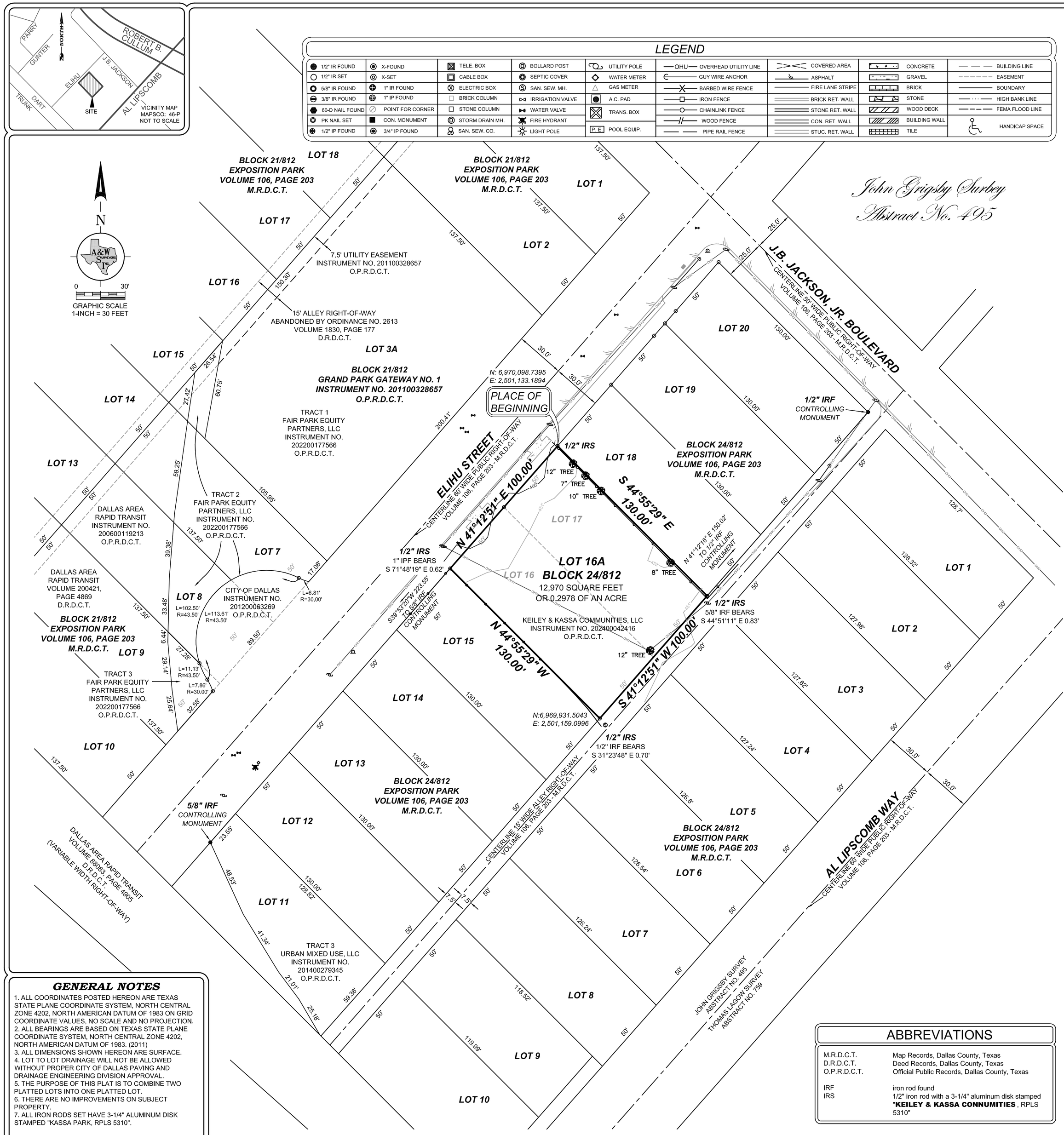

GENERAL NOTES

1. ALL COORDINATES POSTED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING DIVISION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PLATTED LOTS INTO ONE PLATTED LOT.
6. THERE ARE NO IMPROVEMENTS ON SUBJECT PROPERTY.
7. ALL IRON RODS SET HAVE 3-1/4" ALUMINUM DISK STAMPED "KASSA PARK, RPLS 5310".

ABBREVIATIONS

M.R.D.C.T.	Map Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
IRF	iron rod found
IRS	1/2" iron rod with a 3-1/4" aluminum disk stamped "**KEILEY & KASSA CONNUMITIES**, RPLS 5310"

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Keiley & Kassa Communities, LLC is the sole owner of a tract of land located in the JOHN GRIGSBY SURVEY, Abstract NO. 495, Dallas, Dallas County, Texas, and being Lots 16 and 17, Block 24/812, of Exposition Park, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 106, Page 203, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Keiley & Kassa Communities, LLC, recorded in Instrument No. 202400042416, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KASSA PARK, RPLS 5310" set in the Southeast line of Elihu Street, a 60' wide public right-of-way, at the North corner of said Lot 17 and the West corner of Lot 18 of said Block 24/812;

THENCE South 44°55'29" East, along the common line of said Lots 17 and 18, a distance of 130.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KASSA PARK, RPLS 5310" set in the Northwest line of a 15' alley right-of-way, at the East corner of said Lot 17 and the South corner of said Lot 18;

THENCE South 41°12'51" West, along said Northwest line of alley, a distance of 100.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KASSA PARK, RPLS 5310" set at the South corner of said Lot 16 and the East corner of Lot 15 of said Block 24/812;

THENCE North 44°55'29" West, along the common line of said Lots 15 and 16, a distance of 130.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "KASSA PARK, RPLS 5310" set in said Southeast line of Elihu Street;

THENCE North 41°12'51" East, along said Southeast line of Elihu Street, a distance of 100.00' to the PLACE OF BEGINNING and containing 12,970 square feet or 0.2978 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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, RELEASED 7-30-24 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 John S. Turner, 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:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Keiley & Kassa Communities, LLC, acting by and through their authorized agent, does hereby adopt this plat, designating the herein described property as ***KEILEY & KASSA CONNUMITIES,*** 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___.

Keiley & Kassa Communities, LLC

_____
Jeffrey Kassa
Managing Partner

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 Jeffrey Kassa, 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

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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 3220, 3222 Elihu Street ~

Owner: Keiley & Kassa Communities, LLC
~ 1432 N. Joe Wilson Road, Cedar Hill, TX 75104 ~
~ 469-315-3003 ~

Job No. 24-0566	Drawn by: 543	Date:07-30-2024	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

KEILEY & KASSA COMMUNITIES
LOT 6A, BLOCK 24/812

A REPLAT OF LOTS 16 AND 17 OF BLOCK 24/812
EXPOSITION PARK

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-176
ENGINEERING NUMBER DP__-___