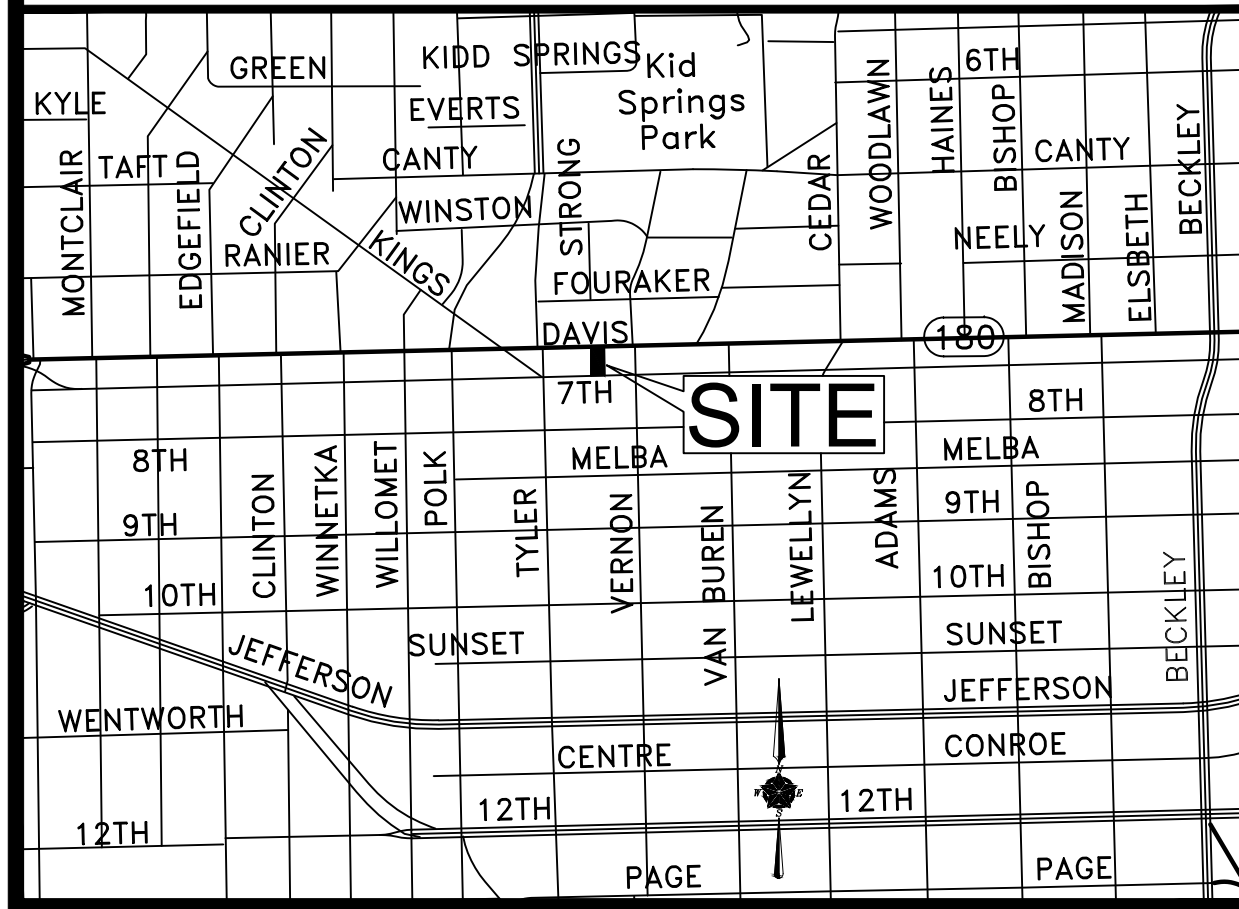
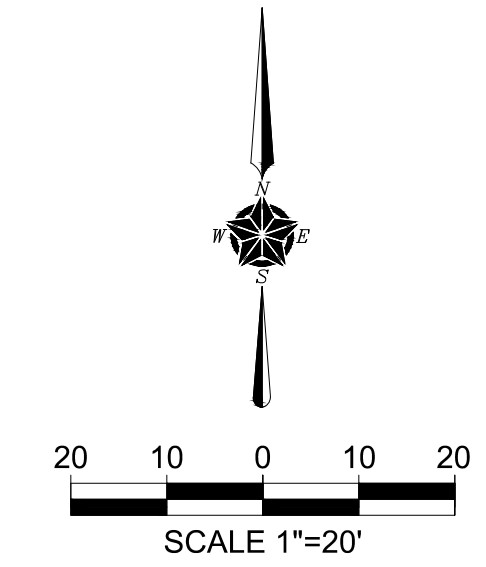


VICINITY MAP (NOT TO SCALE)



| PARCEL LINE TABLE | | |
|-------------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 50.00' | N89°21'04"E |
| L2 | 13.00' | N0°38'56"W |
| L3 | 50.00' | N89°21'04"E |



**LOT 1, BLOCK A/3108
CLINKINBEARD QUARTER
INST. NO. 202200015237
O.P.R.D.C.T.**

**AARON OVERTON SURVEY,
ABSTRACT NO. 1101**

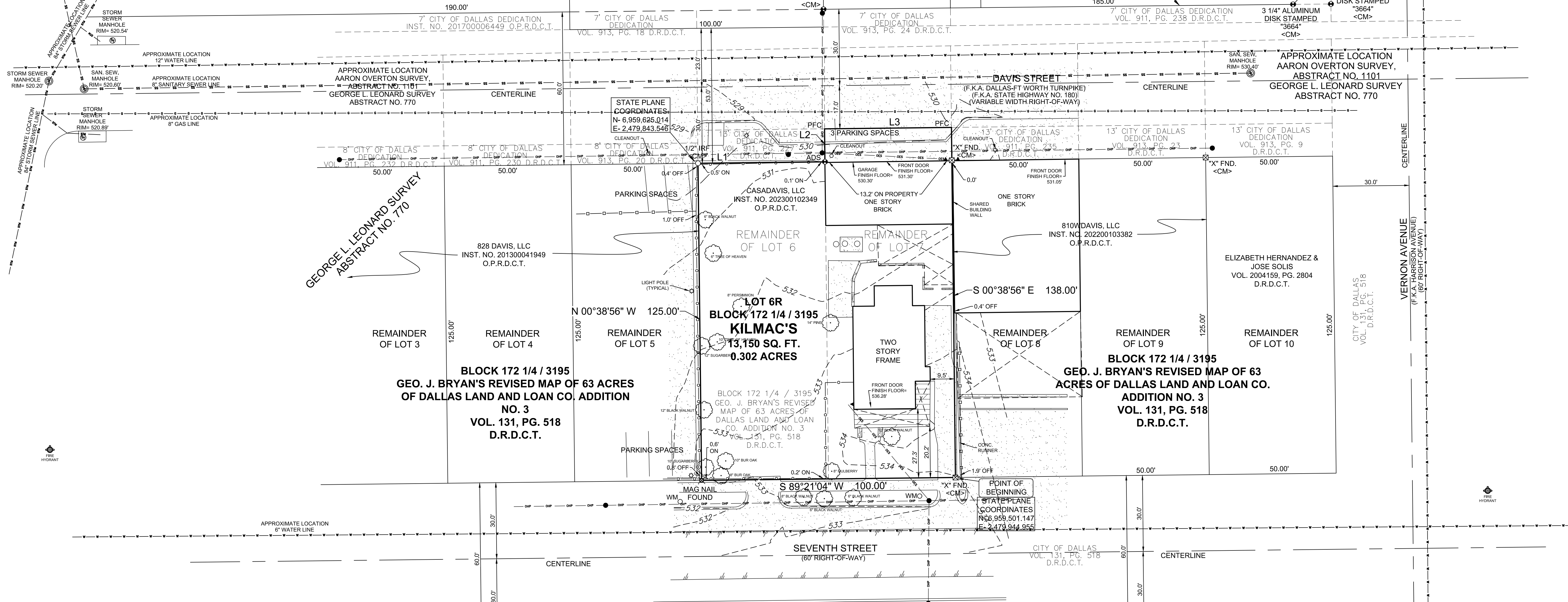
VALPARAISO HOLDINGS, LLC
INST. NO. 201300321276
O.P.R.D.C.T.

**LOT 2, BLOCK A/3108
SHOPS AT BISHOP ARTS
INST. NO. 202200015237
O.P.R.D.C.T.**

SIDEWALK & UTILITY
EASEMENT
INST. NO. 202200015237
O.P.R.D.C.T.

CITY OF DALLAS
DEDICATION
INST. NO. 202200015237
O.P.R.D.C.T.

CITY OF DALLAS
VOL. 386, PG. 664
D.R.D.C.T.



**GEORGE L. LEONARD SURVEY
ABSTRACT NO. 770**

**BLOCK 172 1/4 / 3195
GEO. J. BRYAN'S REVISED MAP OF 63 ACRES
OF DALLAS LAND AND LOAN CO. ADDITION
NO. 3
VOL. 131, PG. 518
D.R.D.C.T.**

**LOT 6R
BLOCK 172 1/4 / 3195
KILMAC'S
13,150 SQ. FT.
0.302 ACRES**

**BLOCK 172 1/4 / 3195
GEO. J. BRYAN'S REVISED MAP OF 63
ACRES OF DALLAS LAND AND LOAN CO.
ADDITION NO. 3
VOL. 131, PG. 518
D.R.D.C.T.**

**BLOCK 172 / 3231
GEO. J. BRYAN'S REVISED MAP OF 63 ACRES
OF DALLAS LAND AND LOAN CO. ADDITION
NO. 3
VOL. 131, PG. 518
D.R.D.C.T.**

**GEORGE L. LEONARD SURVEY
ABSTRACT NO. 770**

- LEGEND**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - SQ. FT. SQUARE FEET
 - IRF ○ IRON ROD FOUND
 - IPF ○ IRON PIPE FOUND
 - ADS ● 3-1/4" ALUMINUM DISK STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382 & KILMAC'S" SET ON AN IRON ROD FOR CORNER
 - X FND/SET X CUT FOUND/SET
 - <CM> CONTROL MONUMENT
 - F.K.A. FORMERLY KNOWN AS
- ASPHALT EASEMENT LINE
 - BUILDING LINE
 - BOUNDARY LINE
 - CENTERLINE
 - SANITARY SEWER LINE SS
 - STORM SEWER LINE STM
 - GAS LINE G
 - WATER LINE W
 - OVERHEAD SERVICE LINE OES
 - OVERHEAD POWER LINE OHP
 - WOOD FENCE
 - CHAINLINK FENCE


SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 t heritage.com
 Firm #10169300

PRELIMINARY REPLAT
KILMAC'S
LOT 6R, BLOCK 172 1/4 / 3195
 BEING A REPLAT OF
 A PORTION OF LOTS 6 & 7, BLOCK 172 1/4 / 3195
 GEO. J. BRYAN'S REVISED MAP OF 63 ACRES OF THE
 DALLAS LAND AND LOAN CO. ADDITION NO. 3
 SITUATED IN THE
 GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-131
 ENGINEERING PLAN NO. DP _____

OWNER
CASADAVIS, LLC
5722 ORAM STREET
DALLAS, TEXAS 75206

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **CASADAVIS, LLC**, is the owner of a tract of land situated in the George L. Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, being a portion of Lots 6 & 7, Block 172 1/4 / 3195, Geo. J. Bryan's Revised Map of 63 acres of Dallas Land and Loan Co. Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, and being that same tract of land as described in General Warranty Deed to CASADAVIS, LLC, recorded in Instrument Number 202300102349, Official Public Records, Dallas County, Texas, less that tract of land described in Quit Claim Deed to the City of Dallas as recorded in Volume 911, Page 227, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a "X" cut in concrete found for the southwest corner of the remainder of Lot 8, Block 172 1/4 / 3195 of said Geo. J. Bryan's Revised Map of 63 acres of Dallas Land and Loan Co. Addition No. 3, same lying in the north right-of-way line of Seventh Street (60 foot right-of-way);

THENCE South 89 degrees 21 minutes 04 seconds West, along the said north right-of-way line of Seventh Street, a distance of 100.00 feet to a Mag Nail Found for the southeast corner of the remainder of Lot 5, Block 172 1/4 / 3195 of said Geo. J. Bryan's Revised Map of 63 acres of Dallas Land and Loan Co. Addition No. 3;

THENCE North 00 degrees 38 minutes 56 seconds West, along the east line of said Lot 5, Block 172 1/4 / 3195, a distance of 125.00 feet to a 1/2 inch iron rod found for the northeast corner of the remainder of said Lot 5, Block 172 1/4 / 3195, same lying in the south right-of-way line of Davis Street (variable width right-of-way);

THENCE North 89 degrees 21 minutes 04 seconds East, along the said south right-of-way line of Davis Street, a distance of 50.00 feet to a 3 1/4 inch aluminum disk stamped "TEXAS HERITAGE SURVEYING & RPLS 5382 & KILMACS" set on an 1/2 inch iron rod for an ell corner of said south right-of-way line of Davis Street;

THENCE North 00 degrees 38 minutes 56 seconds West, continuing along the said south right-of-way line of Davis Street, a distance of 13.00 feet to a point for corner for an ell corner of said south right-of-way line of Davis Street;

THENCE North 89 degrees 21 minutes 04 seconds East, continuing along the said south right-of-way line of Davis Street, a distance of 50.00 feet to a point for corner for an ell corner of said south right-of-way line of Davis Street;

THENCE South 00 degrees 38 minutes 56 seconds East, continuing along the said south right-of-way line of Davis Street, passing at 13.00 feet an "X" cut found in concrete for the northwest corner of said remainder of Lot 8, Block 172 1/4 / 3195 and continuing for a total distance of 138.00 feet to the POINT OF BEGINNING and containing 13,150 square feet or 0.302 acres of land more or less.

GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of a portion of two platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 6) Dallas Department of Water Benchmarks used:
 #1563 A Standard Water Department Bench Mark set on top of a concrete curb at the center of a Storm Sewer Drop Inlet at the Northeast corner of the Intersection.
 Northing- 6,959,655.735 Easting- 2,475,047.024 Elevation= 552.04'
 #1564 A rivet is set on top of a concrete curb at the northwest corner of the Intersection and 27' North of the North concrete curb of Davis Street.
 Northing- 6,959,669.515 Easting- 2,476,466.731 Elevation= 574.99'
- 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0480K, with a date of identification of 04/01/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 8) Structures to remain on subject property.
- 9) Trees are as shown.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CASADAVIS, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **KILMAC'S** 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

CASADAVIS, LLC

By: _____
Feargal McKinney, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Feargal McKinney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 purposes and shall not be used or viewed or relied upon as a final survey document. (06/12/2024)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 _____, 2024.

Notary Public in and for the State of Texas

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

**PRELIMINARY REPLAT
KILMAC'S
LOT 6R, BLOCK 172 1/4 / 3195**
 BEING A REPLAT OF
 A PORTION OF LOTS 6 & 7, BLOCK 172 1/4 / 3195
 GEO. J. BRYAN'S REVISED MAP OF 63 ACRES OF THE
 DALLAS LAND AND LOAN CO. ADDITION NO. 3
 SITUATED IN THE
 GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-131
 ENGINEERING PLAN NO. DP _____

OWNER
CASADAVIS, LLC
5722 ORAM STREET
DALLAS, TEXAS 75206

