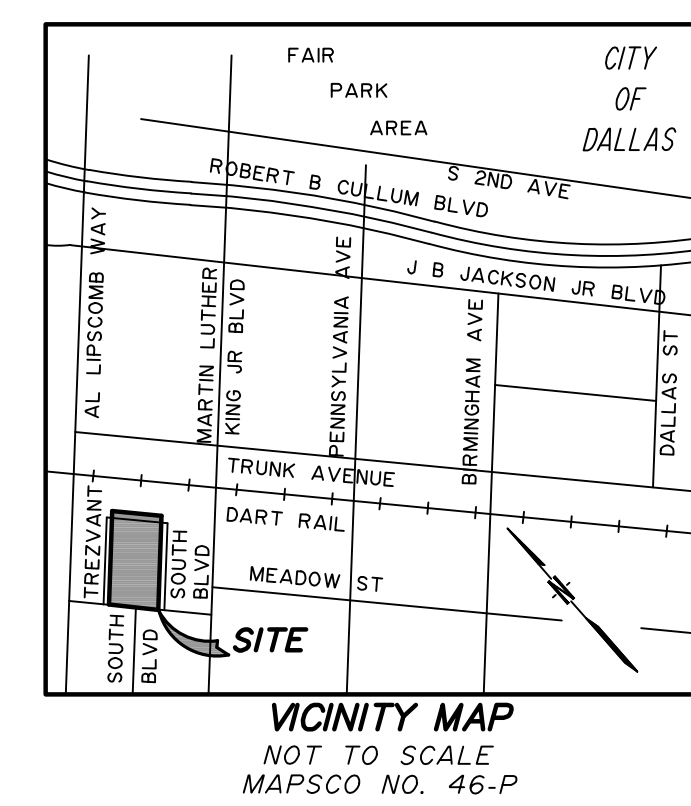


CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	14°24'33"	69.71'	11.34'	22.56'	22.50'	N 08°20'35" E

LINE	DISTANCE	BEARING
L1	42.28'	S 48°22'56" E
L2	56.00'	N 42°40'45" E
L3	42.80'	N 48°22'56" W
L4	40.48'	N 45°23'06" W
L5	59.82'	N 42°39'26" E
L6	50.00'	N 42°40'45" E
L7	6.31'	N 48°19'44" W
L8	21.85'	S 48°26'39" E
L9	9.80'	N 40°29'55" E
L10	12.67'	S 48°26'39" E
L11	10.18'	N 41°40'20" E
L12	9.85'	S 40°46'27" W
L13	11.87'	S 48°26'39" E
L14	6.60'	S 40°51'56" W
L15	6.10'	S 48°19'21" E



OWNER'S CERTIFICATE **SURVEYOR'S STATEMENT**

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Texas Pouncy Properties, LLC and Texas Keen Finance, LLC are the owners of a 1.557 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, Dallas County, Texas, being part of Lot 18, Block 2/1348 and all of Lots 19-24, Block 2/1348, McDougalls Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 283, Page 81, Deed Records, Dallas County, Texas and being all of those tracts of land conveyed to Texas Pouncy Properties, LLC by Warranty Deed's with Vendor's Lien recorded in County Clerk's Instrument Nos. 202000179347 and 20200226853, Official Public Records, Dallas County, Texas and being all of that tract conveyed to Texas Keen Finance, LLC by Sheriff's Deed recorded in Instrument No. 202300233432, Official Public Records, Dallas County, Texas and being all of South Boulevard Connector Abandoned by Ordinance No. _____ and part of Trezvant Street Abandoned by Ordinance No. _____; said 1.563 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set at the southernmost west corner of said 1.557 acre tract, said point also being at the south corner of Lot 16, Block A/1347, Bomar's Grand Avenue Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1, Page 76, Deed Records, Dallas County, Texas; said point also being at the intersection of the northeast right-of-way of Meadow Street (formerly Alza Street) (100 feet wide) and the northwest right-of-way of Trezvant Street (variable width);

THENCE, North 42 degrees 09 minutes 17 seconds East, with said northwest right-of-way, a distance of 200.00 feet to a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set at a north corner of said 1.557 acre tract; said point also being the east corner of said Lot 16, Block A/1347; said point also being at the intersection of said northwest right-of-way line and the southwest right-of-way line of Medill Street (50 feet wide);

THENCE, South 48 degrees 22 minutes 56 seconds East, leaving said northwest right-of-way line, a distance of 42.28 feet to a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set at the northwest line of said Lot 21, Block 2/1348; said point also being in the southeast right-of-way of said Trezvant Street;

THENCE, North 42 degrees 40 minutes 45 seconds East, with said southeast right-of-way, a distance of 56.00 feet to a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set on the northwest line of said Lot 19, Block 2/1348;

THENCE, North 48 degrees 22 minutes 56 seconds West, leaving said southeast right-of-way line, a distance of 42.80 feet to a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set at a west corner of said 1.557 acre tract; said point also being on the southeast line of Lot 15, Block B/1347 of said Bomar's Grand Avenue Addition;

THENCE, North 42 degrees 09 minutes 17 seconds East, with said northwest right-of-way, a distance of 147.85 feet to a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set at the northern most north corner of said 1.557 acre tract; said point also being in the southwest line of Lot 18, Block 4/1354, Martin Luther King, Jr. Station, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in County Clerk's Instrument No. 201000126170, Official Public Records, Dallas County, Texas;

THENCE, South 48 degrees 18 minutes 26 seconds East, with said southwest line, a distance of 173.75 feet to a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set at the east corner of said 1.557 acre tract; said point being an interior corner of said Lot 18, Block 4/1354;

THENCE, South 42 degrees 40 minutes 45 seconds West, passing, at a distance of 4.21 feet a point at the north corner of South Boulevard (60 feet wide); continuing, a total distance of 413.31 feet to a 3/1/4-inch aluminum monument stamped "KEEN BRYANT ADDITION NO. 1, GSES, INC. TX RPLS 4804" set at the south corner of said Lot 24, Block 2/1348; said point also being at the intersection of the northwest right-of-way line of said South Boulevard and the said northeast right-of-way of Meadow Street;

THENCE, with the said northeast right-of-way of Meadow Street, the following metes and bounds;

North 45 degrees 04 minutes 01 seconds West, a distance of 129.67 feet to a 1/2-inch iron pipe found at the west corner of said Lot 24, Block 2/1348; said point also being at the intersection of the said southeast right-of-way of Trezvant Street and the said northeast right-of-way;

North 45 degrees 21 minutes 06 seconds West, a distance of 40.48 feet to the POINT OF BEGINNING.

CONTAINING, 67,820 square feet or 1.557 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TEXAS POUNCY PROPERTIES, LLC, and TEXAS KEEN FINANCE, LLC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as KEEN BRYANT ADDITION NO. 2, 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 of 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 _____ day of _____, 2024.

TEXAS POUNCY PROPERTIES, LLC
TEXAS KEEN FINANCE, LLC

By: _____
Dennis Bryant
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____, 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 monumentalization shown hereon was either laid out 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 _____, 2024.

RELEASED 6/12/2024 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES

- Bearings are based on the southwest line of Lot 18, Block 4/1354, Martin Luther King, Jr. Station bearing South 48 degrees 18 minutes 26 seconds East.
- Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
- The purpose of this plat is to create 2 lots, create a street right-of-way and abandon South Boulevard Connector out of 7 lots.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on site.

LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.P.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- sq. ft. SQUARE FEET
- AMS 3-1/4" ALUMINUM DISK STAMPED "KEEN BRYANT ADDITION NO. 1, GSES, INC., TX RPLS 4804"

PLACE COUNTY
RECORDING LABEL HERE

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

SHEET 1 OF 1
PRELIMINARY PLAT
OF
KEEN BRYANT ADDITION NO. 2
LOTS 18A & 21A, BLOCK 2/1348
PART OF LOT 18 & ALL LOTS 19-24, BLOCK 2/1348
McDOUGALLS SUBDIVISION
V. 1, P. 81, D.R.D.C.T.
ALL OF SOUTH BOULEVARD CONNECTOR
INSTRUMENT NO. 201000126170, O.P.R.D.C.T.
PART OF TREZVANT STREET
V. 1, P. 76, D.R.D.C.T.
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-138
ENGINEERING NO. DP24-XXXX

Gonzalez & Schneeberg
engineers & surveyors
TX ENGINEERING FIRM REG. NO. F-3376 TX SURVEYING FIRM REG. NO. 100752-00
801 East Campbell Road
Suite 330, Richardson, Texas
75081 - (972) 516-8855

SCALE 1" = 40'
DATE JUNE, 2024
PROJ. NO. 7543-24-01-15
DWG. NO. 7543 pre-plat.dwg