

VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME
INST. NO.	INSTRUMENT NUMBER
P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
A.D.S.	3-1/4" ALUMINUM DISK STAMPED 'URBAN STRATEGY', '10194610' & '2323 KA'
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND CAPPED
A.D.S.	3-1/4" ALUMINUM DISK STAMPED 'URBAN STRATEGY', '10194610' & '2323 KA'
SQ. FT.	SQUARE FEET

LINETYPES

—	STREET CENTERLINE
—O—	OVERHEAD ELECTRIC LINE
—E—E—	UNDERGROUND ELECTRIC LINE
—W—	WASTEWATER LINE
—S—	STORM DRAIN LINE
—G—	GAS LINE
—O—O—	CHAINLINK FENCE
— — —	WOOD FENCE

LEGEND

○	BOUNDARY/LOT CORNER
●	REFERENCE CORNER
☆	LIGHT POLE
⊗	POWER POLE
⊢	GUY WIRE
⊠	ELECTRIC TRANSFORMER
⊞	ELECTRIC MANHOLE
⊙	GAS METER
⊞	GAS VALVE
⊞	WASTEWATER MANHOLE
⊞	WASTEWATER CLEANOUT
⊞	STORM DRAIN MANHOLE
⊞	TELECOMMUNICATION MANHOLE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **JACKSON RUSSELL**, does hereby adopt this plat, designating the herein described property as **2323 KIRBY 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 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.

By: _____ Date: _____
JACKSON RUSSELL, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared **JACKSON 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
Given under my hand and seal of office, this ____ day of _____, 2025.

Notary Public, in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

I, TYLER A. ATTEBURY, 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.

TYLER J. ATTEBURY
Registered Professional Land Surveyor No 7204

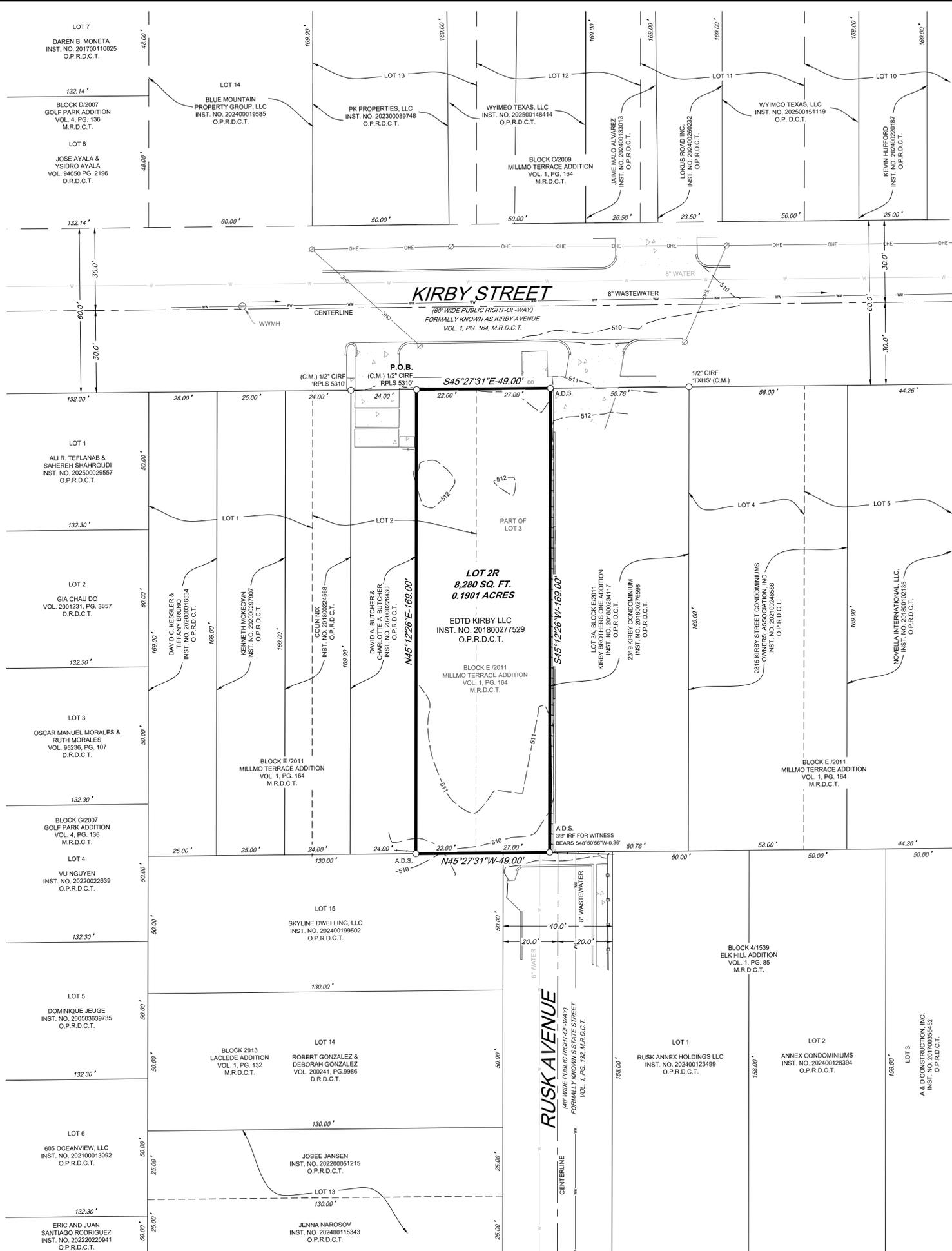
STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared TYLER J. ATTEBURY, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2025.

Notary Public, in and for the State of Texas

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.



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS EDTD Kirby LLC are the sole owner of a 8,280 square foot or 0.1901 of an acre tract of land situated in the John Grisby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being a portion of Lot 2 and the remainder of Lot 3, Block E/2011, Millmo Terrace Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 164, Map Records, Dallas County, Texas (M.R.D.C.T.), same being all of that tract of land described to said EDTD Kirby LLC, by Warranty Deed with Vendor's Lien recorded in Instrument Number 201800277529, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RPLS 5310" (controlling monument (C.M.)) found for the north corner of the said EDTD Kirby LLC Tract, and also being the east corner of that tract of land described to David A. and Charlotte A. Butcher, by deed recorded in Instrument Number 202000226430, O.P.R.D.C.T., and being in the southwest Right-of-Way (R.O.W.) line of Kirby Street (a 60-foot wide public R.O.W., Volume 1, Page 164, M.R.D.C.T.);

THENCE South 45 degrees 27 minutes 31 seconds East, with the south line of said Kirby Street, a distance of 49.00 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "URBAN STRATEGY", '10194610' and '2323 KA' set for the east corner of said EDTD Kirby LLC Tract and also being the north corner of Lot 3A, Kirby Brothers One Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument Number 201800234117, O.P.R.D.C.T.;

THENCE South 45 degrees 12 minutes 26 seconds West, departing the the south line of said Kirby Street, a distance of 169.00 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "URBAN STRATEGY", '10194610' and '2323 KA' set for the south corner of said EDTD Kirby LLC Tract, also being the west corner of said Lot 3A and also being in the north R.O.W. line of Rusk Avenue (a 40-foot wide public R.O.W., Volume 1, Page 85, M.R.D.C.T.), from which a 3/8-inch iron rod found bears South 48 degrees 50 minutes 56 seconds West, a distance of 0.36 feet;

THENCE North 45 degrees 27 minutes 31 seconds West, a distance of 49.00 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "URBAN STRATEGY", '10194610' and '2323 KA' set for the west corner of said EDTD Kirby LLC Tract, also being the south corner of said David A. and Charlotte A. Butcher Tract;

THENCE North 45 degrees 12 minutes 26 seconds East, a distance of 169.00 feet to the **POINT OF BEGINNING**, and containing 8,280 square foot or 0.1901 of an acre tract of land.

GENERAL NOTES

- Basis of Bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Coordinates shown hereon refer to the state plane coordinate system, Texas North Central Zone 4202 North Texas Central Zone 4202, North American Datum of 1983, on grid coordinates values, no scale and no projection.
- Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps only.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- No structures exist on property.
- Purpose of this plat is to create one (1) lot from a portion of one existing lot and the remainder of an exiting lot.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson, or _____ 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

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

SURVEYOR
TYLER J. ATTEBURY, RPLS
TEXAS LICENSE NO 7204
URBAN STRATEGY
4222 MAIN ST
DALLAS, TX 75226
214-396-2339
TYLERA@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

OWNER/DEVELOPER
214 KIRBY HOLDINGS LLC
110 N AKARD ST., STE. 1090
DALLAS, TX 75201
JACKSON RUSSELL
JACKSON@214CAP.COM
214-422-9750



4222 Main Street, Dallas, Texas 75226
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

0.1901 ACRES / 8,280 SQUARE FEET
LOT 2R, BLOCK E/2011
2323 KIRBY ADDITION
PORTION OF LOT 2 & REMAINDER OF LOT 3, BLOCK E/2011
MILLMO TERRACE ADDITION
RECORDED IN VOL. 1, PG. 164,
IN THE MAP RECORDS OF DALLAS COUNTY, TEXAS
BEING OUT OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
RECORD No. PLAT-25-000130
ENGINEERING PLAN No. DP _____