



GENERAL NOTES

- 1) BASIS OF BEARINGS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

LEGEND

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 C.C.R.D.C.T. = COUNTY CLERK RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 1/2" IRF = 1/2 INCH IRON ROD FOUND
 3/8" IRF = 3/8 INCH IRON ROD FOUND
 A.C.S. = 3" ALUMINUM DISK STAMPED "ROYA AND RPLS 5513"
 SET OVER A 1/2 INCH IRON ROD SET

OWNER: ROYAL CROWN INVESTMENTS, LLC.
 2155 CHANNEL ISLANDS DRIVE
 ALLEN, TEXAS 75013
Bhadriraj Nanandhan
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 F-800.728.5103

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PRELIMINARY PLAT
ROYAL CROWN INVESTMENTS ADDITION
 LOTS 20A, 20B, and 20C, BLOCK 23/6890
 24,998 SQ.FT. / 0.574 ACRE
 BEING A REPLAT OF
 LOT 20, AND LOTS 21, BLOCK 23/6890
 CARVER HEIGHTS ADDITION #2
 L. HORST SURVEY REGISTERED MAP # 556
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-043

STATE OF TEXAS
 COUNTY OF DALLAS

Whereas, Royal Crown Investments, LLC., are the sole owners of a 0.574 of an acre tract, same being Lot 20 and Lot 21, Block 23/6890, of Carver Heights Addition #2, on addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 16, Page 105, of the Map Records of Dallas County, Texas, same 0.574 acre tract conveyed unto Royal Crown Investments, LLC., by deed recorded in Instrument No. 20170053755, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 3/8-inch iron rod found for the Northwest corner of said Lot 20, being the Northeast corner of Lot 19, said Carver Heights Addition #2, being in the Southeast line of Kimrock Drive, (a 60-foot-wide right-of-way);

THENCE, North 59 Degrees 20 Minutes 25 Seconds East, along the North line of said Lot 20, with said Southeast line of Kimrock Drive, of 99.95 feet passing a 3/8-inch iron rod found for the Northeast corner of said Lot 20, same being the Northwest corner of Lot 21, continuing in all a total distance of 199.64 feet to a 3/8-inch iron rod found for the Northeast corner of said Lot 21, same being the Northwest corner of Lot 22, said Carver Heights Addition #2;

THENCE, South 31 Degrees 02 Minutes 42 Seconds East, with the common line of said Lot 21 and said Lot 22, a distance of 125.10 feet to a 1/2-inch iron rod found for the Southeast of said Lot 21, same being the Southwest corner of said Lot 22, the Northeast corner of Lot 2, the Northwest corner of Lot 1, said Carver Heights Addition #2;

THENCE, South 59 Degrees 17 Minutes 34 Seconds West, along the South line of said Lot 21 and said Lot 20, of 99.84 feet, passing a 1/2-inch iron rod found for the Southwest corner of said Lot 21, being the Southeast corner of said Lot 20, being the Northeast corner of Lot 3, said Carver Heights Addition #2, in all a total distance of 199.75 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 20, same point being the Southwest corner of said Lot 19 being the Northeast corner of Lot 4, said Carver Heights Addition #2;

THENCE, North 30 Degrees 59 Minutes 37 Seconds West, along the common line of said Lot 20 and said Lot 19, a distance of 125.26 feet to the **POINT OF BEGINNING** and containing 24,998 SQUARE FEET or 0.574 of an acre of land.

OWNER'S DEDICATION
 NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Royal Crown Investments, LLC, acting by and through its duly authorized officer Bhadriraj Nanandhan, does hereby adopt this plat designating the herein described property as **ROYAL CROWN INVESTMENTS ADDITION**, on 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 hereon. 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, 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 of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2018.
 Blue Teal Capital, LLC

By: _____
 Bhadriraj Nanandhan

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bhadriraj Nanandhan, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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, 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 _____ day of _____, 2018.
 RELEASED FOR REVIEW 02/20/18 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
 Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bhadriraj Nanandhan, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

Notary Public in and for the State of Texas _____