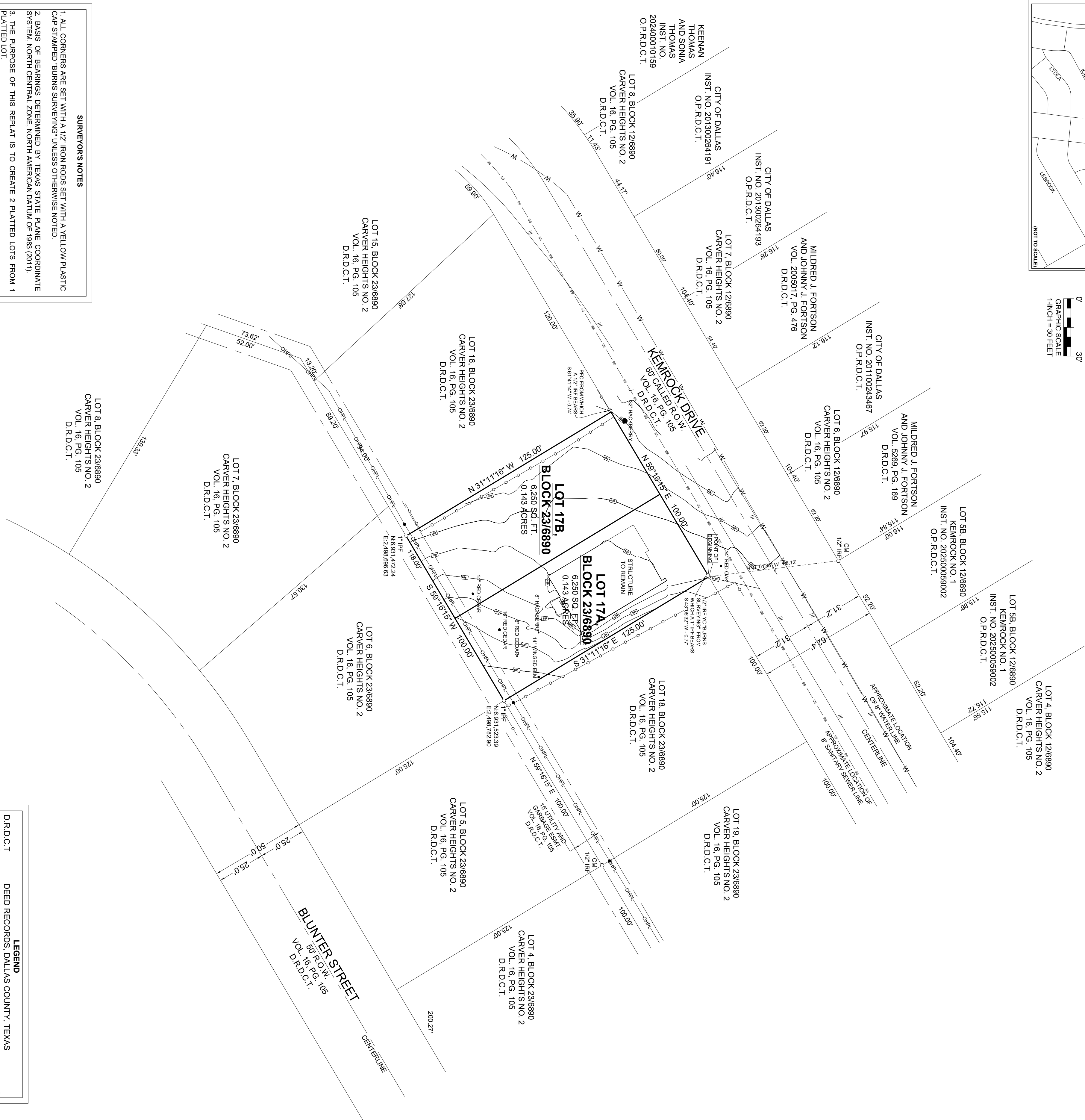
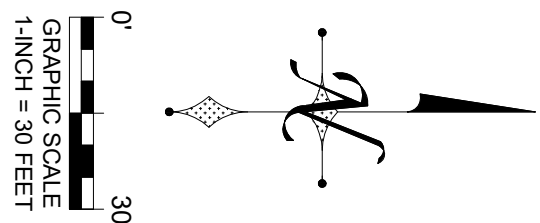
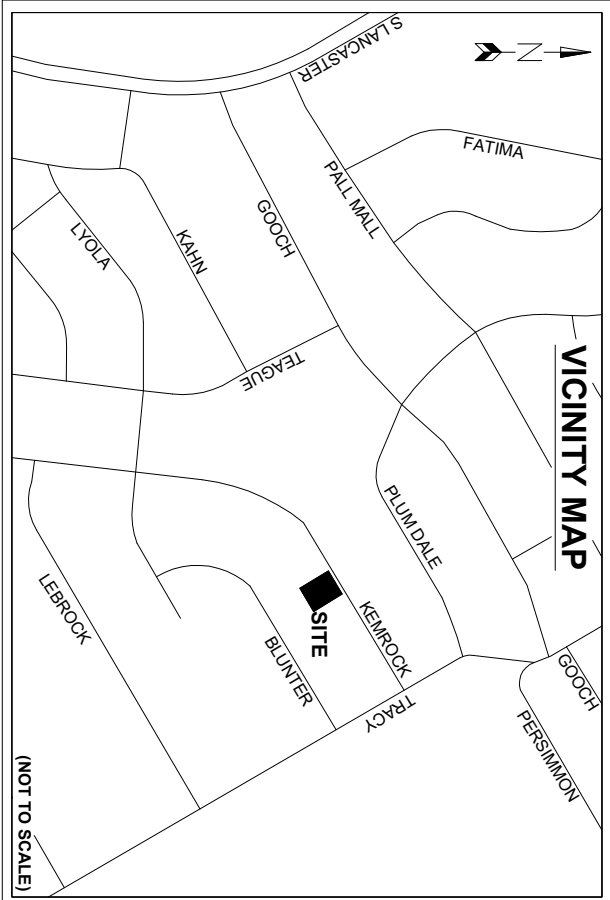




SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 PLATTED LOTS FROM 1 PLATTED LOT.
4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48113C049K, DATED 07/07/2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
R.D.C.T.	RIGHT-OF-WAY RECORDS, DALLAS COUNTY, TEXAS
CM	CONTROLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IPF	IRON ROD FOUND
VC	YELLOW PLASTIC CAP
SO. FT.	SQUARE FEET
ESMT	EASEMENT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS JVR Tax Group, LLC is the sole owner of a 0.286 acre tract of land situated in the John B. Richards Survey, Abstrad Number 1192, same being Lot 17, Block 236890, Carver Heights, No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 16, Page 105, Deed Records, Dallas County, Texas, same being that tract of land conveyed to JVR Tax Group, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 20260008064, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "BURNS SURVEYING" found for corner, said corner lying along the Southeast Right-of-Way line of Kemrock Drive (a called a 60 foot Right-of-Way) dedicated by Volume 16, Page 105, Deed Records, Dallas County, Texas, same being the West corner of Lot 18, Block 236890 of said Carver Heights, No. 2, from which a 1 inch iron pipe found bears South 43 degrees 05 minutes 32 seconds West, a distance of 0.77 feet for reference;

THENCE South 31 degrees 11 minutes 16 seconds East, a distance of 125.00 feet to a 1 inch iron pipe found for corner, said corner being the South corner of said Lot 18, Block 236890 of said Carver Heights, No. 2;

THENCE South 59 degrees 16 minutes 15 seconds West, a distance of 100.00 feet to a 1 inch iron pipe found for corner, said corner lying along the Northwest line of said Lot 6, same being the East corner of Lot 16, Block 236890, of said Carver Heights, No. 2;

THENCE North 31 degrees 11 minutes 16 seconds West, a distance of 125.00 feet to a point for corner, said corner being the North corner of said Lot 16, same lying along the Southeast Right-of-Way line of said Kemrock Drive, from which a 1/2 inch iron rod found bears South 61 degrees, 41 minutes 14 seconds West, a distance of 0.74 feet for reference;

THENCE North 59 degrees 16 minutes 15 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING and containing 12,500 square feet or 0.286 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That JVR Tax Group, LLC, acting by and through their duly authorized agent Joseph Ray, does hereby adopt this plat, designating the herein described property as **LOTS 17A AND 17B, BLOCK 236890, KEMROCK RAY ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the simple, to the public use forever any streets, alleys, and floodway management areas shown there. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 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 within in any way interfering with the use of the easements for the purposes 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

OWNER: JVR TAX GROUP, LLC
AGENT: JOSEPH RAY

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 Joseph Ray, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared the plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Dallas, Dallas County, Texas.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3891

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3891, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

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

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

PROPERTY ADDRESS: 6040 & 6042 KEMROCK DRIVE, DALLAS, TEXAS 75241
ADDRESS: 1506 W. PIONEER PARKWAY, STE 202, ARLINGTON, TEXAS 76013
PHONE: 214-640-0682



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE SUITE 303, ROCKWALL, TX 75082
SURVEYOR: BARRY S. RHODES - RPLS NO. 3891
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM

JOB NO.: 202301418-01 PREPARATION DATE: 05/22/2023 DRAWN BY: ANR

CERTIFICATE OF APPROVAL

I, _____, Vice Chairperson of the City Planning Commission of the City of Dallas, Texas, do hereby certify that the attached plat was duly filed for approval with the City Planning 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.

Attest:

Secretary

Chairperson or Vice Chairperson
City Planning Commission
Dallas, Texas

PRELIMINARY PLAT

KEMROCK RAY ADDITION
LOTS 17A & 17B, BLOCK 236890

BEING 12,500 SQUARE FEET / 0.286 ACRES
A REPLAT OF LOT 17, BLOCK 236890, CARVER HEIGHTS, NO. 2
SITUATED IN THE JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: PLAT-26-000165
CITY ENGINEERING FILE NO.: _____