

OWNER’S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS KTI 1, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY TEXAS, BEING PART OF THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, AND BEING A PORTION OF DALLAS CITY BLOCK NUMBER 8788 SAME ALSO, BEING THAT TRACT OF LAND CONVEYED TO KTI 1, LLC, BY WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 202500148859 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEAST LINE OF JORDAN VALLEY ROAD – 40 FEET WIDE ROW AND THE NORTHEAST LINE OF FOOTHILL DRIVE – 40 FEET WIDE ROW;

THENCE S49°24’19”E, WITH THE NORTHEAST LINE OF SAID FOOTHILL DRIVE A DISTANCE OF 588.50 FEET TO A 1/2” IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO ALMA L. GAMEL, RECORDED IN VOLUME 2001076, PAGE 5233, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHASTERLY CORNER OF JVR ESTATES LLC TRACT, RECORDED IN INSTRUMENT NUMBER 202500147651 OF THE OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS;

THENCE S49°24’19”E, CONTINUING WITH SAID NORTHEAST LINE, SAME BEING THE SOUTHERLY SOUTHEAST LINE OF SAID JVR ESTATES LLC TRACT A DISTANCE OF 225.28 FEET TO A 1/2” IRON ROD FOUND FOR THE POINT OF BEGINNING;

THENCE N40°51’36”E, DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT SAME BEING THE NORTHERLY SOUTHEAST LINE OF SAID JVR ESTATES LLC TRACT A DISTANCE OF 215.11 FEET TO A 1/2” IRON ROD FOUND FOR CORNER;

THENCE S49°24’07”E, WITH THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT SAME BEING THE NORTHERLY SOUTHWEST LINE OF SAID JVR ESTATES LLC TRACT A DISTANCE OF 202.52 FEET TO A 5/8” YELLOW CAPPED IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO VEASLEY BYRON, AS RECORDED IN INSTRUMENT NUMBER 201100045137 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE S40°51’36”W DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID VEASLEY BYRON TRACT A DISTANCE OF 215.11 FEET TO A 1/2” IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID VEASLEY BRON TRACT SAME BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING ALONG THE AFOREMENTIONED NORTHEAST LINE OF FOOTHILL DRIVE;

THENCE N49°24’07”W, WITH SAID NORTHEAST LINE, SAME BEING THE SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 202.52 FEET TO THE POINT OF BEGINNING, CONTAINING 43,564 SQUARE FEET (1.0001 ACRES) OF LAND WITHIN THE METES RECITED.

SURVEYOR’S STATEMENT

I, Seth Ephraim Osabutey, 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.

WITNESS MY HAND 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.

Seth Ephraim Osabutey R.P.L.S. No. 6063



STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared S. EPHRAIM OSABUTEY, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, thisday of2025

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NOTARY PUBLIC in and for the State of Texas

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, KTI 1 LLC do hereby adopt this plat, designating the herein described property as **KTI 1 LLC ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 growth 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, this the _____ day

of _____, 2025

BY: _____
KTI 1 LLC REPRESENTATIVE

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared KTI 1 LLC REPRESENTATIVE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2025.

Notary Public for and in the State of Texas

My Commission expires:_____

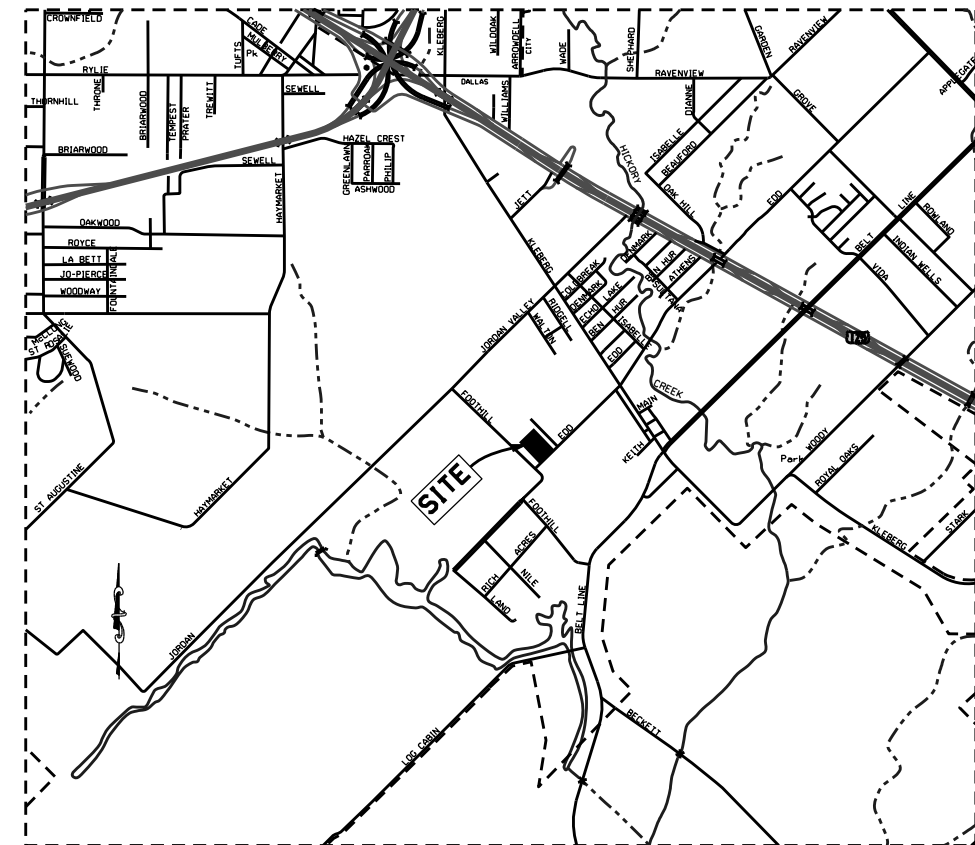
GENERAL NOTES

1. Purpose of the plat is to create two lots from an existing tract.

2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983. No scale, no projection

3. Lot-to-lot drainage is not permitted without Engineering Section approval.

4. Existing structures to remain. Except structure closest to the northeast property line to be removed.



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 - 25-000120

PRELIMINARY PLAT
KTI 1 LLC ADDITION

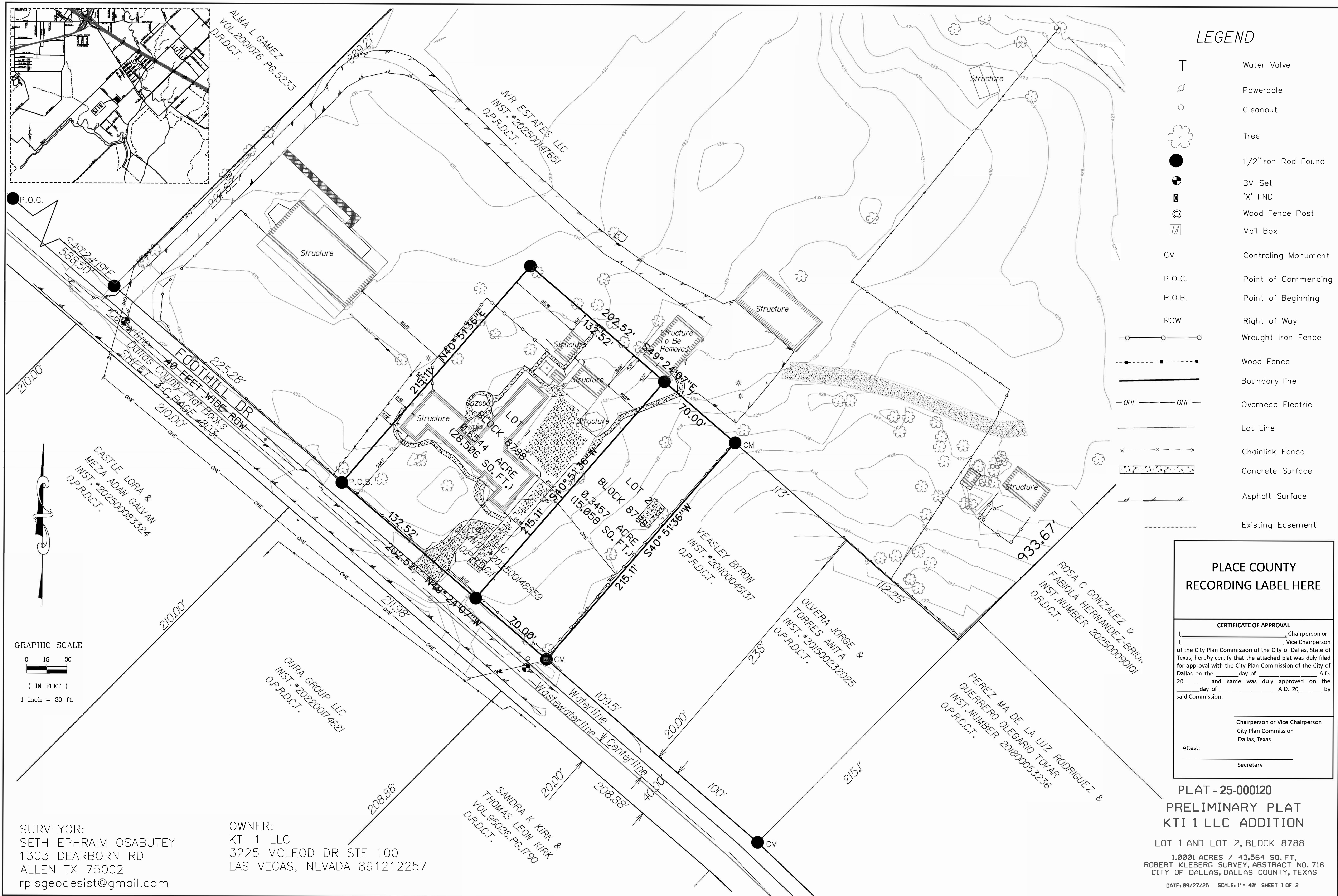
LOT 1 AND LOT 2, BLOCK 8788

1.0001 ACRES / 43,564 SQ. FT.
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

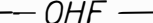
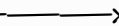
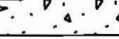
DATE: 09/27/25 SCALE: 1" = 40' SHEET 2 OF 2

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
KTI 1 LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NEVADA 891212257



LEGEND

	Water Valve
	Powerpole
	Cleanout
	Tree
	1/2" Iron Rod Found
	BM Set
	'X' FND
	Wood Fence Post
	Mail Box
CM	Controlling Monument
P.O.C.	Point of Commencing
P.O.B.	Point of Beginning
ROW	Right of Way
	Wrought Iron Fence
	Wood Fence
	Boundary line
	Overhead Electric
	Lot Line
	Chainlink Fence
	Concrete Surface
	Asphalt Surface
	Existing Easement

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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

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PRELIMINARY PLAT
KTI 1 LLC ADDITION

LOT 1 AND LOT 2, BLOCK 8788
1.0001 ACRES / 43,564 SQ. FT.
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DATE: 09/27/25 SCALE: 1" = 40' SHEET 1 OF 2