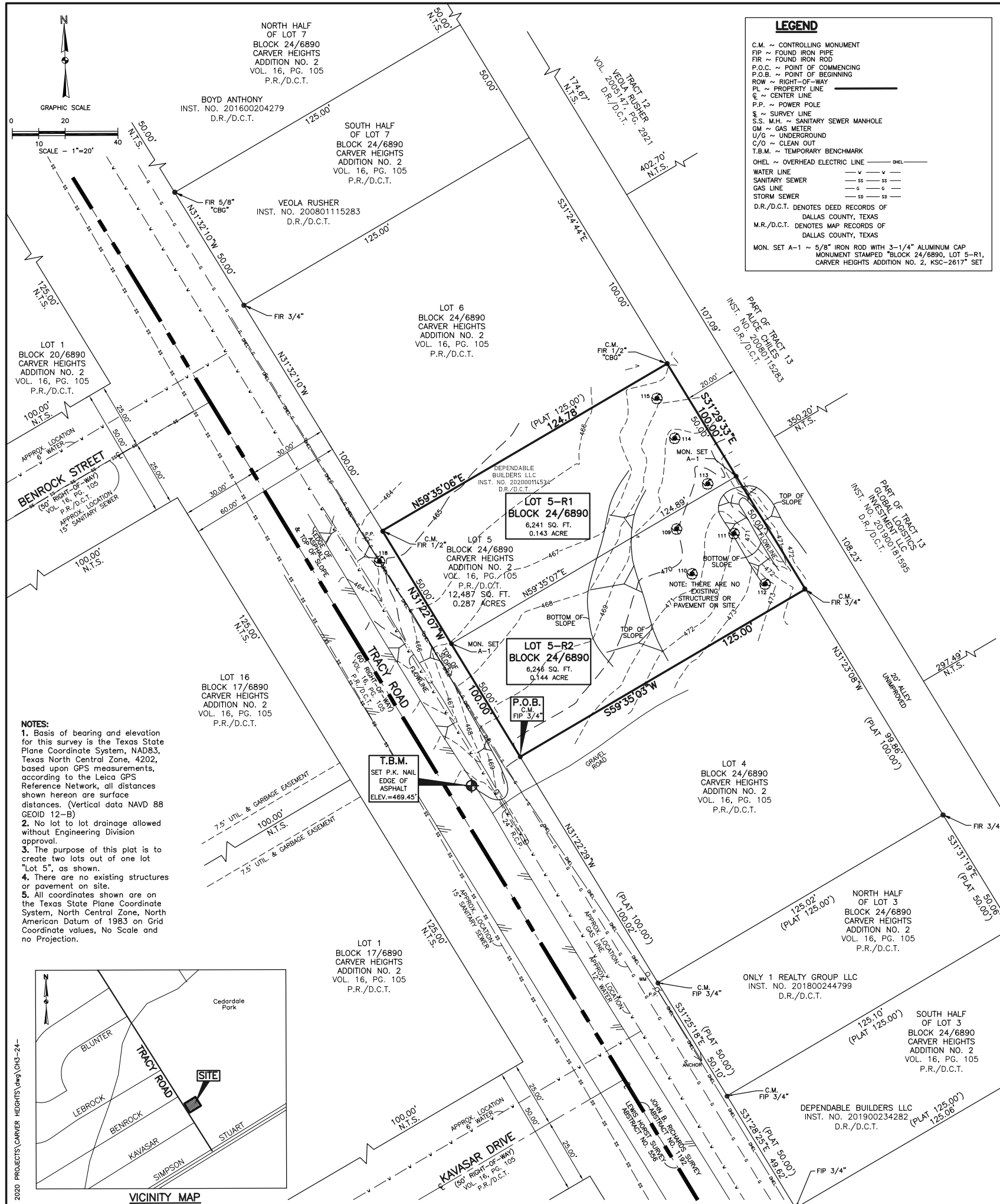

LEGEND

C.M. ~ CONTROLLING MONUMENT
FIP ~ FOUND IRON PIPE
FIR ~ FOUND IRON ROD
P.O.C. ~ POINT OF COMMENCING
P.O.B. ~ POINT OF BEGINNING
ROW ~ RIGHT-OF-WAY
PL ~ PROPERTY LINE
℄ ~ CENTER LINE
P.P. ~ POWER POLE
$ ~ SURVEY LINE
S.S. M.H. ~ SANITARY SEWER MANHOLE
GM ~ GAS METER
U/G ~ UNDERGROUND
C/O ~ CLEAN OUT
T.B.M. ~ TEMPORARY BENCHMARK
OHEL ~ OVERHEAD ELECTRIC LINE
WATER LINE
SANITARY SEWER
GAS LINE
STORM SEWER
D.R./D.C.T. DENOTES DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R./D.C.T. DENOTES MAP RECORDS OF DALLAS COUNTY, TEXAS
MON. SET A–1 ~ 5/8" IRON ROD WITH 3–1/4" ALUMINUM CAP MONUMENT STAMPED "BLOCK 24/6890, LOT 5–R1, CARVER HEIGHTS ADDITION NO. 2, KSC–2617" SET

NOTES:
1. Basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network, all distances shown hereon are surface distances. (Vertical data NAVD 88 GEOID 12–B)
2. No lot to lot drainage allowed without Engineering Division approval.
3. The purpose of this plat is to create two lots out of one lot "Lot 5", as shown.
4. There are no existing structures or pavement on site.
5. All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

VICINITY MAP
(NOT TO SCALE)

2020 PROJECTS\CARVER HEIGHTS\dwg\CH3-24-

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Dependable Builders LLC,** does hereby adopt this plat, designating the herein above described property as **Carver Heights Addition No. 2**, 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 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, scrubs, 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 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 _____ day of _____, 2021.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

Timothy Sexton
(OWNER)

OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Timothy Sexton**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2021.
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
Notary Public

OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, **Dependable Builders LLC**, is the sole owner of a 0.286 acre tract of land situated in the John B. Richards Survey, Abstract No. 1192, in the City of Dallas and being all of Lot 5, Block 24/6890, of Carver Heights No. 2, an Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 16, Page 105 of the Plat Records of Dallas County, Texas and being the same tract of land according to the General Warranty Deed in Instrument No. 202000114534, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4 inch iron rod found at the southwest corner of said Lot 5, Block 24/6890, the northwest corner of Lot 4 of said Carver Heights No. 2, said point also being in the northeasterly line of Tracy Road (a 60' wide right–of–way);

THENCE N. 31°22'07" W., with the common line of said Lot 5 and said Tracy Road, for a distance of 100.00 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 5 and the southwest corner of Lot 6 of said Carver Heights No. 2;

THENCE N. 59°35'06" E., with the common line of said Lot 5 and Lot 6, a distance of 124.78 feet to a 1/2 inch iron rod found with cap marked "CBG" for the northeast corner of said Lot 5, the southeast corner of said Lot 6, and in the southwesterly line of an unimproved 20 foot wide public alley of said Carver Heights No. 2;

THENCE S. 31°29'33" E., with the common line of said Lot 5 and 20 foot unimproved alley, a distance of 100.00 feet to a 3/4 inch iron rod found for the southeast corner of said Lot 5, and the northeast corner of said Lot 4;

THENCE S. 59°35'03" W., with the common line of said Lot 5 and said Lot 4, a distance of 125.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 12,487 square feet or 0.287 acres of land, more or less.

SURVEYORS STATEMENT:

I, **M. L. MITCHELL**, 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 Engineering and 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 the _____ day of _____, 2021.
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

M. L. MITCHELL
Texas Registered Professional Land Surveyor No. 2617

SURVEYORS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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 purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2021.
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
Notary Public

TREE CHART		
PT.#	SIZE & TYPE	SCIENTIFIC NAME
109	10"–CEDAR	CEDRUS
110	12"–CEDAR	CEDRUS
111	12"–OAK	QUERCUS
112	18"–CEDAR–ELM	ULMUS CRASSIFOLIA
113	16"–CEDAR–ELM	ULMUS CRASSIFOLIA
114	18"CEDAR–ELM	ULMUS CRASSIFOLIA
115	20"CEDAR–ELM	ULMUS CRASSIFOLIA
118	10"HACKBERRY	CELTIS OCCIDENTALIS

OWNER:
DEPENDABLE BUILDERS LLC
ATTN: Timothy Sexton
3901 Arlington Highlands Blvd., Suite 200
ARLINGTON, TEXAS 76018
PH# (214) 477–7342
EMAIL dependable.builders.inc@gmail.com

PREPARED BY:
KEETON SURVEYING COMPANY
H.B. KEETON M.S. KEETON
2037 DALWORTH STREET
GRAND PRAIRIE, TEXAS 75050
REGISTERED PROFESSIONAL LAND SURVEYORS
PHONE: (972) 641–0843 FAX: (972) 647–0154
E–MAIL: ksc4019@sbcglobal.net

PRELIMINARY PLAT
CARVER HEIGHTS ADDITION NO. 2
LOTS 5–R1 AND 5–R2, BLOCK 24/6890

BEING A REPLAT OF LOT 5, BLOCK 24/6890
CARVER HEIGHTS ADDITION NO. 2
IN THE JOHN B. RICHARDS SURVEY, ABSTRACT NO. 1192
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201–612

12,487 SQ. FT. OR 0.287 ACRES
DATE: JULY 02, 2020

RECORDED IN INSTRUMENT NO._____,O.P.R.D.C.T.