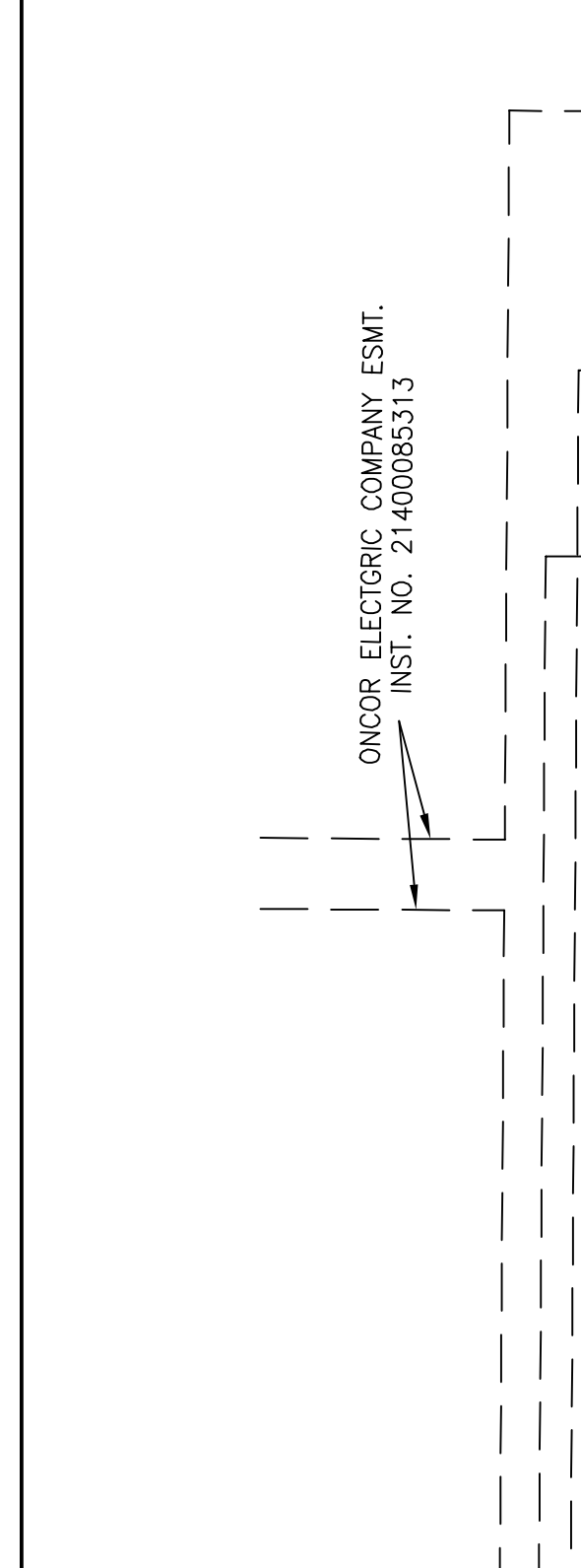


VICINITY MAP
(Not to Scale)

3.21' RIGHT-OF-WAY DEDICATION
INST. NO. 201900282861
O.P.R.D.C.T.

TEXAS HORSE PARK
LOT 1, BLOCK C/6239
INST. NO. 201900282861
O.P.R.D.C.T.

ONCOR ELECTRIC COMPANY, ESMT.
INST. NO. 2140065313



SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2026.

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.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

Notary Public for the State of Texas

SURVEYOR'S NOTES:

- The purpose of this plat is to create 16 lots from an existing tract of land.
- Coordinates based hereon are per RTK Network and Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Bearings based on the north line of Pemberton Hill Addition, Volume 11, Page 335, Map Records, Dallas County, Texas. (N90°00'00"W)

LEGEND

(B.T.P.) - BY THIS PLAT
 D.E. - DRAINAGE EASEMENT
 VOL. PG. - VOLUME AND PAGE
 INST. NO. - INSTRUMENT NUMBER
 ESMT. - EASEMENT
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
 D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
 M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
 CL - CENTERLINE
 R.O.W. - RIGHT-OF-WAY
 (CM) - CONTROL MONUMENT
 I.R.F. - IRON ROD FOUND
 Y.C.I.R.F. - 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"
 M.S. - 1/2" IRON ROD SET WITH 3" METALLIC CAP DISC STAMPED "PEMBERTON HILL NO 2 ADDN RPLS 5129"

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Shepherd Place Homes, Inc. is the owner of a tract of land situated in the Isaac L. Hill Survey, Abstract No. 648, City of Dallas, Texas, part of City Block 6254 and being the same called 4.0911 acre tract of land as conveyed to Shepherd Place Homes, Inc. by Warranty Deed recorded in Instrument No. 202300250218, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found with yellow cap stamped "CCG INC RPLS 5129" on the east right-of-way line of Pemberton Hill Road (variable R.O.W.) for the southwest corner of said 4.0911 acre tract and the northwest corner of Pemberton Hill No. 2 Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Instrument No. 202500213769, Plat Records, Dallas County, Texas;

Thence, North 00°22'17" East, along the east right-of-way line of said Pemberton Hill Road and the west line of said 4.0911 acre tract, a distance of 348.56 feet to a 1/2" iron rod set with 3" metallic cap disc stamped "PEMBERTON HILL NO 3 ADDN RPLS 5129" for the northwest corner of said 4.0911 acre tract and the southwest corner a called 6.89 acre tract of land conveyed to Frank J. Horak by deed recorded in Volume 4200, Page 520, Deed Records, Dallas County, Texas;

Thence, North 89°51'55" East, along the north line of said 4.0911 acre tract and the south line of said 6.89 acre tract, a distance of 389.59 feet to a 1/2" iron rod set with 3" metallic cap disc stamped "PEMBERTON HILL NO 3 ADDN RPLS 5129" for the most northerly northeast corner of said 4.0911 acre tract, the southeast corner of said 6.89 acre tract and being on the west line of a 15' alley as dedicated by Evergreen Acres Addition No. 5, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 51, Page 37, Map Records, Dallas County, Texas;

Thence, South 00°36'29" West, along the west line of said alley and an east line of said 4.0911 acre tract, a distance of 24.76 feet to a 5/8" iron rod found for a southwest corner of said alley and Evergreen Acres Addition No. 5 and a re-entrant corner of said 4.0911 acre tract;

Thence, South 89°50'31" East, along a north line of said 4.0911 acre tract and a south line of said 15' alley, a distance of 117.41 feet to a 1/2" iron rod set with 3" metallic cap disc stamped "PEMBERTON HILL NO 3 ADDN RPLS 5129" for corner;

Thence, South 44°50'31" East, along a northeast line of said 4.0911 acre tract and said 15' alley corner clip, a distance of 21.21 feet to a 1/2" iron rod set with 3" metallic cap disc stamped "PEMBERTON HILL NO 3 ADDN RPLS 5129" for corner;

Thence, South 00°09'29" West, along the east line of said 4.0911 acre tract and the west line of said 15' alley, a distance of 309.34 feet to a 1/2" iron rod set with 3" metallic cap disc stamped "PEMBERTON HILL NO 3 ADDN RPLS 5129" for the southeast corner of said 4.0911 acre tract, the southwest corner of said Evergreen Acres Addition No. 5 and being on the north line of said Pemberton Hill No. 2 Addition;

Thence, North 90°00'00" West, along the south line of said 4.0911 acre tract and the north line of said Pemberton Hill No. 2 Addition, a distance of 523.09 feet to the Point of Beginning and containing 178,984 square feet or 4.109 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Shepherd Place Homes, Inc. does hereby adopt this plat, designating the herein described property as **PEMBERTON HILL NO. 3 ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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, this the ____ day of _____, 2026.

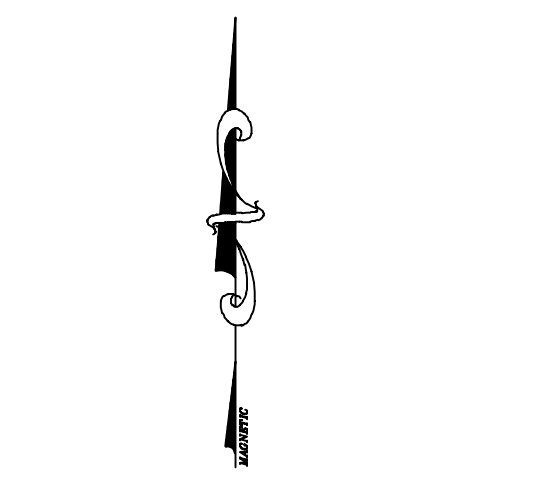
BY: _____
Shepherd Place Homes, Inc., Owner
BY: Robbie Lee Hale, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Robbie Lee Hale, 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2026.

Notary Public for and in the State of Texas
My commission expires: _____



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

OWNER'S CERTIFICATE

OWNER'S DEDICATION

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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
PEMBERTON HILL NO. 3 ADDITION
LOTS 1-16, BLOCK 6254
4.109 ACRES
And Part of City Block 6254
Isaac L. Hill Survey, Abstract No. 648
City of Dallas, Dallas County, Texas
City Plan File No. PLAT-26-000131
Engineering No.

CARROLL CONSULTING GROUP, INC.			
203 W. FM 6 972-840-1506		TBPELS REGISTRATION NO.: F-21608	
NEVADA, TEXAS 75173		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY: SHEET
3747-26	1"=40'	MAY 14, 2026	CP C02

OWNER:
SHEPHERD PLACE HOMES, INC.
10527 CHURCH ROAD, STE 201
DALLAS, TEXAS 75238
PHONE: 972-475-1100