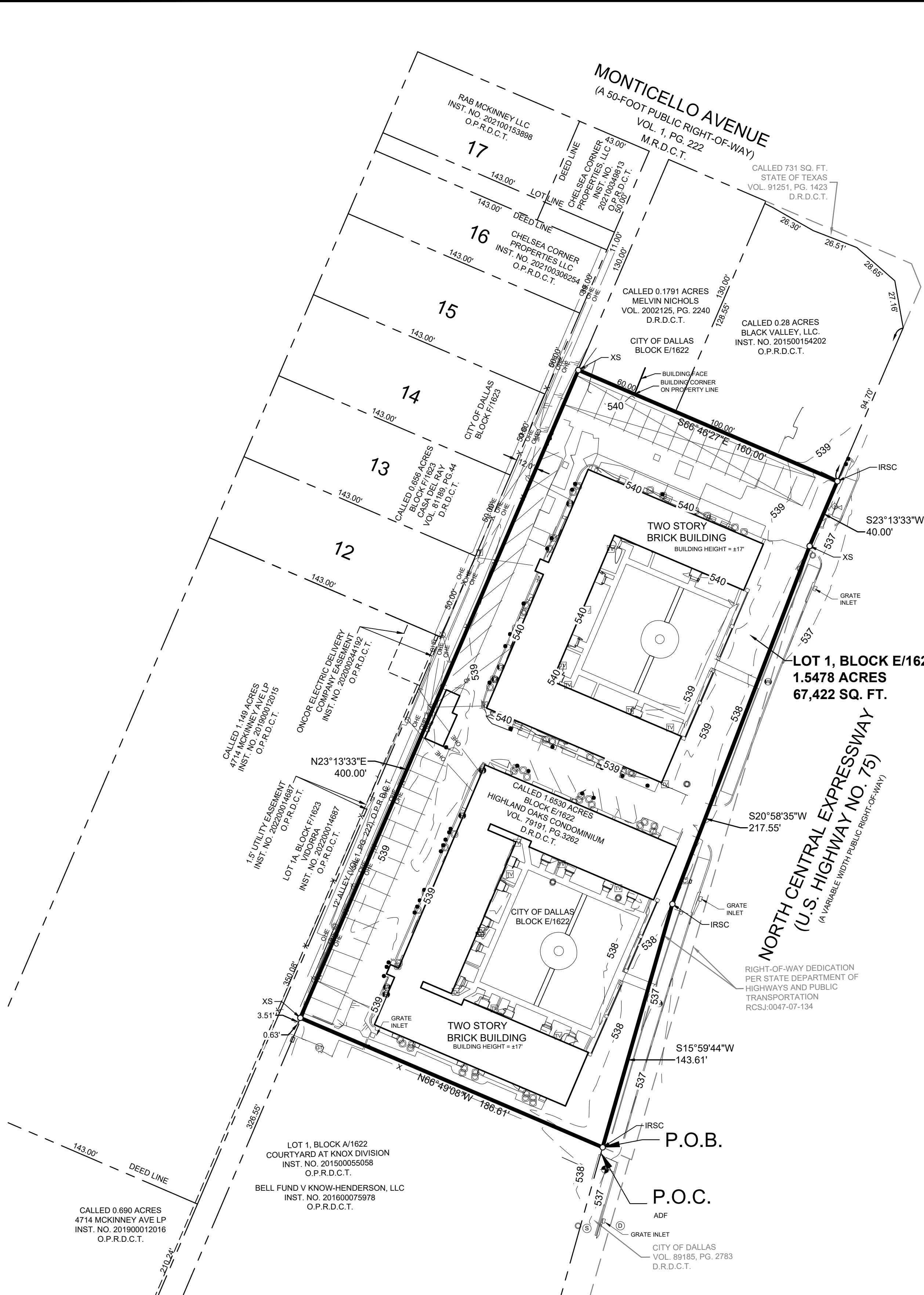




FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0335K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

NOTES:

- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage section approval.
- The basis of bearings is based on grid north of the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (2011).
- The purpose of this plat is to create one platted lot for development.
- Existing buildings on site to be removed.

OWNER'S CERTIFICATE

WHEREAS, **KAIROI PROPERTIES** is the owner of a tract of land situated in the John W. Smith Survey, Abstract No. 1334, Dallas County, Texas and being a portion of City of Dallas Block E/1622 of Fairland Annex, an addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 222, Map Records, Dallas County, Texas and being all of a called 1.6530 acre tract described in CONDOMINIUM DECLARATION FOR HIGHLAND OAKS CONDOMINIUMS recorded in Volume 79191, Page 3262, Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 3" aluminum disk stamped "COTTON SURVEYING RPLS 5274 COURTYARD AT KNOX" found for the northeast corner of Lot 1, Block A/1622, Courtyard at Knox Division, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 201500055058, Official Public Records, Dallas County, Texas and being in the northwest right-of-way line of North Central Expressway, U.S. Highway No.75 (a variable width right-of-way) from which a "X" cut in concrete found in the southeast line of said Lot 1 bears, South 15°41'47" west, a distance of 154.86 feet;

THENCE with said northwest right-of-way line of North Central Expressway, North 15°59'44" East, a distance of 3.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the south corner of said 1.6530 acre tract and being the **POINT OF BEGINNING**;

THENCE departing said northwest right-of-way line of North Central Expressway and with the southwest line of said 1.6530 acre tract, North 66°49'08" West, a distance of 186.61 feet to a "X" cut in concrete set for the west corner of said 1.6530 acre tract and being in the southeasterly line of a 12-foot alley as shown on said Fairland Annex;

THENCE with said 12-foot alley, North 23°13'33" East, a distance of 400.00 feet to a "X" cut in concrete set for the north corner of said 1.6530 acre tract and being the west corner of a called 0.1791 acre tract described in General Warranty Deed to MELVIN NICHOLS for corner;

THENCE South 66°46'27" East, a distance of 160.00 feet to a point for corner;

THENCE South 23°13'33" West, a distance of 40.00 feet to a point for corner;

THENCE South 20°58'35" West, a distance of 217.55 feet to a point for corner;

THENCE South 15°59'44" West, a distance of 143.61 feet to the **POINT OF BEGINNING** and containing 67,422 square feet or 1.5478 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **KAIROI PROPERTIES**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **KDP KNOX 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__.

KAIROI PROPERTIES

BY: _____
Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and 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 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 the ___ day of ___, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 ___, 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

J. Andy Dobbs
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 ___, 20__.

Notary Public in and for the State of Texas

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

J. Andy Dobbs
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

APPLICANT:

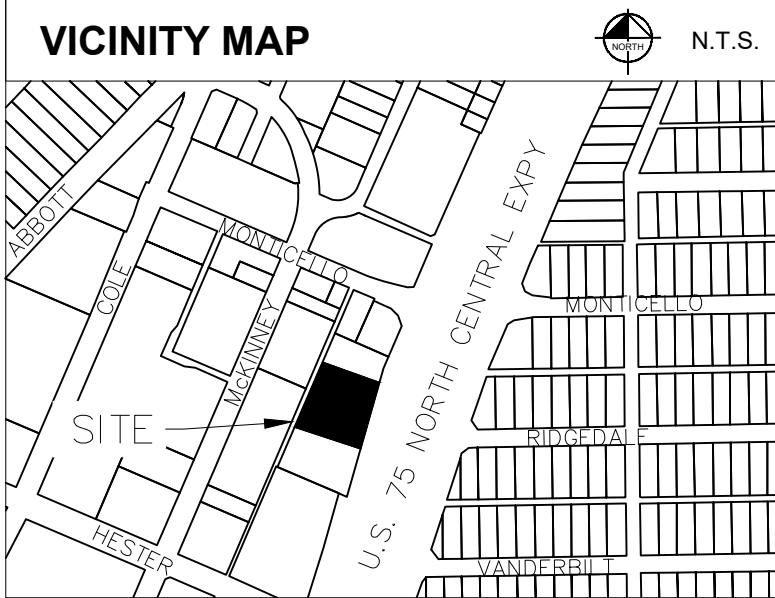
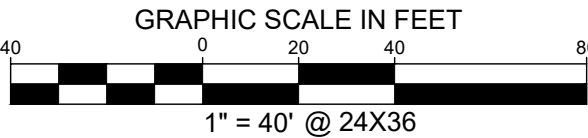
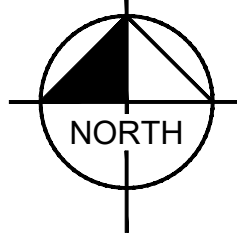
KAIROI RESIDENTIAL
5113 SOUTHWEST PARKWAY, SUITE 285
AUSTIN, TEXAS 78735
CONTACT: ANDREW POLLARD
PHONE: (512) 999-8823
EMAIL: APOLLARD@KAIROI.COM

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
ANDY.DOBBS@KIMLEY-HORN.COM

LEGEND

P.O.B. = POINT OF BEGINNING
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
ORD. NO. = ORDINANCE NUMBER
C.M. = CONTROLLING MONUMENT
MNF = MAG NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD WITH CAP FOUND
IRF = IRON ROD FOUND
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PRELIMINARY PLAT

LOT 1, BLOCK E/1622

KDP KNOX ADDITION

HIGHLAND OAKS CONDOMINIUM

JOHN W. SMITH SURVEY, ABSTRACT NO. 1334

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-061

WASTEWATER FILE NO. WW _____

PAVING & DRAINAGE FILE NO. PD _____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	PCB	JAD	Jan. 2023	064543805	1 OF 1