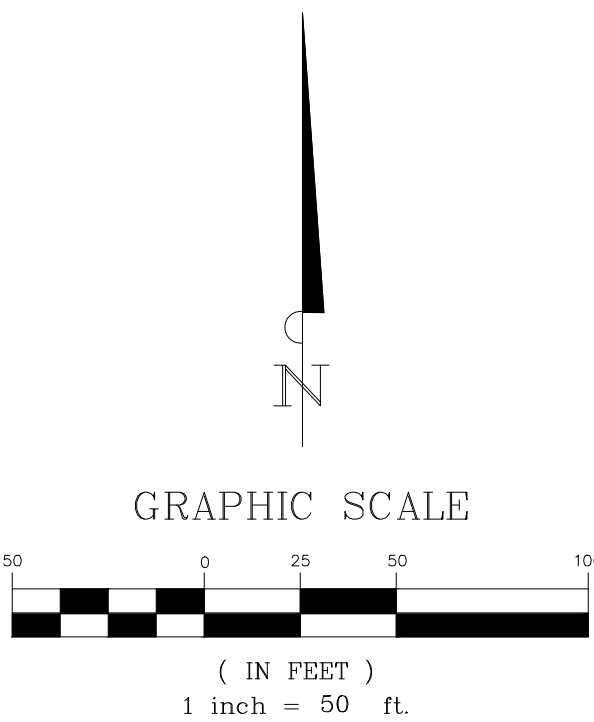


# VICINITY MAP

SCALE: 1" = 2000'

## DALLAS, TEXAS



GENERAL NOTES:

1. BASIS OF BEARINGS is Texas Coordinate System, North American Datum of 1983 (NAD83), Texas North Central Zone (4202).
2. Coordinates shown herein are surface distances.
3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
4. The purpose of this plat is to create one platted lot for development purposes.
5. All 5/8 inch iron rods set (CAP SET) are capped with 3" metallic disk stamped "4330 TELEPHONE RD ADDITION, BLOCK 8313, RPLS 4418".
6. Lot to lot drainage will not be allowed without engineering section approval.
7. **SOURCE BENCHMARK:** City of Dallas Benchmark 74-C-1, a square cut on top curb to a 3' x 7' drop inlet on the Eastside of Willoughby Boulevard, and 520 feet South of the centerline of Wheatland Road.

Elevation = 610.577'

7. Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is prohibited.

PLAT RECORD NUMBER:  
Plat-25-000162

PRELIMINARY PLAT  
4330 TELEPHONE RD ADDITION  
LOT 1, BLOCK 8313

Being 9.948 acres in the  
Caswell C. Overton Survey, Abstract No. 1102  
City of Dallas, Dallas County, Texas

ENGINEERING PLAN NO.: \_\_\_\_\_  
CITY PLAN FILE NO.: \_\_\_\_\_

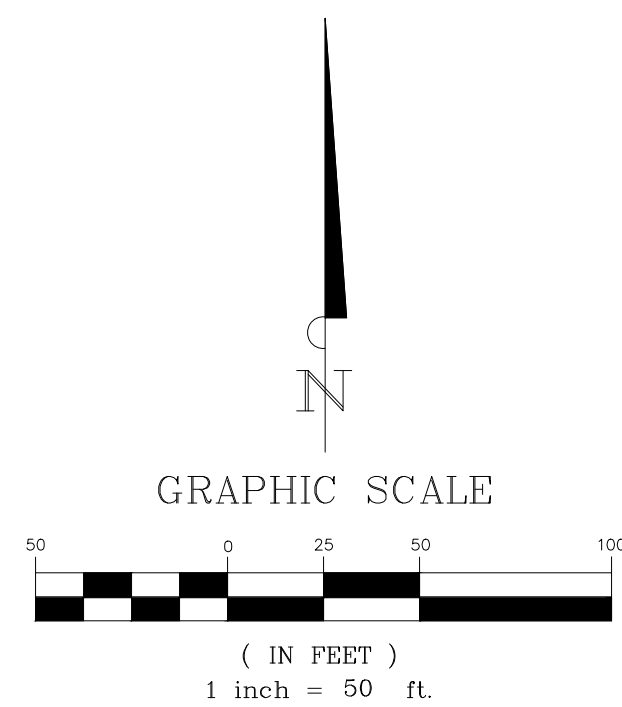
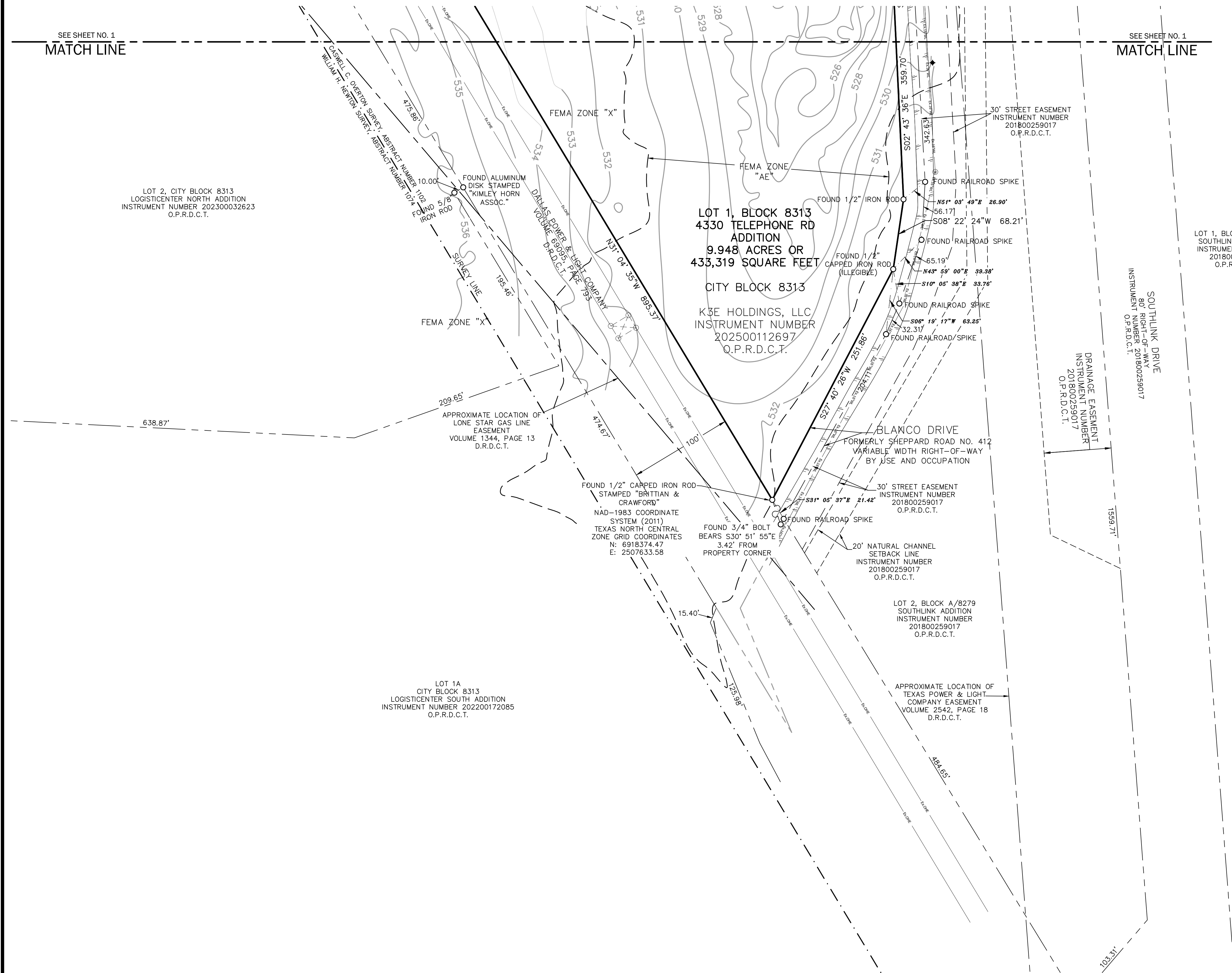
SHEET NO. 1 OF 3

PREPARED: OCTOBER 2025  
REVISED: \_\_\_\_\_

PREPARED BY: PROJECT NO.: 514-25-001

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

**OWNER/DEVELOPER**  
**K3E HOLDINGS, LLC**  
**190 EAST STACY ROAD,**  
**SUITE 306-135**  
**ALLEN, TEXAS 75002**  
**PHONE: 404-271-5990**  
**Pearl@wgengineering.com**



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
.	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
C.M.	CONTROLLING MONUMENT
CAP SET = 5/8" IRON ROD WITH 3" METALLIC DISK STAMPED "WAL-MART ST. FRANCIS NO.2, BLOCK A/8475, RPLS 4838"	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

PLAT RECORD NUMBER:  
Plat-25-000162

PRELIMINARY PLAT  
4330 TELEPHONE RD ADDITION  
LOT 1, BLOCK 8313

Being 9.948 acres in the  
Caswell C. Overton Survey, Abstract No. 1102  
City of Dallas, Dallas County, Texas

ENGINEERING PLAN NO.:  
CITY PLAN FILE NO.:

SHEET NO. 2 OF 3

PREPARED: OCTOBER 2025  
REVISED:

OWNER/DEVELOPER  
K3E HOLDINGS, LLC  
190 EAST STACY ROAD,  
SUITE 306-135  
ALLEN, TEXAS 75002  
PHONE: 404-271-5990  
Pearl@wgengineering.com

PREPARED BY: PROJECT NO.: 514-25-001

**BANNISTER**  
ENGINEERING  
240 North Mitchell Road  
Mansfield, TX 76063 817.842.2094  
TBPLS REGISTRATION NO. 10193823

OWNER'S CERTIFICATE:

State of Texas     §  
County of Dallas §

WHEREAS, **K3E Holdings, LLC** is the owner of that certain 9.948 acres (433,319 square feet) of land in the Caswell C. Overton Survey, Abstract No. 1102, City of Dallas, Dallas County, Texas; said 9.953 acres (433,571 square feet) of land being City of Dallas Block 8313; said 9.948 acres (433,319 square feet) of land being all of that certain tract of land (9.95 Acres) described as Parcel 44 in a Special Warranty Deed to K3E Holdings, LLC (hereinafter referred to as K3E Holdings tract), as recorded in Instrument Number 202500112697, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), said 9.948 acres (433,319 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823" found for the Northwesterly corner of said K3E Holdings tract, same being the Northeasterly line of that certain tract of land described in a Warranty Deed to Dallas Power & Light Company (hereinafter referred to as DP & L tract), as recorded in Volume 69095, Page 793, Deed Records, Dallas County, Texas (D.R.D.C.T.), same also being the existing Southeasterly right-of-way line of Telephone Road, also known as County Road 312 (40' right-of-way), from which a Dallas Power & Light monument bears South 87 degrees 40 minutes 05 seconds West, a distance of 0.48 feet, from which a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found bears South 38 degrees 28 minutes 18 seconds East, a distance of 1.91 feet;

**THENCE** North 59 degrees 26 minutes 26 seconds East, departing the Northeasterly line of said DP & L tract, with the common line between said K3E Holdings tract and the existing Southeasterly right-of-way line of said Telephone Road, a distance of 514.03 feet to a five-eighths inch iron rod with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823" found for the Northeasterly corner of said K3E Holdings tract, same being the intersection of the existing Southeasterly right-of-way line of said Telephone Road with the existing Westerly right-of-way line of Blanco Drive, formerly known as Sheppard Road No 412 (variable width right-of-way);

**THENCE** South 40 degrees 32 minutes 00 seconds East with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 68.14 feet to a one-half inch iron rod found for corner;

**THENCE** South 18 degrees 04 minutes 28 seconds East, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 173.17 feet to a one-half inch iron rod found for corner;

**THENCE** South 19 degrees 28 minutes 23 seconds East, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 127.09 feet to a one-half inch iron rod with a plastic cap found for corner;

**THENCE** South 31 degrees 22 minutes 20 seconds East, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 65.56 feet to a one-half inch iron rod with a plastic cap stamped "RPLS 1674" found for corner;

**THENCE** South 38 degrees 18 minutes 22 seconds East, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 133.77 feet to a one-half inch iron rod with a plastic cap found for corner;

**THENCE** South 21 degrees 44 minutes 42 seconds East, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 91.65 feet to a point from which a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found bears North 42 degrees 40 minutes 57 seconds East, a distance of 2.33 feet;

**THENCE** South 02 degrees 43 minutes 36 seconds East, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 359.70 feet to a one-half inch iron rod found for corner;

**THENCE** South 08 degrees 22 minutes 24 seconds West, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 68.21 feet to a one-half inch iron rod with plastic cap found for corner;

**THENCE** South 27 degrees 40 minutes 26 seconds West, continue with the common line between said K3E Holdings tract and the existing Westerly right-of-way line of said Blanco Drive, a distance of 251.86 feet to a one-half inch iron rod with plastic cap stamped "BRITTIAN & CRAWFORD" found for the Southerly corner of said K3E Holdings tract, same being the Northeasterly line of the aforesaid DP & L tract, from which a three-quarters inch bolt found bears South 30 degrees 51 minutes 55 seconds East, a distance of 3.42 feet;

**THENCE** North 31 degrees 04 minutes 35 seconds West, departing the existing Westerly right-of-way line of said Blanco Drive, with the common line between said K3E Holdings tract and said DP & L tract, a distance of 895.37 feet to a Dallas Power & Light monument found for corner;

**THENCE** North 38 degrees 28 minutes 18 seconds West, continue with the common line between said K3E Holdings tract and said DP & L tract, a distance of 260.46 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 9.948 acres (433,319 square feet) of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **K3E Holdings, LLC**, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **4330 TELEPHONE RD 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.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**K3E Holdings, LLC**

By: \_\_\_\_\_  
Name:  
Title:

STATE OF TEXAS       §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned authority, a Notary Public in and for 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/she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, Michael B. Szurgot, 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 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.

**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

Michael B. Szurgot  
Registered Professional Land Surveyor  
Texas Registration No. 4418

STATE OF TEXAS       §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared **Michael B. Szurgot**, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC in and for the STATE OF TEXAS



PLACE COUNTY  
RECORDING LABEL HERE

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

PLAT RECORD NUMBER:  
Plat-25-000162

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CITY PLAN FILE NO.: \_\_\_\_\_

SHEET NO. 3 OF 3

PREPARED: OCTOBER 2025  
REVISED: \_\_\_\_\_

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