



OWNER'S DEDICATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That BRABLIO SIFUENTES, does hereby adopt this plat, designating the herein described property as **BRABLIO 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: Brablio SiFuentes

OWNERS ACKNOWLEDGMENT:
State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Brablio SiFuentes**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2025.

Notary Public

SURVEYORS ACKNOWLEDGMENT:
State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.

Notary Public

OWNER'S CERTIFICATE:
State of Texas:
County of Dallas:
WHEREAS, **Brablio SiFuentes**, is the sole owner of a 0.287 acre tract of land situated in the Lewis Horst Survey, Abstract No. 556, in the City of Dallas and being all of Lot 18, Block 23/6890, of Carver Heights No. 2, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 16, Page 105 of the Map Records of Dallas County, Texas and being the same tract of land according to the General Warranty Deed in Instrument No. 202500054344, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;
BEGINNING at a 1/2 inch iron rod with cap marked "Burns" found at the northwest corner of said Lot 18, Block 23/6890, the northeast corner of Lot 17 of said Block 23/6890 Carver Heights No. 2, said point also being in the southeasterly line of Kemrock Drive (a 60' wide right-of-way);
THENCE N. 59°19'12" E., with the common line of said Lot 18 and said Kemrock Drive, for a distance of 100.00 feet to a 1/2 inch iron rod with cap marked "KSC 4125" found for the northeast corner of said Lot 18 and the northwest corner of Lot 19 of said Block 23/6890 Carver Heights No. 2, from which a 1/2 inch iron pipe found bears S. 80°39'38" W., 0.55 feet;
THENCE S. 31°08'01" E., with the common line of said Lot 18 and Lot 19, a distance of 124.75 feet to a 3/4 inch iron pipe found for the common corner of said Lot 18, Lot 19, Lot 4, and Lot 5, said Block 23/6890 Carver Heights No. 2, from which a 1/2 inch iron rod marked "Premier" bears S. 51°15'41" W., 0.59 feet;
THENCE S. 59°09'31" W., with the common line of said Lot 18 and Lot 5, a distance of 99.95 feet to a 3/4 inch iron pipe found for the common corner of Lot 18, Lot 17, Lot 5, and Lot 6, said Block 23/6890 Carver Heights No. 2, from which a 1/2 inch iron rod with cap marked "Premier" bears S. 85°50'44" W., 0.73 feet;
THENCE N. 31°11'45" W., with the common line of Lot 18 and Lot 17, said Block 23/6890, a distance of 125.04 feet to the **POINT OF BEGINNING** and **CONTAINING** 12,492 square feet or 0.287 acres of land, more or less.

SURVEYORS STATEMENT:
I, **Kurtis R. Webb**, 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 _____, 2025.

"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"

KURTIS R. WEBB
Texas Registered Professional
Land Surveyor No. 4125

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
BRABLIO ADDITION
LOT 1 AND 2, BLOCK 23/6890
BEING A REPLAT OF LOT 18, BLOCK 23/6890
CARVER HEIGHTS ADDITION NO. 2
IN THE LEWIS HORST SURVEY, ABSTRACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEXAS**
CITY PLAN FILE NO. S245-151
12,492 SQ. FT. OR 0.287 ACRES
DATE: APRIL 13, 2025
RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.

LEGEND
VOL ~ VOLUME
PG ~ PAGE
WV ~ WATER VALVE
WM ~ WATER METER
C/O ~ CLEAN OUT
F.H. ~ FIRE HYDRANT
P.P. ~ POWER POLE
N.T.S. ~ NOT TO SCALE
MD ~ MEASURE DOWN
S.D.M.H. ~ STORM DRAIN MANHOLE
S.S.M.H. ~ SANITARY SEWER MANHOLE
T.B.M. ~ TEMPORARY BENCHMARK
C.M. ~ CONTROLLING MONUMENT
FIP ~ FOUND IRON PIPE
FIR ~ FOUND IRON ROD
P.O.C. ~ POINT OF COMMENCING
P.O.B. ~ POINT OF BEGINNING
ROW ~ RIGHT-OF-WAY
PL ~ PROPERTY LINE
CL ~ CENTER LINE
S ~ SURVEY LINE
SIR ~ SET IRON ROD
D.R.D.C.T. DENOTES DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. DENOTES MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. DENOTES OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
KSC-4125 ~ KEETON SURVEYING COMPANY, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4125

TREE LEGEND:
COMMON NAME | SCIENTIFIC NAME
PECAN | CARYA ILLINOINENSIS

NOTES:
1. The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, realization 2011, Texas North Central Zone, 4202, based upon GPS measurements, according to the SmartNet GPS Reference Network. Vertical Datum NAVD-88.
2. No lot to lot drainage allowed without Engineering Division approval.
3. The purpose of this plat is to create two lots out of one platted lot.
4. All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.