

PRIVATE STREET DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KELLER SPRINGS ESTATES LTD, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, J. STEPHEN DIEB DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS KELLER SPRINGS ESTATES AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREET(S) SHOWN THEREON AS PRIVATE STREETS TO BE DEEDED, IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE PRIVATE STREETS, 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 PRIVATE STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 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).

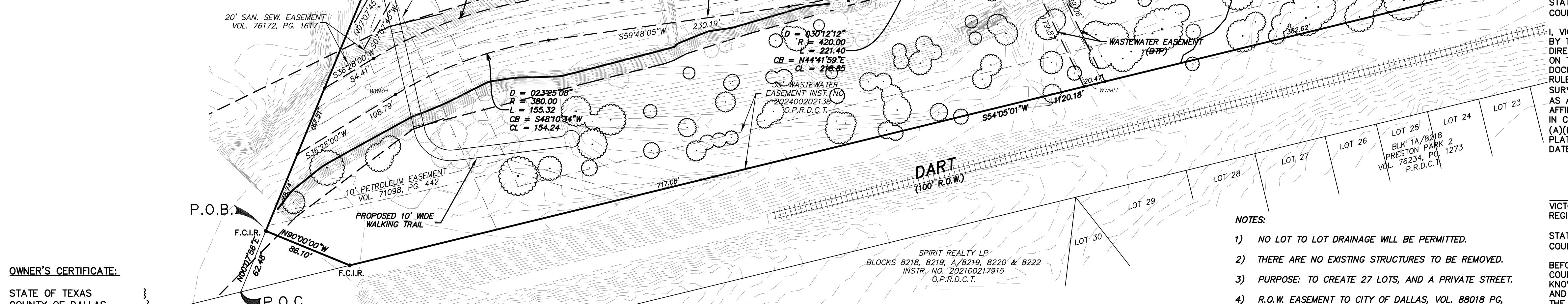
WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN 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.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2026.

BY:
J. STEPHEN DIEB
PRESIDENT, KELLER SPRINGS ESTATES, LTD.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	388.33	746.20	029°49'02"	N74° 59' 30"E	383.96
C2	444.73	830.00	030°42'00"	S74° 44' 50"W	439.43
C3	376.08	918.00	023°28'21"	N71° 08' 01"E	373.46
C4	400.16	971.00	023°36'44"	S71° 12' 12"W	397.33
C5	60.46	37.50	092°22'07"	N50° 39' 41"W	54.12
C6	391.61	944.50	023°45'22"	S71° 16' 31"W	388.81
C7	58.19	37.50	088°54'32"	N14° 56' 34"E	52.53
C8	129.11	48.50	152°31'26"	N57° 18' 22"W	94.22



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS KELLER SPRINGS ESTATES, LTD. IS THE OWNER OF ALL THAT TRACT OF LAND SITUATED IN THE ROBERT WILBURN SURVEY, ABSTRACT NO. 1580, AND THE EDWARD COOK SURVEY, ABSTRACT NO. 327, SAID TRACT CONVEYED BY DEED TO KELLER SPRINGS ESTATES, LTD. FROM KEN MARCHANT & DONNA MARCHANT AS RECORDED IN VOLUME 2004228 ON PAGE 22, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF BENT TREE FOREST APARTMENTS ADDITION A PLATTED ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 97076 ON PAGE 4407

THENCE, NORTH 00° 07' 56" EAST A DISTANCE OF 62.47' WITH THE EAST LINE OF BENT TREE FOREST APARTMENTS TO A FOUND CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE PLACE OF BEGINNING;

THENCE, NORTH 00° 07' 56" EAST A DISTANCE OF 878.00' CONTINUING WITH THE EAST LINE OF BENT TREE FOREST APARTMENTS TO A FOUND "X" CUT IN CONCRETE FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, 388.33' ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29° 49' 02", SAID CURVE HAVING A RADIUS OF 746.20' AND A LONG CHORD LENGTH OF 383.96' WHICH BEARS NORTH 74° 59' 30" EAST CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND "X" CUT IN CONCRETE FOR CORNER;

THENCE, NORTH 60° 05' 02" EAST A DISTANCE OF 317.58' CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND "X" CUT IN CONCRETE FOR CORNER;

THENCE, SOUTH 29° 55' 00" EAST A DISTANCE OF 552.45' DEPARTING THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND CAPPED IRON FOR CORNER, SAID CORNER BEING IN THE NORTH LINE OF THE ST. LOUIS & SOUTHWESTERN R.R. RIGHT-OF-WAY (100' R.O.W.);

THENCE, SOUTH 54° 05' 01" WEST A DISTANCE OF 1120.18' WITH THE NORTH LINE OF THE ST. LOUIS & SOUTHWESTERN R.R. RIGHT-OF-WAY (100' R.O.W.) TO A FOUND CAPPED IRON FOR CORNER'

THENCE, DUE WEST A DISTANCE OF 86.10' DEPARTING THE NORTH LINE OF SAID ST. LOUIS & SOUTHWESTERN RAILROAD RIGHT-OF-WAY (100' R.O.W.) BACK TO THE PLACE OF BEGINNING AND CONTAINING 14.681 ACRES (639,507 SQ.FT.) OF LAND.

THENCE, NORTH 89° 54' 00" EAST A DISTANCE OF 69.62' WITH THE SOUTH LINE OF KELLER SPRINGS ROAD VARIABLE WIDTH R.O.W.) TO A SET CAPPED IRON ROD FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO THE LEFT;

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