



VICINITY MAP
(NOT TO SCALE)



0' 30'
GRAPHIC SCALE
1-INCH = 30 FEET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Imperium Global Management, LLC, is the sole owner of a 0.459 acre tract of land situated in the George L. Haas Survey, Abstract No. 641, Dallas County, Texas, being Lot 10, Block 5835, Kessler Downs No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 7, Page 283, Map Records, Dallas County, Texas, and being the same tract of land conveyed to Imperium Global Management, LLC, by Warranty Deed with Vendors Lien recorded in Instrument Number 202200288386, Official Public Records, Dallas County, Texas, said tract being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod found in the West corner of Lot 9, Block 5835, of said Kessler Downs No. 2, and also being at the intersection of the Southeast right-of-way of South Great Trinity Forest Way, and the Northeast right-of-way line of Wadsworth Drive, same being the Northwest corner of said tract described herein;

THENCE South 31 degrees 21 minutes 14 seconds East, along the Northeast right-of-way line of said Wadsworth Drive, a distance of 107.69 feet to a 1/2 inch yellow-capped iron rod set for corner being the South corner of said Lot 9, Block 5835;

THENCE North 59 degrees 43 minutes 09 seconds East, a distance of 185.10 feet to a 100D Nail found in the Southwest line of Block A/5836 Crest Apartments Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 70172, Page 2841, Plat Records, Dallas county, Texas;

THENCE South 31 degrees 20 minutes 52 seconds East, along the Southwest line of said Block A/5836, Crest Apartments Addition, a distance of 108.11 feet to a 1/2 inch yellow-capped iron rod set for the North corner of Lot 11, Block 5835, of said Kessler Downs No. 2, from which a 1/2 inch iron rod found for witness, bears South 31 degrees 20 minutes 52 seconds East, a distance of 108.11 feet;

THENCE South 59 degrees 43 minutes 09 seconds West, a distance of 185.08 feet to a 5/8 inch iron rod found in the West corner of said Lot 11, Block 5835, said corner also being in the Northeast right-of-way line of said Wadsworth Drive;

THENCE North 31 degrees 21 minutes 14 seconds West, along the Northeast right-of-way line of said Wadsworth Drive, a distance of 108.11 feet to the POINT OF BEGINNING and containing 20,007 square feet or 0.459 of an acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Imperium Global Management, LLC, does hereby adopt this plat, designating the herein described property as KESSLER DOWNS 2 REVISED 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 roadway 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____ Texas, This _____ day of _____, 20__

Name: Reginald Deloatch
Title: Owner

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Reginald Deloatch, 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.

Witness my hand at _____ Texas, This _____ day of _____, 20__

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

That I, Barry S. Rhodes, 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 AT _____ TEXAS this the _____ day of _____, 20__

**PRELIMINARY DOCUMENT
NOT FOR RECORDING PURPOSES**

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__

Notary Public in and for the State of Texas
My commission expires: _____

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL
I, Tony Shididi, 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. 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

GPS MONUMENTS

DALLAS 66-C1-BM LEDBETTER DRIVE - WADSWORTH STREET SQUARE CUT ON TOP OF 3.5x3.5' CONCRETE DROP INLET NORTHWEST CORNER OF INTERSECTION	DALLAS 66-C2-BM WADSWORTH STREET - STAG ROAD A SQUARE CUT IN CENTER OF CONCRETE CURB, SOUTHWEST CORNER OF INTERSECTION.
NAD83 N=6,941,987.179 E=2,503,273.389 NORTH CENTRAL ZONE 4202 ELEV=450.580'	NAD83 N=6,940,879.108 E=2,504,001.828 NORTH CENTRAL ZONE 4202 ELEV=452.940'

PROPERTY ADDRESS:
5018 WADSWORTH DRIVE, DALLAS, TEXAS 75241
OWNER: IMPERIUM GLOBAL MANAGEMENT, LLC.
ADDRESS: P.O. BOX 1502, ADDISON, TX 75001
PHONE: 214-206-7100



PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
PREPARATION DATE: 08/18/2023 DRAWN BY: CS/RL
(REVISED 02/07/2024)

**PRELIMINARY REPLAT
LOTS 10A AND 10B, BLOCK 5835
KESSLER DOWNS 2 REVISED ADDITION**

A REPLAT OF LOT 10, BLOCK 5835
KESSLER DOWNS NO. 2
SITUATED IN THE
GEORGE L. HAAS SURVEY, ABSTRACT NO. 641,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-058

ENGINEERING FILE NO. _____

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "R.P.L.S. 3691".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM LOT 10, BLOCK 5835, KESSLER DOWNS NO. 2, VOL. 7, PG. 283, M.R.D.C.T.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48113C0485J, DATED 08/23/2001, ZONE X.

LOT 14A, BLOCK 5835
GOLDEN CHAIN MISSIONARY
BAPTIST CHURCH
INST. NO. 200115901453
P.R.D.C.T.

LOT 11,
BLOCK 5835
KESSLER DOWNS NO. 2
VOL. 7, PG. 283
M.R.D.C.T.

LOT 12,
BLOCK 5835
KESSLER DOWNS NO. 2
VOL. 7, PG. 283
M.R.D.C.T.

LOT 10A
BLOCK 5835
10,004 SQUARE FEET
0.230 OF AN ACRE

LOT 10B
BLOCK 5835
10,003 SQUARE FEET
0.230 OF AN ACRE

LOT 9,
BLOCK 5835
KESSLER DOWNS NO. 2
VOL. 7, PG. 283
M.R.D.C.T.

CREST APARTMENTS ADDITION
BLOCK A/5836
VOL. 70172, PG. 2841
P.R.D.C.T.

LOT 19, BLOCK 5835
KESSLER DOWNS NO. 1
VOL. 7, PG. 283
M.R.D.C.T.

LOT 18,
BLOCK 5835
KESSLER DOWNS NO. 2
VOL. 7, PG. 283
M.R.D.C.T.

PLACE OF COMMENCEMENT

PLACE OF BEGINNING