

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 3140 CARMEL, LLC, does hereby adopt this plat, designating the herein described property as **CARMEL LLC 3140** on 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, 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 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 at Dallas, Texas, this the ___ day of _____, 2016.

BY: 3140 CARMEL, LLC

Mike Smith, Managing Manager

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mike Smith, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2016.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Roy Rodriguez, 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 the _____ day of _____, 2016

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

Roy Rodriguez, Registered Professional Land Surveyor, #5595

STATE OF TEXAS }
COUNTY OF DALLAS }

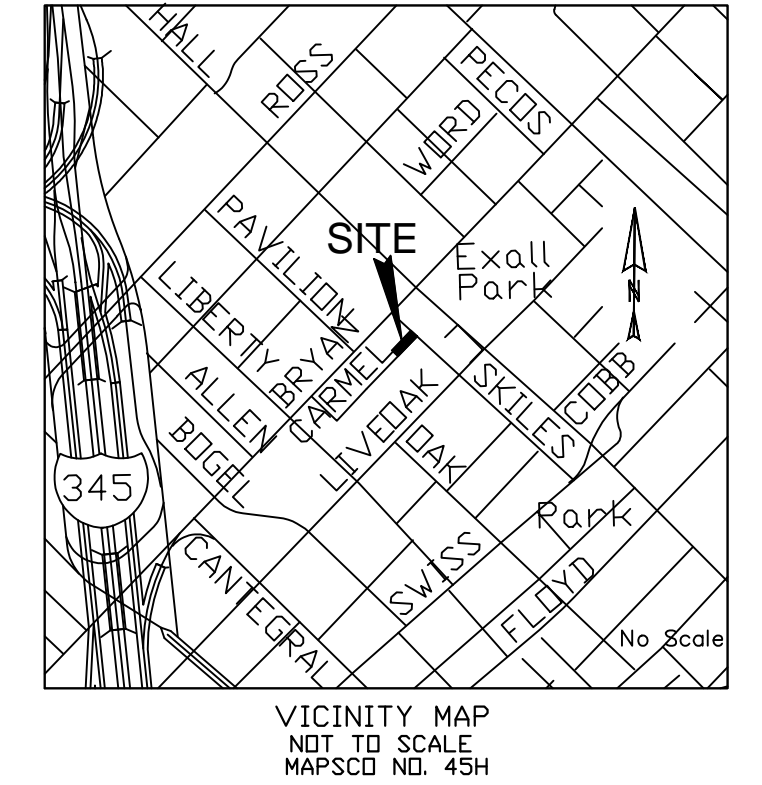
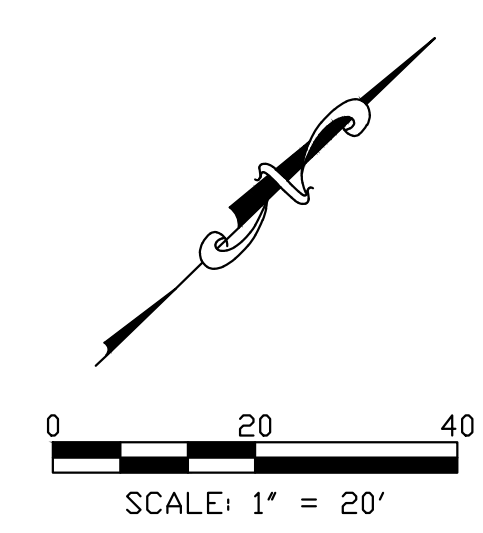
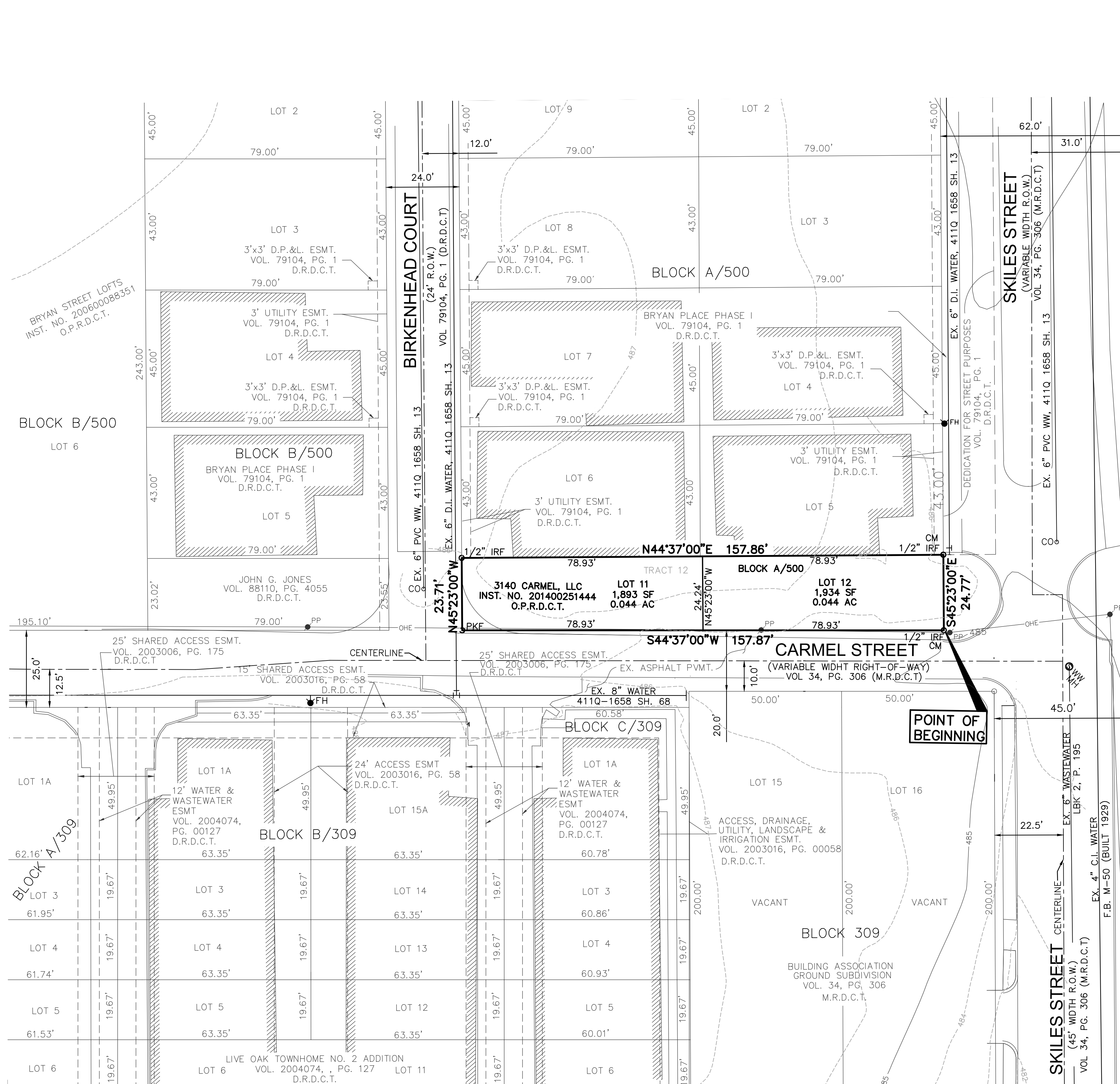
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2016.

Notary Public, State of Texas

GENERAL NOTES:

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- Basis of Bearing:
(1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011). (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.
- The purpose of this plat is to create 2 Lots from 1 unplatted tract.



OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, 3140 Carmel, LLC, is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, and being all of a tract of land conveyed to 3140 Carmel, LLC, by deed recorded in Instrument No. 201400251444, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the intersection between the southwest line of Skiles Street (a variable width right-of-way) and the northwest line of Carmel Street (a variable width right-of-way), same being the most easterly corner of said 3140 Carmel tract;

THENCE South 45 degrees 00 minutes 00 seconds West, along the northwest line of said Carmel Street, a distance of 157.87 feet to a PK nail found for corner, said corner being the intersection between the northwest line of said Carmel Street and the northeast line of Birkenhead Court (a 24 foot right-of-way), same being the most southerly corner of said 3140 Carmel tract;

THENCE North 45 degrees 23 minutes 00 seconds West, departing the northwest line of said Carmel Street, along the northeast line of said Birkenhead Street, a distance of 23.71 feet to a 1/2 inch iron rod found for corner, same being the most southerly corner of Lot 6, Block A/500, of BYRAN PLACE PHASE I, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 79104, Page 1, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 37 minutes 00 seconds East, departing the northeast line of said Birkenhead Street, along the southeast line of said Lot 6, and along the Southeast line of Lot 5, Block A/500, of said BYRAN PLACE PHASE I, same being the northwest line of said 3140 Carmel tract, a distance of 157.86 feet to a 1/2 inch iron rod found for corner, said corner being in the Southwest line of said Skiles Street, said corner being the most northerly corner of said 3140 Carmel tract, same being the most easterly corner of said Lot 5, Block A/500;

THENCE South 45 degrees 23 minutes 00 seconds East, along the southwest line of said Skiles Street, same being the northeast line of said 3140 Carmel tract; a distance of 24.77 feet to the POINT OF BEGINNING and containing 3,827 square feet or 0.0878 acres of land.

BLOCK A/501
LOT 1
EXALL PARK ADDITION
VOL. 2001225, PG. 00005
D.R.D.C.T.

**PRELIMINARY PLAT
CARMEL LLC 3140**
Lot 11 and Lot 12, Block A/500
0.0878 ACRES
BEING

TRACT 12, BLOCK A/500
OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-103

OWNER:
3140 CARMEL, LLC
5706 MOCKINGBIRD LANE STE #115-362
DALLAS, TEXAS 75206
CONTACT: MIKE SMITH
(972) 313-0733

LEGEND

PG.	Page	PP	Power Pole	FND	Found
FH	Fire Hydrant	VOL.	Volume	C.M.	Controlling Monument
OHE	Overhead Electric	o IRF	Boundary Line	NF	Not Found
D.R.D.C.T.	Deed Records, Dallas County, Texas	O.P.R.D.C.T.	Iron Rod Found	M.R.D.C.T.	Map Records, Dallas County, Texas
			Old Lot Line	INST. NO.	Instrument Number
			Adjacent Lot/Right-of-way Line	CO	Cleanout
			Official Public Records, Dallas County, Texas		

BLUE STAR LAND SURVEYING

FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net