



## GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT FROM 2 LOTS FOR CONSTRUCTION.
- 3) LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NOW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID VALUES, NO SCALE AND NO PROJECTION.

## GENERAL NOTES

### OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Kaminski Custom Builders, LLC is the owner of a tract of land situated in the Aaron McDaniel Survey, Abstract No. 983, City of Dallas, Dallas County, Texas, same being Lots 15 and 16, Block A/1207, Loomis South Ridge Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 106, Page 226, Plat Records, Dallas County, Texas, and being a tract of land conveyed to Kaminski Custom Builders, LLC by General Warranty Deed recorded in Instrument Number 202500048061, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found in concrete for corner, said corner being in the intersection of the Southeast right-of-way line of Metropolitan Avenue (formerly known as Casey Street) a 50 foot right-of-way recorded in Volume 92, Page 124, Deed Records, Dallas County, Texas and Volume 106, Page 266, Plat Records, Dallas County, Texas, and the Southwest right-of-way line of a 15.5 foot wide alley recorded in Volume 106, Page 226, Plat Records, Dallas County, Texas, same being the North corner of said Lot 16, from which a "X" cut found in concrete bears North 44 degrees 19 minutes 16 seconds West, a distance of 0.31 feet for witness;

THENCE South 45 degrees 07 minutes 36 seconds East, along the Southwest right-of-way line of said 15.5 wide alley, a distance of 150.00 feet to a point for corner, said corner being in the intersection of the Southwest right-of-way line of said 15.5 alley and the Northwest right-of-way line of the 50.0 foot wide alley recorded in Volume 106, Page 226, Plot Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears North 82 degrees 59 minutes 52 seconds East, a distance of 0.46 feet for witness;

THENCE South 44 degrees 09 minutes 09 seconds West, a distance of 100.00 feet to a 5/8-inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Juan Benitez, by deed recorded in Instrument Number 202300148822, Official Public Records, Dallas County, Texas, same being the East corner of Lot 14, Block A/1207, of said Loomis South Ridge Addition;

THENCE North 45 degrees 07 minutes 36 seconds West, along the Northeast line of said Lot 14, a distance of 150.00 feet to a "X" cut found in concrete, said corner being the North corner of said Lot 14, same being along the Southeast right-of-way line of said Metropolitan Avenue;

THENCE North 44 degrees 09 minutes 09 seconds East, along the Southeast right-of-way line of said Metropolitan Avenue, a distance of 100.00 feet to the POINT OF BEGINNING and containing 14,998.81 square feet and or 0.344 acres of land.

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kaminski Custom Builders, LLC, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as **KAMINSKI 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 use of the public utility and fire departments, 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 or the easements, and all 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 may obstruct or interfere with the 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

Kaminski Custom Builders, LLC (Owner)  
Bruce Kaminski (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bruce Kaminski 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

1. Bryan Connally, 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 \_\_\_\_\_, 2025

RELEASED FOR REVIEW 04/24/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

I, Tony Shidid, 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

PRELIMINARY PLAT  
KAMINSKI ADDITION  
LOT 15R, BLOCK A/1207  
14,998.81 SQ.FT. / 0.344 ACRE TRACT  
BEING A REPLAT OF LOT 15 & 16, BLOCK  
A/1207, LOOMIS SOUTH RIDGE ADDITION  
AARON MCDANIEL SURVEY, ABSTRACT NO. 983  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-154

**OWNER: KAMINSKI CUSTOM  
BUILDERS, LLC  
AGENT: BRUCE KAMINSKI  
PO BOX 1764  
ADDISON, TEXAS 75001  
PHONE: 214-699-7842**

CITY PLAN FILE NO. S245-154

 **CBG**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS

**PLANNING & SURVEYING**  
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SCALE: 1"=30' / DATE: 4/24/2025 / JOB NO. 2500920-01 / DRAWN BY: JLA