



- 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.
 - THERE ARE NO EXISTING STRUCTURES ON THE SURVEYED PROPERTY.
 - 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
 - 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

→	GUY ANCHOR
○	UTILITY POLE
○	SIGN
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 CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS NOTRE DAME PLACE, INC. is the owner of that tract of land situated in the Lewis Horst Survey, Abstract No. 556, City of Dallas, Dallas County, Texas, and being part of Lots 10 and 11, Block 12/6890 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 all of that tract of land conveyed to Notre Dame Place, Inc. by Deed without Warranty recorded in Instrument No. 2021000061122, 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 northwest right-of-way line of Kemrock Drive (a 60-foot wide right-of-way); said point being S 19°08'50" W, a distance of 50.00 feet from the east corner of said Lot 10;

THENCE S 19°08'50" W, with said northwest right-of-way line of Kemrock Drive, a distance of 100.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner; said point being N 19°08'50" E, a distance of 50.00 feet from the south corner of said Lot 11;

THENCE N 70°43'37" W, departing said northwest right-of-way line, a distance of 120.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the southeast line of a 20-foot wide alley; said point being N 19°08'50" E, a distance of 50.00 feet from the west corner of said Lot 11;

THENCE N 19°08'50" E, with said southeast line of the 20-foot wide alley, a distance of 100.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner; said point being S 19°08'50" W, a distance of 50.00 feet from the north corner of said Lot 10;

THENCE S 70°43'37" E, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 11,999 square feet of 0.275 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 _____, 2021.

PRELIMINARY

RELEASED 8/5/2021 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 _____, 2021.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Notre Dame Place, Inc., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **KEMROCK NO. 2 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 _____, 2021.

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

William Hall, Executive Director

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 William Hall, 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 _____, 2021.

Notary Public, State of Texas

**PRELIMINARY PLAT
KEMROCK NO. 2
ADDITION**
LOTS 10A AND 10B, BLOCK 12/6890
0.287 ACRES
BEING A REPLAT OF
PART OF LOTS 10 AND 11, BLOCK 12/6890
CARVER HEIGHTS ADDITION NO. 2
OUT OF THE
LEWIS HORST SURVEY, ABSTRACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-727

OWNER
NOTRE DAME PLACE, INC.
CONTACT: WILLIAM HALL
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DALLAS, TEXAS 75234
PH. 214-497-9269
EMAIL: wdh@chidallas.org

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PROJECT NO. 2021-001