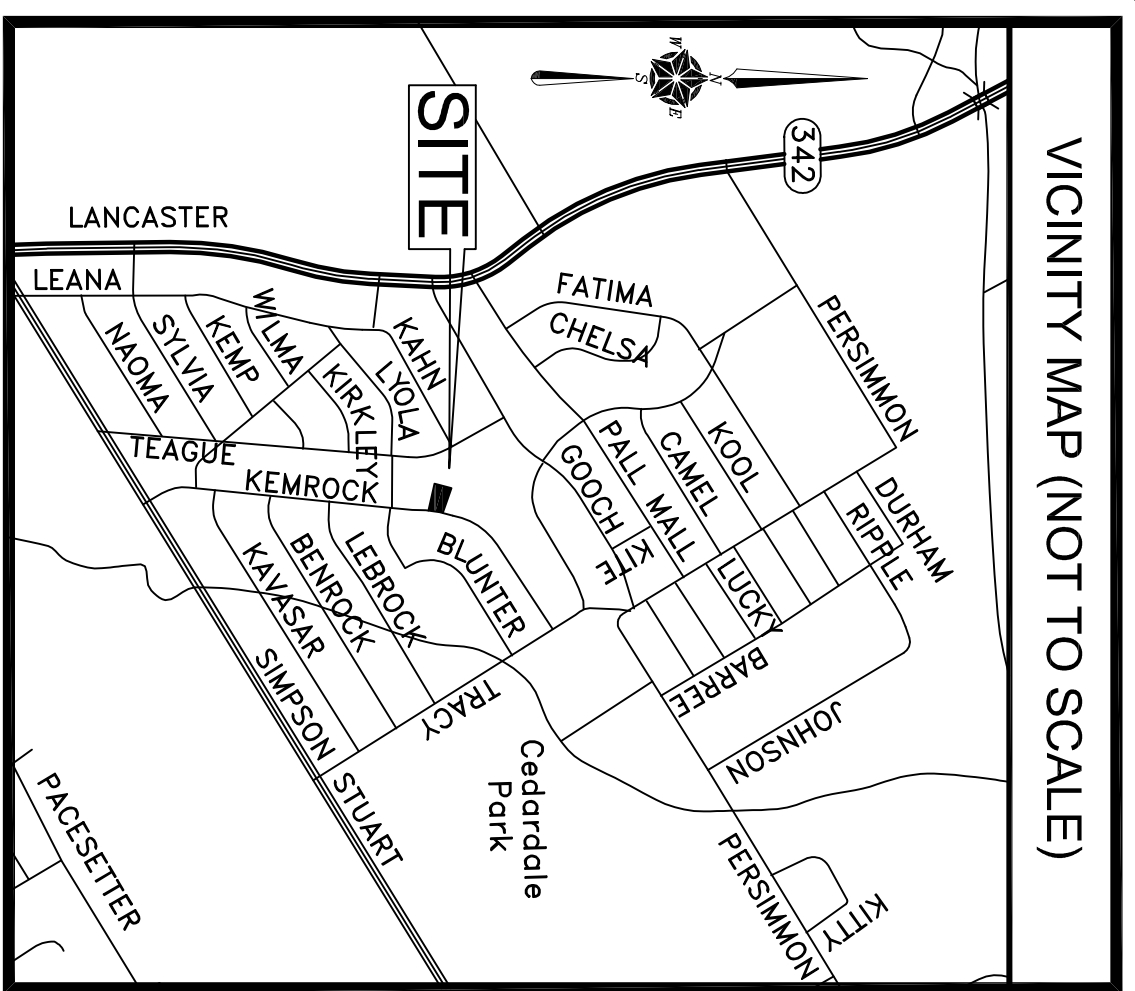
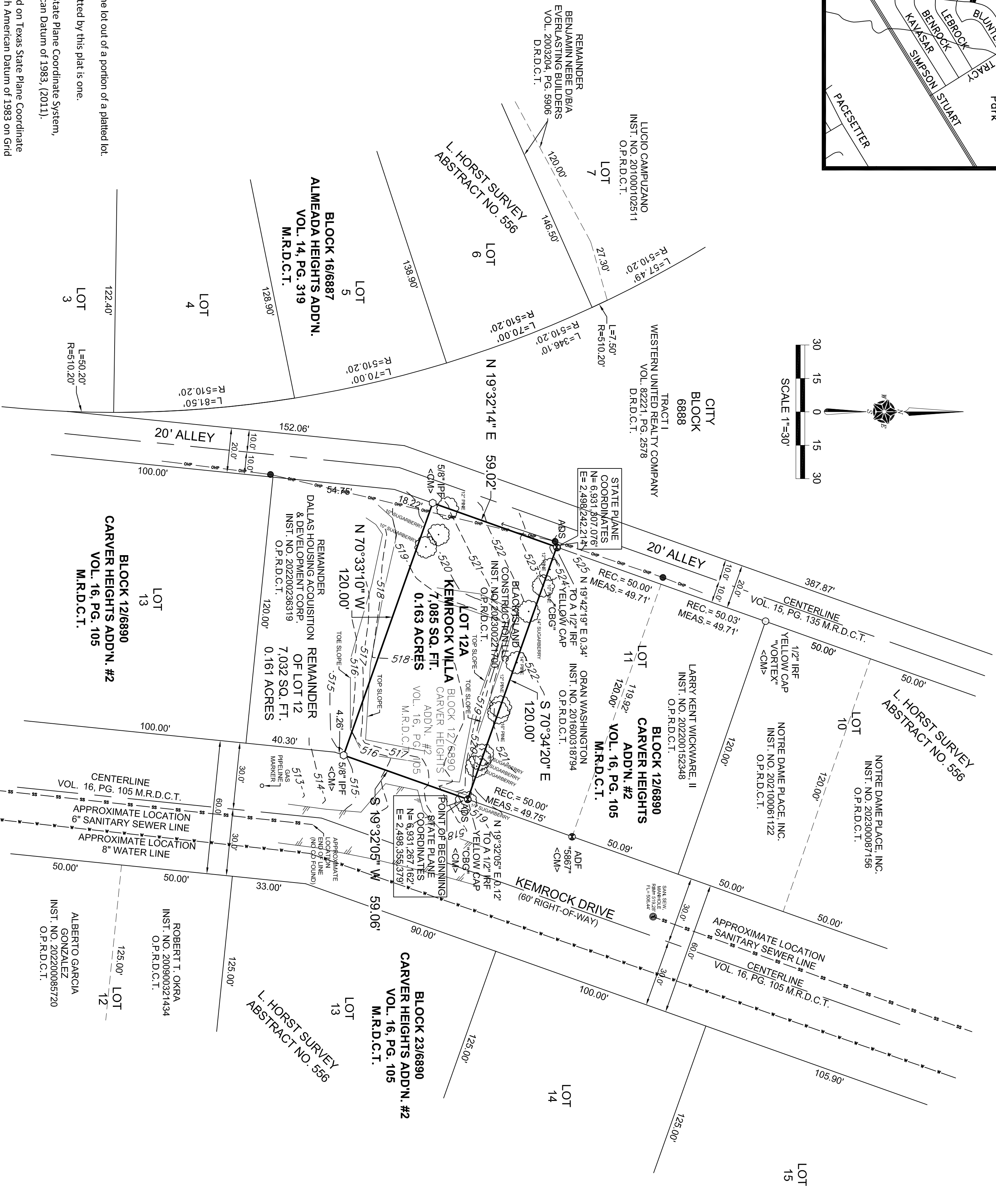
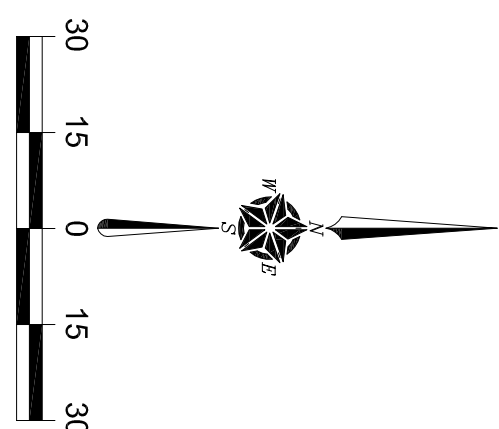


VICINITY MAP (NOT TO SCALE)



- LEGEND
M.R.D.C.T.
D.R.D.C.T.
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of a portion of a platted lot.
2) The maximum number of lots permitted by this plat is one.
3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).

OWNERS CERTIFICATE

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 12/68890, 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:

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 that tract of land described in Sheriff's Deed to Dallas Housing Acquisition & Development Corp., as recorded in Instrument Number 202200263319, 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 12/68890 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;

THENCE South 70 degrees 34 minutes 20 seconds East, along the southwest line of said Lot 11, Block 12/68890, 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.

SURVEYOR'S STATEMENT

STATE OF TEXAS

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 sources, and that I am duly qualified to perform the duties of a Professional Land Surveyor under the 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 nomenclature shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-4.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

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

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382
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 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.

Notary Public in and for the State of Texas

OWNERS DEDICATION

That BLACK ISLAND CONSTRUCTION, LLC, a Texas limited liability company, acting by 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 the simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The assessments 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.

Water main and wastewater assessments shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for firestation 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 ___, 2024.
BLACK ISLAND CONSTRUCTION LLC

By: DAMIKA DAVIS - MANAGING MEMBER
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.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, Tony Shildt, 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.

TEXAS HERITAGE SURVEYING LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritage.com Firm #70169300

PRELIMINARY PLAT
KEMROCK VILLA
LOT 12A, BLOCK 12/68890
CARVER HEIGHTS ADD'N #2
SITUATED IN THE
L. HORST SURVEY,
ABSTRACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S224-059
ENGINEERING PLAN NO. DP