



NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH 2 LOTS FROM 1 PLATTED LOT.
- SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0345J, REVISED DATE AUGUST 23, 2001.
"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- THE EXISTING STRUCTURE WILL NOT BE REMOVED.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

LEGEND

- ⊙ A/C UNIT
- ⊙ GAS METER
- ⊙ UTILITY POLE
- ⊙ WATER METER
- ⊙ SANITARY SEWER CLEAN OUT
- ⊙ SANITARY SEWER MANHOLE
- OHE OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IPF IRON PIPE FOUND
- MCS 1/2" IRON ROD W/ 3-1/4" METAL CAP STAMPED "CHI KAVASAR, RPLS 5867" SET
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Notre Dame Place, Inc. and Willonda A. Phifer, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **BLUNTER 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, Texas.

WITNESS my hand this the ____ day of _____, 2025.

By: Notre Dame Place, Inc.
a Texas corporation and community housing development organization

Joseph W. Dingman, Treasurer

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Joseph W. Dingman, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public, State of Texas

WITNESS my hand this the ____ day of _____, 2025.

By:

Willonda A. Phifer, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Willonda A. Phifer, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public, State of Texas

Lien Holder's Subordination Agreement

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS NOTRE DAME PLACE, INC. and **WILLONDA A. PHIFER** are the owners of that tract of land situated in the Lewis Horst Survey, Abstract No. 556, City of Dallas, Dallas County, Texas, and being all of Lot 10, Block 22/6890 of Carver Heights Addition No. 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; same being a portion of that tract of land conveyed to Notre Dame Place, Inc. by Deed without Warranty recorded in Instrument No. 2021000061120, Official Public Records, Dallas County, Texas, and all of that tract of land conveyed to Willonda A. Phifer by General Warranty Deed with Vendor's Lien recorded in Instrument No. 202200080882, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the southeast right-of-way line of Blunter Street (a 50-foot wide right-of-way) at the west corner of said Lot 10;

THENCE N 59°10'25" E, with said southeast right-of-way line of Blunter Street, a distance of 100.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the north corner of said Lot 10;

THENCE S 31°30'35" E, departing said southeast right-of-way line, a distance of 125.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the east corner of said Lot 10;

THENCE S 59°10'25" W, a distance of 100.00 feet to a point for corner in a fence at the south corner of said Lot 10;

THENCE N 31°30'35" W, a distance of 125.00 feet to the **POINT OF BEGINNING** and containing 12,499 square feet of 0.287 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Candy Hone, 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

RELEASED 9/22/2025 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2025.

Notary Public, State of Texas

**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
BLUNTER ADDITION
LOTS 10A AND 10B, BLOCK 22/6890
0.287 ACRES**

**BEING A REPLAT OF
ALL OF LOT 10, BLOCK 22/6890
CARVER HEIGHTS ADDITION NO. 2
OUT OF THE**

**LEWIS HORST SURVEY, ABSTRACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000099 & S245-242**

OWNER
NOTRE DAME PLACE, INC.
CONTACT: JOSEPH W. DINGMAN
2920 FOREST LANE, #415
DALLAS, TEXAS 75234
PH. 214-616-1202
EMAIL: jwd@orionreality.com

OWNER
WILLONDA A. PHIFER
6090 BLUNTER STREET
DALLAS, TEXAS 75241
PH. 469-805-5960
EMAIL: skysjymylimit06@gmail.com

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2025-028