

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

LEGEND	
B ROOF DRAIN	⊙ SANITARY SEWER MANHOLE
□ CABLE TV BOX	⊙ SANITARY SEWER MARKER FLAG
○ CABLE TV HANDHOLE	⊙ SANITARY SEWER SEPTIC TANK
○ CABLE TV MANHOLE	⊙ SANITARY SEWER VAULT
△ CABLE TV MARKER FLAG	⊙ STORM SEWER BOX
△ CABLE TV VAULT	⊙ STORM SEWER DRAIN
⊙ COMMUNICATIONS BOX	⊙ STORM SEWER MANHOLE
⊙ COMMUNICATIONS HANDHOLE	⊙ STORM SEWER VAULT
⊙ COMMUNICATIONS MANHOLE	⊙ TRAFFIC BARRIER
⊙ COMMUNICATIONS MARKER FLAG	● TRAFFIC BOLLARD
⊙ COMMUNICATIONS MARKER SIGN	⊙ TRAFFIC BOX
⊙ COMMUNICATIONS VAULT	⊙ CROSS WALK SIGNAL
⊙ ELEVATION BENCHMARK	⊙ TRAFFIC HANDHOLE
⊙ FIBER OPTIC BOX	⊙ TRAFFIC MANHOLE
⊙ FIBER OPTIC HANDHOLE	⊙ TRAFFIC MARKER SIGN
⊙ FIBER OPTIC MANHOLE	⊙ TRAFFIC SIGNAL
⊙ FIBER OPTIC MARKER FLAG	⊙ TRAFFIC VAULT
⊙ FIBER OPTIC MARKER SIGN	⊙ UNIDENTIFIED BOX
⊙ FIBER OPTIC VAULT	⊙ UNIDENTIFIED HANDHOLE
⊙ MONITORING WELL	⊙ UNIDENTIFIED METER
⊙ GAS HANDHOLE	⊙ UNIDENTIFIED MARKER FLAG
⊙ GAS METER	⊙ UNIDENTIFIED MARKER SIGN
⊙ GAS MANHOLE	⊙ UNIDENTIFIED VAULT
⊙ GAS MARKER FLAG	⊙ UNIDENTIFIED TANK
⊙ GAS SIGN	⊙ UNIDENTIFIED VAULT
⊙ GAS TANK	⊙ UNIDENTIFIED VALVE
⊙ GAS VALVE	⊙ TREE
⊙ GATE CODE BOX	⊙ WATER BOX
⊙ TELEPHONE BOX	⊙ FIRE DEPT. CONNECTION
⊙ TELEPHONE HANDHOLE	⊙ WEEP HOLE
⊙ TELEPHONE MANHOLE	⊙ WATER HAND HOLE
⊙ TELEPHONE MARKER FLAG	⊙ FIRE HYDRANT
⊙ TELEPHONE MARKER SIGN	⊙ WATER METER
⊙ TELEPHONE VAULT	⊙ WATER MANHOLE
⊙ PIPELINE MARKER SIGN	⊙ WATER MARKER FLAG
⊙ ELECTRIC BOX	⊙ WATER MARKER SIGN
⊙ FLOOD LIGHT	⊙ WATER VAULT
⊙ GUY ANCHOR	⊙ WATER VALVE
⊙ GUY ANCHOR POLE	⊙ AIR RELEASE VALVE
⊙ ELECTRIC HANDHOLE	⊙ WATER WELL
⊙ LIGHT STANDARD	⊙ IRON ROD WITH CAP FOUND
⊙ ELECTRIC METER	⊙ IRON ROD FOUND
⊙ ELECTRIC MANHOLE	⊙ "X" CUT IN CONCRETE FOUND
⊙ ELECTRIC MARKER FLAG	⊙ P.O.B. POINT OF BEGINNING
⊙ ELECTRIC MARKER SIGN	⊙ VOL. PG. VOLUME PAGE
⊙ UTILITY POLE	⊙ INST. NO. INSTRUMENT NUMBER
⊙ ELECTRIC TRANSFORMER	⊙ SQ. FT. SQUARE FEET
⊙ ELECTRIC VAULT	⊙ M.R.D.C.T. MAP RECORDS
⊙ HANDICAPPED PARKING	⊙ DALLAS COUNTY, TEXAS
⊙ SIGN	⊙ D.R.D.C.T. DEED RECORDS,
⊙ MARQUEE/BILLBOARD	⊙ DALLAS COUNTY, TEXAS
⊙ BORE LOCATION	⊙ O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
⊙ FLAG POLE	⊙ DALLAS COUNTY, TEXAS
⊙ GREASE TRAP	⊙ C.M. CONTROLLING MONUMENT
⊙ MAIL BOX	
⊙ SANITARY SEWER CLEAN OUT	

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CARLISLE ON THE CREEK, LLC is the sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being part of Lot 24 and all of Lots 25, 26, 27, 28, 29, 30, 31 and 32, Block B/973 of Carlisle Place Addition, an Addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 1, Page 231, Map Records, Dallas County, Texas, and being part of Block B/973 of T.L. Bradfords Cole Avenue Addition, an Addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 283, Page 18, Deed Records, Dallas County, Texas, and being all of a12-foot Alley abandoned by City of Dallas Ordinance No. 11658, recorded in Volume 971, Page 96 of said Deed Records, and being all of a called 2.4475 acre tract of land described as Tract 2 in Special Warranty Deed to CARLISLE ON THE CREEK, LLC, recorded in Instrument No. 202200066749, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of said Block B/973 and the west corner of said 2.4475 acre tract, at the intersection of the northeast right-of-way line of Hall Street (a variable width right-of-way, dedicated by Volume 3, Page 537 of said Map Records) and the southeast right-of-way line of Katy Trail (formerly M.K.&T. Railroad, a variable width right-of-way, conveyed to the City of Dallas, in Volume 93242, Page 7360 of said Deed Records);

THENCE with said southeast right-of-way line of the Katy Trail and the northwest line of said 2.4475 acre tract, North 21°53'30" East, a distance of 298.10 feet to a 5/8" iron rod with plastic cap stamped "SCI RPLS 5199" found for the north corner of said Lot 32, Block B/973 and the north corner of said 2.4475 acre tract, at the intersection of said southeast right-of-way line of Katy Trail and the southwest right-of-way line of Carlisle Place (a variable width right-of-way, dedicated by said Volume 3, Page 537);

THENCE with said southwest right-of-way line of Carlisle Place and the northeast lines of said Lots 24-32, South 44°42'00" East, a distance of 435.62 feet to a 5/8" iron rod with plastic cap stamped "SCI RPLS 5199" found at the north end of a right-of-way corner clip at the intersection of said southwest right-of-way line of Carlisle Place and the northwest right-of-way line of Carlisle Street (a variable width right-of-way, dedicated by said Volume 3, Page 537) and being the north corner of a tract of land described as "Tract 2" in an Easement to the City of Dallas, recorded in Volume 972, Page 1079 of said Deed Records;

THENCE with said right-of-way corner clip, South 00°12'42" East, a distance of 14.27 feet to a 5/8" iron rod with plastic cap stamped "SCI RPLS 5199" found at the south end of said right-of-way corner clip;

THENCE with said northwest right-of-way line of Carlisle Street and the southeast line of said 2.4475 acre tract, South 44°16'35" West, a distance of 260.40 feet to a 5/8" iron rod with plastic cap stamped "SCI RPLS 5199" found for corner at the easternmost end of a right-of-way corner clip at the intersection of said northwest right-of-way line and said northeast right-of-way line of Hall Street;

THENCE with said right-of-way corner clip, South 89°56'33" West, a distance of 6.99 feet to a 1/2" iron rod found at the westernmost end of said right-of-way corner clip;

THENCE with said northeast right-of-way line of Hall Street and the southwest line of said 2.4475 acre tract, North 44°23'30" West, a distance of 327.11 feet to the **POINT OF BEGINNING** and containing 106,612 square feet or 2.4475 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 **CARLISLE ON THE CREEK, LLC**, acting by and through its duly authorized agent, Brandon Hancock does hereby adopt this plat, designating the herein described property as **CARLISLE ON THE CREEK 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__.

By: _____

Name: _____

Title: _____

BEFORE ME, the undersigned authority, 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 on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 202__.

Notary Public in and for the State of _____

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__.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, TX 75226
Ph. 469-718-8849
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.

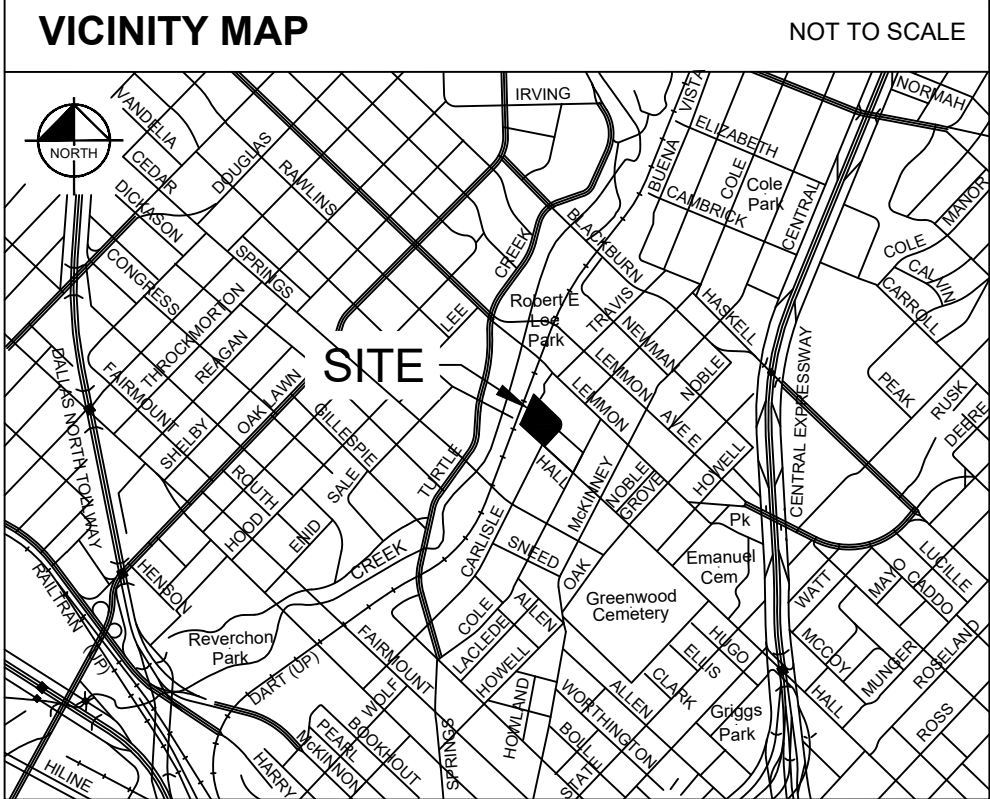
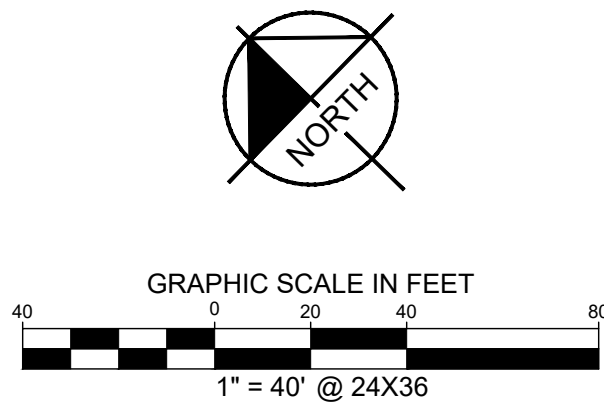
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER:
CARLISLE ON THE CREEK
1501 DRAGON STREET, SUITE 102
DALLAS, TEXAS 75207
CONTACT: BRANDON HANCOCK
PHONE: 214-628-7822
EMAIL: BRANDON@LANG-PARTNERS.COM

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: SEAN ALEXANDER, P.E.
PHONE: 972-770-1300
EMAIL: SEAN.ALEXANDER@KIMLEY-HORN.COM

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVENUE, SUITE 1100
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: 469-718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM



GENERAL NOTES:

- The purpose of this plat is to create one lot from a previously platted lot and dedicate easements.
- The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (Adjustment Realization - 2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.
- Lot of lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All improvements on site are to be removed.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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

CARLISLE ON THE CREEK ADDITION

LOT 1, BLOCK B/973

BEING A REPLAT OF BLOCK B/973

T.L. BRADFORDS COLE AVE ADDITION AND

LOTS 24-32, BLOCK B/973, CARLISLE PLACE

AND BEING 2.4475 ACRES OUT OF THE

JOHN GRIGSBY SURVEY, ABSTRACT NO. 492

CITY OF DALLAS, DALLAS COUNTY, TEXAS

ENGINEERING NO. _____

CITY PLAN NO. PLAT-25-000021

CITY FILE NO. S245-187

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JZ	JAD	May 2025	064485210	1 OF 1