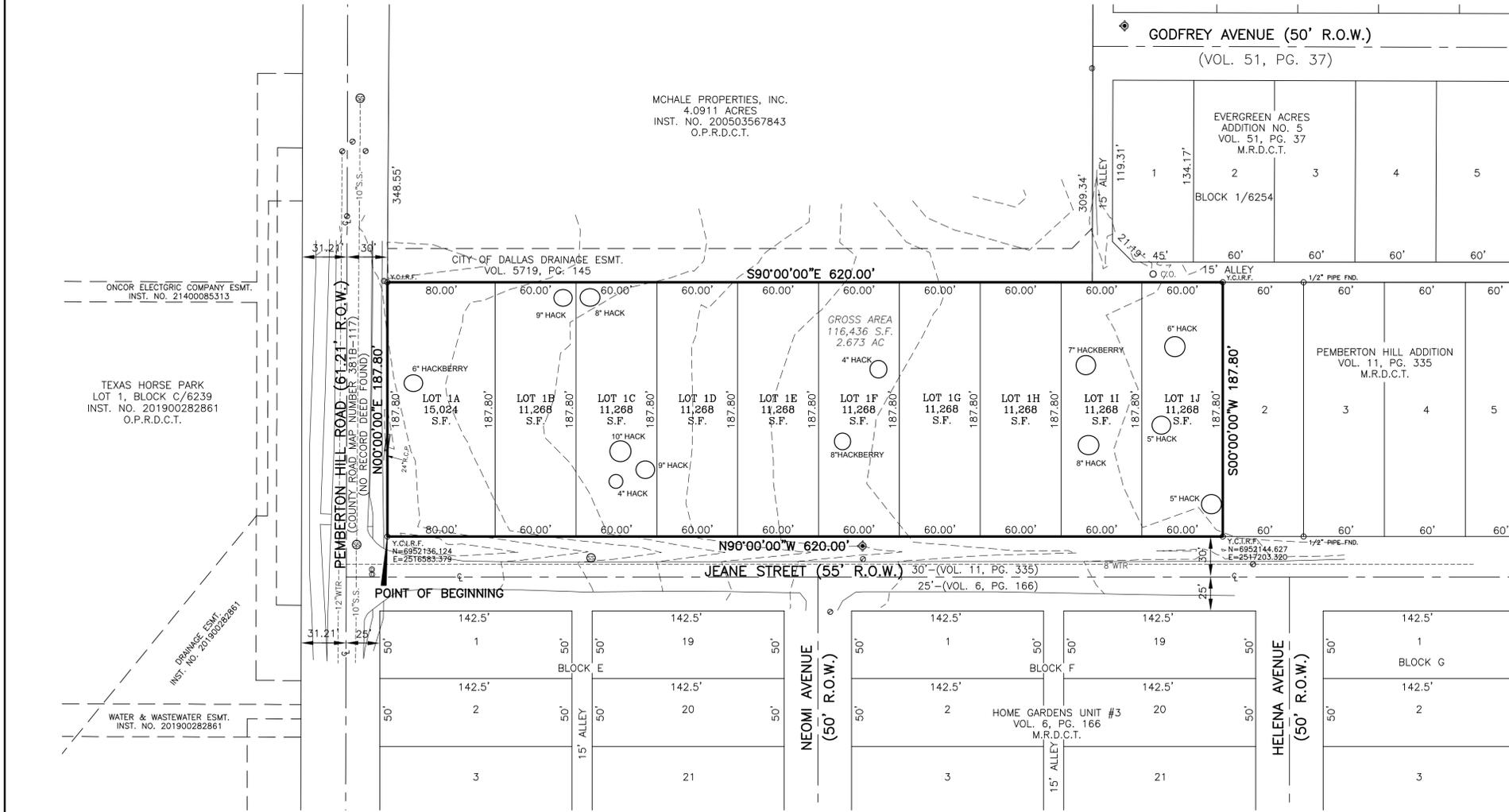
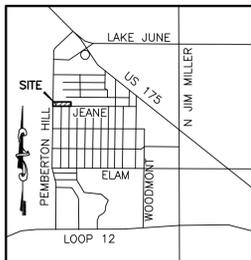


LEGEND

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
 I.R.F. - IRON ROD FOUND
 Y.C.I.R.F. - 1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

☉ - SANITARY SEWER MANHOLE
 ○ - STORM SEWER MANHOLE
 ● - FIRE HYDRANT
 ○ - WATER VALVE
 WTR - WATER LINE
 S.S. - SANITARY SEWER LINE



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 _____, 2024.

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

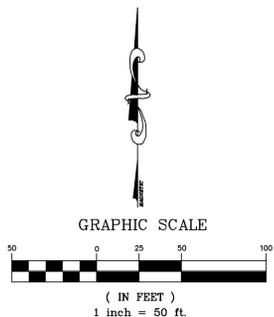
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

Notary Public for the State of Texas

NOTES:

- The purpose of this plat is to create ten lots from one existing lot.
- Coordinates based hereon are per RTK Network and are NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using Dallas Water Utility benchmarks 58-S-3 and 57-R-4;
- GPS 57-L-1 N=6953439.161 E=2517140.034 Z=448.270
- GPS 57-R-4 N=6951147.449 E=2517284.839 Z=426.550
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Bearings based on Pemberton Hill Addition, Volume 11, Page 335, Map Records, Dallas County, Texas. (N90°00'00"W)



OWNER'S CERTIFICATE

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, and being all of Lot 1 of Pemberton Hill Addition, addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 11, Page 335, Map Records, Dallas County, Texas and 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" at the intersection of the north right-of-way line of Jeane Street (55' R.O.W.) and the east right-of-way line of Pemberton Hill Road (61.21' R.O.W.) for the southwest corner of said Lot 1;

Thence, North 00°00'00" East, along the west line of said Lot 1 and the east right-of-way line of Pemberton Hill Road, a distance of 187.80 feet to a 1/2" iron rod found with yellow cap stamped "CCG INC RPLS 5129" for the northwest corner of said Lot 1 and the southwest corner of a 4.0911 acre tract of land conveyed to McHale Properties, Inc. by deed recorded in Instrument No. 200503567843, Official Public Records, Dallas County, Texas;

Thence, South 90°00'00" East, along the north line of said Lot 1, the south line of said 4.0911 acre tract and the south line of 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, a distance of 620.00 feet to a 1/2" iron rod found with yellow cap stamped "CCG INC RPLS 5129" for the northeast corner of said Lot 1 and the northwest corner of Lot 2 of said Pemberton Hill Addition;

Thence, South 00°00'00" West, along the east line of said Lot 1 and the west line of said Lot 2, a distance of 187.80 feet to a 1/2" iron rod found with yellow cap stamped "CCG INC RPLS 5129" on the north right-of-way line of Jeane Street for the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

Thence, North 90°00'00" West, along the south line of said Lot 1 and the north right-of-way line of Jeane Street, a distance of 620.00 feet to the Point of Beginning and containing 116,436 square feet or 2.673 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 REPLAT, 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 _____, 2024.

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 _____, 2024.

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

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

PRELIMINARY PLAT
PEMBERTON HILL REPLAT
 LOTS 1A-1J, BLOCK 6255
 2.673 ACRES
 Being a replat of Lot 1
 of Pemberton Hill Addition
 And Part of City Block 6255
 Isaac L. Hill Survey, Abstract No. 648
 City of Dallas, Dallas County, Texas
 City Plan File No.

S234-063

CARROLL CONSULTING GROUP, INC.
 P.O. BOX 11 PHONE (972) 742-4411
 LAVON, TEXAS 75166 TBPELS REGISTRATION NO.: F-21608
 COPYRIGHT © CARROLL CONSULTING GROUP TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE	DRAWN BY:
3412-24	1"=50'	FEBRUARY 20, 2024	CP

OWNER:
 SHEPHERD PLACE HOMES, INC.
 10527 CHURCH ROAD, STE 201
 DALLAS, TEXAS 75238