

OWNER'S CERTIFICATE

VICINITY MAP (NOT TO

SCALE)

WHEREAS, BLACK ISLAND CONSTRUCTION LLC, a Texas limited liability company, is the owner of a acre tract of land situated in the L. Horst Survey, Abstract No. 556, City of Dallas, Dallas County, Texas, being a portion of Lot 12, Block 12/6890, Carver Heights Add'n. #2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 16, Page 105, Map Records, Dallas County, Texas, being that same tract of land as described in General Warranty Deed to BLACK ISLAND CONSTRUCTION LLC, a Texas limited liability company, recorded in Instrument Number 202300221700, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows; BEGINNING at a 3 1/4 inch aluminum disk stamped "KEMROCK VILLA, RPLS 5382 & Texas Heritage Surveying" set on an iron rod for the south corner of Lot 11, Block 12/6890 of said Carver Heights Add'n. #2, same being the south corner of that tract of land described in Affidavit of Ownership to Oran Washington as recorded in Instrument Number 201600318794, Official Public Records, Dallas County, Texas, same lying in the northwest right-of-way line of Kemrock Drive (60' right-of-way), from which a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" bears North 19 degrees 32 minutes 05 seconds East 0.12 feet for reference;

THENCE South 19 degrees 32 minutes 05 seconds West, along the said northwest right-of-way line of Kemrock Drive, a distance of 59.06 feet to a 5/8 inch iron pipe found for the northeast corner of the remainder of that tract of land described in Sheriff's Deed to Dallas Housing Acquisition & Development Corp. as recorded in Instrument Number 202200236319, Official Public Records, Dallas County, Texas;

THENCE North 70 degrees 33 minutes 10 seconds West, departing said northwest right-of-way line of Kemrock Drive and traversing said Lot 12, Block 12/6890 and along the north line of said Dallas Housing Acquisition & Development Corp. tract, a distance of 120.00 feet to a 5/8 inch iron pipe found for the northwest corner of said Dallas Housing Acquisition & Development Corp. tract, same lying in the southeast right-of-way line of a 20 foot alley;

FHENCE North 19 degrees 32 minutes 14 seconds East, along the said southeast ight-of-way line of a 20 foot alley, a distance of 59.02 feet to a 3 1/4 inch aluminum disk stamped "KEMROCK VILLA, RPLS 5382 & Texas Heritage Surveying" set on an iron rod or the west corner of said Lot 11, Block 12/6890, from which a 1/2 inch iron rod found with yellow plastic cap stamped "CBG" bears North 19 degrees 42 minutes 19 seconds East 0.34 feet for reference;

THENCE South 70 degrees 34 minutes 20 seconds East, along the southwest line of said Lot 11, Block 12/6890, a distance of 120.00 feet to the POINT OF BEGINNING and containing 7,085 square feet or 0.163 acres of land more or less.

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.

day of

2024.

Notary Public in and for the State of Texas

relied upon as any purposes this document shall not be recorded for sand shall not be used or viewed or a final survey document. (02/09/2024)

J.R. JANUARY

Texas Registered Professional Land Surveyor No. 5382

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.

MY + _, 2024. HAND AND SEAL OF OFFICE this day of

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

and through its duly authorized agent, DAMIKA DAVIS does hereby adopt this plat, designating the herein described property as **KEMROCK VILLA** 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, 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

BLACK ISLAND CONSTRUCTION LLC

By: DAMIKA DAVIS - MANAGING MEMBER 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 DAMIKA DAVIS, 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 , 2024. 유 OFFICE this

PLACE COUNTY

RECORDING LABEL HERE

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____ on the _____ day ot ____ and same was duly approved on the ____ A.D. 20____

Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

PRELIMINARY PLAT

12/6890,

KEMROCK VILLA
LOT 12A, BLOCK 12/6890
BEING A PORTION OF LOT 12, BLOCK 12/6
CARVER HEIGHTS ADD'N. #2
SITUATED IN THE
L. HORST SURVEY,
ABSTRACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEX
CITY PLAN FILE NO. S234-059
ENGINEERING PLAN NO. DP

/) 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. 48113C0495K, with a date of identification of 12/21/2023, 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) There are no structures on subject property

Trees are as shown

6) Dallas Department of Water Benchmarks used:
#2173 Square cut at center curb radius northwest corner of El Centro
Way and Forest Parkway.
Northing- 6,926,092.049 Easting- 2,499,717.017 Elevation= 581.24'
#2174 Square cut on top of concrete curb on storm sewer inlet on
southeast corner of Forest Parkway and Mesa View Drive.
Northing- 6,927,505.321 Easting- 2,499,290.787 Elevation= 534.44'

OWNER
BLACK ISLAND
CONSTRUCTION LLC
301 E. IH 30 #M101
GARLAND, TX 75043

SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243

Office 214-340-9700 Fax 214-340-9710

txheritage.com
Firm #10169300

EXAS

HERITAGE

SURVEYOR

DATE: 01/10/2024 / JOB # 2302489-1 / SCALE= 1" = 30' / DRAWN: KO