



**LEGEND**

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL., PG. VOLUME PAGE  
SQ. FT. SQUARE FEET  
IRF ○ IRON ROD FOUND  
IPF ○ IRON PIPE FOUND  
1/2" IRF \*TXHS\* ○ 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED \*TXHS\* SET ON PRIOR SURVEY DATED 02/31/2024  
1/2" IRS ⊗ 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED \*TXHS\* CONTROL MONUMENT

ASPHALT

EASEMENT LINE

BOUNDARY LINE

CENTERLINE

SANITARY SEWER LINE

STORM SEWER LINE

GAS LINE

WATER LINE

OVERHEAD SERVICE LINE

OVERHEAD POWER LINE

WOOD FENCE

WROUGHT IRON FENCE

**GENERAL NOTES:**

- 1) The purpose of this plat is to create three lots out of one platted lot.
- 2) The maximum number of lots permitted by this plat is three.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings and Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Trees are as shown.
- 6) Structure on subject property to be removed.
- 7) City of Dallas Water Dept. benchmark used:  
#2171 66-S-1 Square cut on concrete northeast corner of Leaning Oaks Drive & Little River Drive.  
N= 6,928,157.438 E= 2,500,189.397 Elevation= 562.40'
- 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 4813C0495K, with a date of identification of 02/02/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

S234-208

**PRELIMINARY REPLAT**  
**KEMROCK HILL**  
**LOT 11A, 11B & 11C, BLOCK 23/6890**  
BEING A REPLAT OF  
LOT 11, BLOCK 23/6890  
CARVER HEIGHTS ADDITION NO. 2  
SITUATED IN THE L. HORST SURVEY,  
ABSTRACT NO. 556  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S \_\_\_\_\_  
ENGINEERING PLAN NO. 311T- \_\_\_\_\_

SURVEYOR  
**TEXAS HERITAGE**  
**SURVEYING, LLC**

OWNER  
MARCER CONSTRUCTION  
COMPANY, LLC  
325 E JEFFERSON BOULEVARD  
DALLAS, TEXAS 75203

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, MARCER CONSTRUCTION COMPANY, LLC is the owner of a tract of land situated in the L. Horst Survey, Abstract No. 556, City of Dallas, Dallas County, Texas, same being Lot 11, Block 23/6890, 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, and being that tract of land described in Quitclaim Deeds to Marcer Construction Company, LLC as recorded in Instrument Numbers 202400062234, Official Public Records, Dallas County, Texas, along with that tract of land described in General Warranty Deed to Marcer Construction Company, LLC as recorded in Instrument Numbers 202400168856, Official Public Records, Dallas County, Texas, together being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southwest corner of Lot 12, Block 23/6890 of said Carver Heights Addition No. 2, same being the southwest corner of that tract of land described in General Warranty Deed with Vendor's Lien to Alberto Garcia Gonzalez as recorded in Instrument Number 202200085720, Official Public Records, Dallas County, Texas, same lying in the southeast right-of-way line of Kemrock Drive (60' right-of-way);

THENCE South 84 degrees 23 minutes 56 minutes East, along the south line of said Lot 12, Block 23/6890 and Gonzalez tract, a distance of 125.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the northwest line of Lot 10, Block 23/6890 of said Carver Heights Addition No. 2, same being that tract of land described in Warranty Deed with Vendor's Lien to Full Gospel Missionary Baptist Church, Incorporated, a Texas non-profit corporation as recorded in Instrument Number 202100098636, Official Public Records, Dallas County, Texas;

THENCE South 05 degrees 44 minutes 42 minutes West, along the northwest line of said Lot 10, Block 23/6890 and Full Gospel Missionary Baptist Church tract, passing at a distance of 51.66 feet a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the northeast corner of said Marcer Construction Company, LLC tract (202400168856) and continuing for a total distance of 154.75 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 10, Block 23/6890, same lying in the north right-of-way line of Lyola Street (50' right-of-way);

THENCE North 84 degrees 28 minutes 30 seconds West, along the said north right-of-way line of Lyola Street, a distance of 125.03 feet to a 3/4 inch iron pipe found for the intersection of the said southeast right-of-way line of Kemrock Drive and the said north right-of-way line of Lyola Street;

THENCE North 05 degrees 40 minutes 03 seconds East, along the said southeast right-of-way line of Kemrock Drive, passing at a distance of 103.26 feet a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the northwest corner of said Marcer Construction Company, LLC tract (202400168856) and continuing for a total distance of 154.92 feet to the POINT OF BEGINNING and containing 19,375 square feet or 0.445 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARCER CONSTRUCTION COMPANY, LLC, acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as **KEMROCK HILL** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MARCER CONSTRUCTION COMPANY, LLC

By: \_\_\_\_\_  
RAUL ESTRADA - MANAGER

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 RAUL ESTRADA, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 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 \_\_\_\_\_, 2024.

**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. (09/18/2024)**

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

---

**CERTIFICATE OF APPROVAL**

I, Tony Shiddi, 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

S234-208

OWNER  
MARCER CONSTRUCTION  
COMPANY, LLC  
325 E JEFFERSON BOULEVARD  
DALLAS, TEXAS 75203



10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**PRELIMINARY REPLAT  
KEMROCK HILL  
LOT 11A, 11B & 11C, BLOCK 23/6890**  
BEING A REPLAT OF  
LOT 11, BLOCK 23/6890  
CARVER HEIGHTS ADDITION NO. 2  
SITUATED IN THE L. HORST SURVEY,  
ABSTRACT NO. 556  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S\_\_\_\_\_  
ENGINEERING PLAN NO. 311T-\_\_\_\_