

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.

CLUBCORP NV V LLC
BENT TREE FOREST APTS
PART OF LOTS 1 & 3
BLOCK A/8707
VOL. 97076 PG. 4407

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

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 DEED RECORDS, DALLAS COUNTY, TEXAS WITH THE SOUTHWEST CORNER OF SAID MARCHANT TRACT;

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 IN THE SOUTH RIGHT-OF-WAY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.);

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;

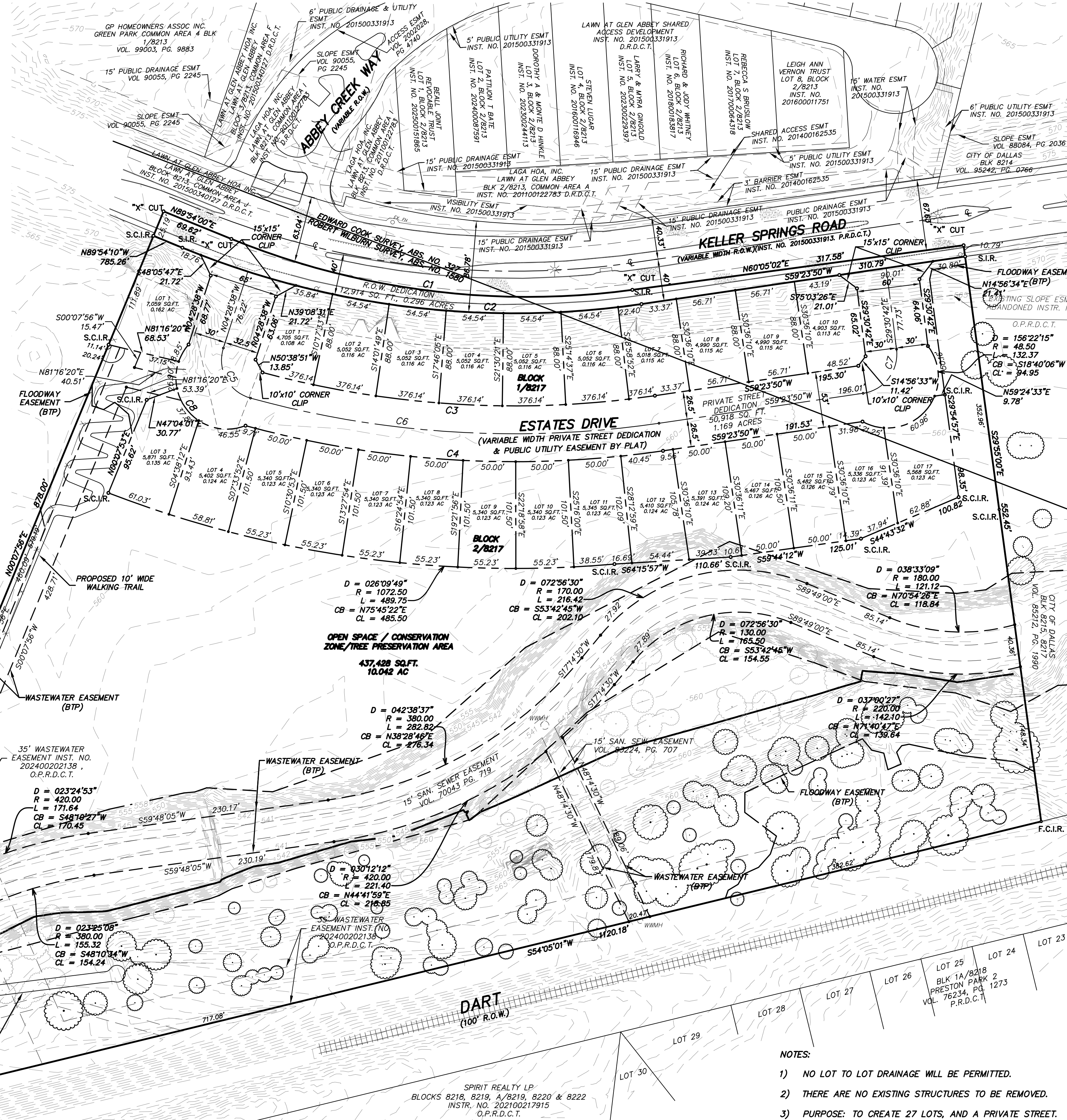
THENCE, 388.33' ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29° 49' 02", SAID CURVE HAVING A RADIUS OF 746.20' AND A LONG CHORD LENGTH OF 383.96' WHICH BEARS NORTH 74° 59' 30" EAST CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRINGS ROAD (VARIABLE WIDTH R.O.W.) TO A FOUND "X"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

THENCE, NORTH 60° 05' 02" EAST A DISTANCE OF 317.58' CONTINUING WITH THE SOUTHERLY LINE OF KELLER SPRING 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.



NOTES:

- 1) NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
- 2) THERE ARE NO EXISTING STRUCTURES TO BE REMOVED.
- 3) PURPOSE: TO CREATE 27 LOTS, AND A PRIVATE STREET.
- 4) R.O.W. EASEMENT TO CITY OF DALLAS, VOL. 88018 PG, 2362 REPLACED WITH R.O.W. DEDICATION.
- 5) THE ENTIRE LOT 2, BLOCK 2/8217 SHALL BE A BLANKET DRAINAGE EASEMENT, ESTABLISHED BY THIS PLAT FO CONVEYANCE OF PUBLIC STORM SEWER AND FLOOD PLAIN
- 6) THE ENTIRE LOT 2, BLOCK 2/8217 SHALL BE AN OPEN AREA/ CONSERVATION EASEMENT/ TREE PRESERVATION ZONE.

LEGEND:

- F.I.R. FOUND IRON ROD
- S.C.I.R. SET IRON ROD W/ YELLOW CAP INSCRIPTED "RPLS 3752"
- C.M. CONTROLLING MONUMENT
- BTP BY THIS PLAT

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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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.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED STEVE DIEB KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

I, VICTOR LISSIAK, JR., 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 _____, 2026.

VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR, 3752

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

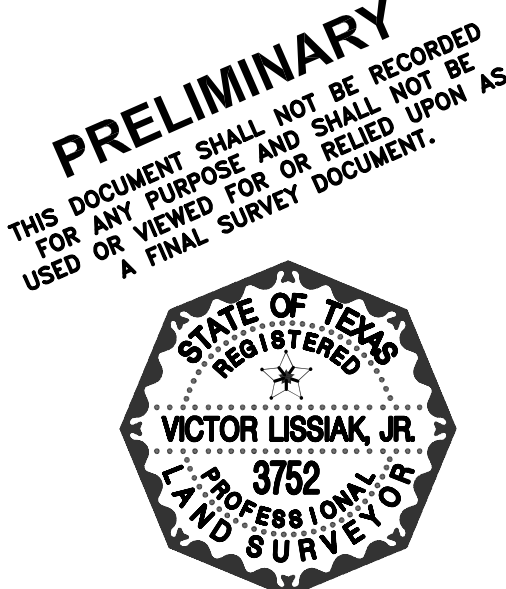
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER:
KELLER SPRINGS ESTATES, LTD.
4161 MCKINLEY AVENUE
DALLAS, TX 75204
CONTACT: STEVE DIEB

ENGINEER:
LONE STAR CIVIL ENGINEERING, PLLC
3503 CARLTON COURT
SACHSE, TX 75048
CONTACT: AARON WOLF, PE

SURVEYOR:
MEWTECH, INC.
4205 BELTWAY DRIVE
ADDISON, TEXAS 75001
TEL. 972 661-8187
CONTACT: VICTOR LISSIAK JR., RPLS
FIRM NO. 10155800



KELLER SPRINGS ESTATES
LOTS 1-10, BLOCK 1, LOTS 1-17, BLOCK 2
AND PRIVATE STREET DEDICATION

14.681 ACRES
OUT OF THE
ROBERT WILBURN SURVEY, ABS. NO. 1580
AND THE
EDWARD COOK SURVEY, ABS. NO. 327
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. PLAT-26-000005