



- NOTES:**
1. Basis of bearing, elevation, and coordinates for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network, all distances shown hereon are grid distances. No scale and no projection.
 2. No lot to lot drainage allowed without Engineering Division approval.
 3. The purpose of this plat is to create one lot out of a part of a platted lot.
 4. All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
 5. There are no existing structures on site.

LEGEND

VOL. ~	VOLUME
PG. ~	PAGE
WV ~	WATER VALVE
WM ~	WATER METER
C/O ~	CLEAN OUT
F.H. ~	FIRE HYDRANT
P.P. ~	POWER POLE
MD ~	MEASURE DOWN
S.D. M.H. ~	STORM DRAIN MANHOLE
S.S. M.H. ~	SANITARY SEWER MANHOLE
T.B.M. ~	TEMPORARY BENCHMARK
C.M. ~	CONTROLLING MONUMENT
FIP ~	FOUND IRON PIPE
FIR ~	FOUND IRON ROD
P.O.C. ~	POINT OF COMMENCING
P.O.B. ~	POINT OF BEGINNING
ROW ~	RIGHT-OF-WAY
PL ~	PROPERTY LINE
C ~	CENTER LINE
S ~	SURVEY LINE
SIR ~	SET IRON ROD
D.R.D.C.T. ~	DENOTES DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. ~	DENOTES MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. ~	DENOTES OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
KSC-4125 ~	KEETON SURVEYING COMPANY, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4125

SURVEYORS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, 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 on the ____ day of _____, 2024.

"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"
Notary Public

TREE LEGEND:

COMMON NAME	SCIENTIFIC NAME
OAK	GENUS QUERCUS
PECAN	CARYA ILLINOINENSIS

OWNER:
KECHEJIAN ENTERPRISES, L.P.
A TEXAS LIMITED PARTNERSHIP
5515 EDLEN DRIVE
DALLAS, TEXAS 75220
PH# (707) 477-1047
EMAIL: CHRISKECHEJIAN@GMAIL.COM

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
2037 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641-0843 TPPELS FIRM NO. 10090500
E-MAIL: ksc4019@sbcglobal.net

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Kechejian Enterprises, L.P.**, a Texas Limited Partnership, do hereby adopt this plat, designating the herein described property as **Miller & Stemmons 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20____.

"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"

By: Christopher Kechejian
Owner

OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Christopher Kechejian**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the ____ Day of _____, 2024.

"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"
Notary Public

OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:
WHEREAS, **Kechejian Enterprises, L.P.** a Texas Limited Partnership, is the sole owner of a 0.189 acre tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780, in the City of Dallas and being a part of Lot 1, Block M/3363, of Miller & Stemmons Addition, an addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 1, Page 25, of the Map Records of Dallas County, Texas (here after referred to as M.R./D.C.T.), and being described in the General Warranty Deed in Instrument No. 201500088861, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap marked "DCA" found for the most east corner of said Lot 1, said point being in the southwesterly line of Ballard Avenue (60 foot right-of-way, of said Volume 1, Page 25, M.R./D.C.T.) and the northwesterly of N. Madison Avenue (80 foot right-of-way, of said Volume 1, Page 25, M.R./D.C.T.);

THENCE S. 40°00'23" W., with the southeast line of said 0.189 acre tract same being the southeast line of said Lot 1 and the said northwesterly line of N. Madison Avenue, a distance of 69.60 feet to a point for corner from which a 1/2 inch iron rod found bears S. 72°40'03" E., 0.18 feet;

THENCE N. 49°59'41" W., with the southwest line of said Lot 1 and the northeast line of Lot 2 of said Block M/3363, a distance of 91.10 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum cap monument stamped "Block M/3363 Lot 1-R Miller & Stemmons, KSC 4125" set for corner for the most west corner of said 0.189 acre tract and an inside corner of lot 1A, Block M/3363, Bishop Arts Retail, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 20070395948, of the Official Public Records of Dallas County, Texas;

THENCE N. 36°50'25" E., with a southeast line of said Lot 1A and the northwest line of said 0.189 acre tract, a distance of 107.06 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum cap monument stamped "Block M/3363 Lot 1-R Miller & Stemmons, KSC 4125" set for the most north corner of said 0.189 acre tract and being in the northeast line of said Lot 1;

THENCE S. 28°57'59" E., with said northeast line of said Lot 1 and said southwest line of Ballard Avenue, a distance of 103.93 feet to the **POINT OF BEGINNING** and **CONTAINING** 8,245 square feet or 0.189 acres of land, more or less.

SURVEYORS STATEMENT:

I, **Kurtis R. Webb**, 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 _____, 2024.

"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"

Kurtis R. Webb
Texas Registered Professional Land Surveyor No. 4125

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
MILLER & STEMMONS ADDITION
LOT 1-R, BLOCK M/3363
BEING A REPLAT OF A PART OF LOT 1, BLOCK M/3363
MILLER & STEMMONS ADDITION
IN THE G.S.C. LEONARD SURVEY, ABSTRACT NO. 780
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-164
8,245 SQ. FT. OR 0.189 ACRES
DATE: APRIL 23, 2024
RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.