along said right-of-way corner clip, a distance of 14.33 feet to a point for corner being the east end of said right-of-way corner clip;

**THENCE** along said south right-of-way line of Illinois Avenue the following five (5) courses and distances:

North 86°52'00" East, a distance of 141.63 feet to an "X" cut found being the northwest corner of said 0.3262 acre tract;

North 89°43'38" East, along the north line of said 0.3262 acre tract, a distance of 103.35 feet to a 1/2" iron rod found being the northeast corner of said 0.3262 acre tract;

North 88°20'05" East, a distance of 38.34 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right;

In an easterly direction, with said tangent curve to the right, with a radius of 11,414.15 feet, a central angle of 01°00'00", and a chord bearing and distance of North 88°50'05" East, 199.21 feet and an arc distance of 199.21 feet to a 5/8" iron rod found with a cap stamped "SCI";

North 89°20'05" East, a distance of 43.50 feet to the **POINT OF BEGINNING** and containing 96,966 square feet or 2.2260 acres of land, more or less.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, **QT SOUTH, LLC**, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **MILLER/KYLE ADDITION REPLAT**, 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 \_\_\_ day of \_\_\_\_\_, 2026.

**QT SOUTH, LLC,**

By: \_\_\_\_\_  
Name: Thomas P. Edwards  
Title: Division Real Estate Manager

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of \_\_\_\_\_

**NOTES**

1. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
2. The bearing system for this survey is based on the State Plane Coordinate System of 1983 (2011), Texas North Central 4202 based on observations made on 06/24/2025 with an applied combined scale factor of 1.000136506.
3. The grid coordinates shown hereon are based on the State Plane Coordinate System of 1983 (2011), Texas North Central Zone 4202, no scale and no projection.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0460K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this plat is to create one lot from one platted lot and four deeded tracts.
6. Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.
7. All existing improvements to be demolished when construction begins, improvements have been shaded for clarity.
8. This survey was not performed with benefit of a current copy of commitment for title insurance.

**SURVEYOR'S STATEMENT**

I, Stanley Crawford Russell, 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.

**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

\_\_\_\_\_  
Stanley Crawford Russell  
Registered Professional Land Surveyor No. 7080  
Kimley-Horn and Associates, Inc.  
110 N. College Avenue, Suite 1800  
Tyler, TX 75702  
Ph. 903-200-8319  
StanC.Russell@Kimley-Horn.com

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Stanley Crawford Russell 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**PLACE COUNTY  
RECORDING LABEL HERE**

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**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or  
I, \_\_\_\_\_, 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 \_\_\_\_\_, A.D. 20\_\_\_\_ by said Commission.

\_\_\_\_\_  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

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

**PRELIMINARY PLAT  
MILLER/KYLE ADDITION REPLAT  
LOT 1D, BLOCK 3/6983  
BEING A REPLAT OF MILLER/KYLE ADDITION, AN  
ADDITION TO THE CITY OF DALLAS ACCORDING THE  
PLAT RECORDED IN  
VOL. 91141, PG. 2844, P.R.D.C.T.  
ABRAHAM BAST SURVEY, ABSTRACT No. 109  
PART OF CITY OF DALLAS BLOCKS 6983 & 6114  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE No. PLAT-26-000116  
ENGINEERING No. \_\_\_\_\_**

<b>Kimley»Horn</b>					
110 N. College Avenue, Suite 1800 Tyler, Texas 75702			FIRM # 10194040		Tel. No. (903) 617-5839 www.kimley-horn.com
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MKK	SCR	01/23/2026	069304972	2 OF 2

**SURVEYOR**  
KIMLEY-HORN AND ASSOC. INC.  
110 N. COLLEGE AVENUE, SUITE 1800  
TYLER, TEXAS 75702  
STANLEY CRAWFORD RUSSELL, RPLS  
TEL. NO. 903-200-8319  
StanC.Russell@Kimley-Horn.com

**OWNER**  
QT SOUTH, LLC  
8700 FREEPORT PARKWAY  
SUITE 115  
IRVING, TEXAS 75063  
CONTACT: COREY VAUGHAN