

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Kent Carter and James Carter of 8344 E. 1st Thornton Freeway, #402, Dallas, TX 75228, are the sole owners of two tracts of land situated in the Martin Pruitt Survey, Abstract No. 1162, Dallas County, Texas, said tracts being the remainder of Lots 1 and Lot 2, block 6784 of East Side Acres Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 3, Page 190, Map Records, Dallas County, Texas, same being all of that certain tract of land conveyed to Kent Carter by General Warranty Deed recorded in Instrument Number 2017000040448, Official Public Records, Dallas County, Texas, also being Lot 2A, Block 6784 of Francis Creek Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map of Plat thereof recorded in Volume 2004188, Page 58, Map Records of Dallas County, Texas, same being all that certain tract of land conveyed to James Carter of 8344 E. 1st Thornton Freeway, #402, Dallas, TX 75228, by Quitclaim Deed recorded in Instrument Number 2017000040448, Official Public Records, Dallas County, Texas, and together being here more particularly described as follows:

Beginning at an "X" in concrete set at the southwest corner of the remainder of said Lot 1, Block 6784, same being the southeast corner of a 25 foot right-of-way dedication as recorded in Volume 917, Page 1681, Deed Records, Dallas County, Texas, said point lying on the north right-of-way line of Scylene Road (State Highway No. 352) (100' right-of-way), said point also lying on the current east right-of-way line of Prairie Creek Road (100' right-of-way);

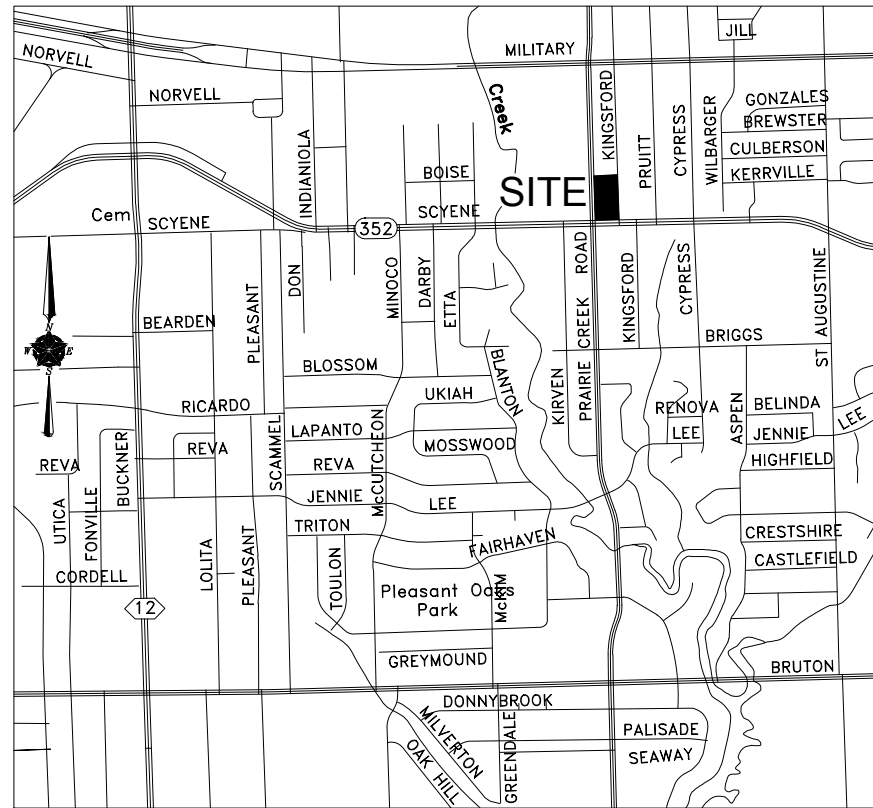
Thence North 01 degrees 16 minutes 52 seconds West, departing the north right-of-way line of said Scyene Road (State Highway No. 352), along the current east right-of-way line of said Prairie Creek Road, same being the easterly line of said right-of-way dedication, same being the west line of the remainder of said Lot 1, Block 6784, passing at a distance of 223.40 feet the northwest corner of the remainder of said Lot 1, Block 6784, same being the southwest corner of the remainder of said Lot 2, Block 6784, continuing along said line, passing at a distance of 257.85 feet a 5/8 inch iron rod found with a cap stamped "CBG" (Controlling Monument), said point being the northwest corner of the remainder of said Lot 2, Block 6784, same being the southwest corner of said Lot 2A, Block 6784, continuing along said line for a total distance 347.66 feet to a 1/2 inch iron rod found with a cap stamped "4888", said point being the northwest corner of said Lot 2A, Block 6784, same being the southwest corner of Lot 2B, Block 6784 of said Prairie Creek Addition No. 1, from which an aluminum monument found (Controlling Monument) bears North 01 degrees 16 minutes 52 seconds West, a distance of 189.36 feet, said point being the northwest corner of Lot 3C, Block 6784 of said Prairie Park Addition No. 1;

Thence North 89 degrees 07 minutes 32 seconds East, departing the current easterly right-of-way line of said Prairie Creek Road, along the north line of said Lot 2A, Block 6784, same being the south line of said Lot 2B, Block 6784, a distance of 170.00 feet to a 5/8 inch iron rod found with a cap stamped "DCA", said point being the northeast corner of said Lot 2A, Block 6784, same being the southeast corner of said Lot 2B, Block 6784, and lying on the westerly right-of-way line of Kingsford Avenue (50' right-of-way);

Thence South 01 degrees 16 minutes 52 seconds East, along the east line of said Lot 2A, Block 6784, also being the westerly right-of-way line of said Kingsford Avenue, passing at a distance of 89.66 feet a 5/8 inch iron rod found with a cap stamped "CBG", said point being the southeast corner of said Lot 2A, Block 6784, same being the northeastern corner of the remainder of said Lot 2, Block 6784, continuing along said line for a total distance of 348.94 feet to a point "X" in concrete set, said point being the southeast corner of the remainder of said Lot 1, Block 6784, same being the northwest corner of the intersection of said Kingsford Avenue and said Scyene Road (State Highway No. 352);

THENCE South 89 degrees 33 minutes 26 seconds West, departing the westerly right-of-way line of said Kingsford Avenue, along the south line of the remainder of said Lot 1, Block 6784, same being the north right-of-way line of said Scyene Road (State Highway No. 352), a distance of 170.02 feet to the POINT OF BEGINNING and containing 59,212 square feet or 1.36 acres of land.

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINDER OF LOTS 1 AND 2, BLOCK 6784 OF EAST SIDE ACRES AND ALL OF LOT 2A, BLOCK 6784 OF PRAIRIE CREEK ADDITION NO. 1 INTO ONE LOT AND ABANDONING A 3 FOOT TRAFFIC BARRIER EASEMENT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C03070K, THE SUBJECT PROPERTY LIES IN ZONE X (NFHA) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.

7) BENCHMARKS:
Dallas Water Utilities Benchmark No. 59-A-4
A square cut on top of concrete curb on the south side of Bruton Road at center of concrete bridge 310 feet East of the centerline of Riverway Drive
Northing: 9,960,225.086; Easting: 2,533,582.095; Elevation: 474.59

Dallas Water Utilities Benchmark No. 59-A-5S
Dallas Water Department Benchmark on top of concrete curb of storm sewer inlet on the Southeast corner of intersection.
Northing: 9,962,449.829; Easting: 2,532,554.779; Elevation: 489.24

OWNER
KENT CARTER
8344 E. R.L. THORNTON FRWY. #402
DALLAS, TEXAS 75228

OWNER
JAMES CARTER
8344 E. R.L. THORNTON FRWY. #402
DALLAS, TEXAS 75228

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Kent Carter and James Carter of 8344 E. R.L. Thornton Freeway, #402, Dallas, TX. 75228, do hereby adopt this plan, designating the herein described property as **HIGHWELL SCYENE 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 which may be placed upon, over, or under the easements shall be placed on the easements. 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 and upon 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 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 _____, 2021

Kent Carter, Owner

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 Kent Carter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021

Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2021

James Carter, Owner

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 James Carter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 Land Surveying, 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, Section 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 _____, 2021.

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. (01/07/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021

Notary Signature

PRELIMINARY PLAT
HIGHWELL SCYENE ADDITION
LOT 1A, BLOCK 6784

REMAINDER OF LOTS 1 AND 2, BLOCK 6784 OF EAST SIDE ACRES
& ALL OF LOT 2A, BLOCK 6784 OF PRAIRIE CREEK ADDITION NO. 1
MARTIN PRUITT SURVEY, ABSTRACT NO. 1162
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-562

DATE: 08/18/20 / JOB # 2001613-3/ SCALE - 1" = 30' /JAM

