

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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.  
RELEASED 4/20/2016 - FOR REVIEW ONLY  
NOT TO BE RECORDED

Robert W. Schneeberg  
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- 1. Bearing system for this survey are based upon the northeast right-of-way line of N. Carroll Avenue, bearing North 45 degrees 00 minutes 00 seconds West, according to the deed recorded in Instrument No. 201600036677, Official Public Records, Dallas County, Texas.
- 2. Lot-to-lot drainage will not be allowed without Engineering Section approval.
- 3. Purpose of this Plat: To create one lot.
- 4. Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 5. No buildings exist on property.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Carroll Ave Investments LLC is the owner of a 0.680 acre tract situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas and being a tract of land in City Block 712 and City Block 2/648 of the City of Dallas, Texas conveyed to Carroll Ave Investments LLC, by Special Warranty Deed recorded in Instrument No. 201600036677, Official Public Records, Dallas County, Texas; said 0.680 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner at the West corner of herein described tract and the common south corner of a tract of land conveyed to City Church International by deed recorded in Instrument No. 20070045137, Official Public Records, Dallas County, Texas; said corner also lying in the northeast right-of-way line of North Carroll Avenue (59-foot right-of-way);

THENCE, North 44 degrees 18 minutes 00 seconds East, along the southeast line of said City Church International tract, departing said northeast right-of-way line of North Carroll Avenue, a distance of 160.00 feet to a 1/2-inch iron rod found for corner with yellow plastic cap stamped "TXHS" at the north corner of herein described tract and being the common west corner of Lot 19, Block 2/648, of A.F. Kirkpatrick's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume I, Page 337, Map Records, Dallas County, Texas;

THENCE, South 45 degrees 02 minutes 25 seconds East, passing at a distance of 135.89 feet a 2-inch iron rod found for corner and continuing, in all, a total distance of 184.98 feet to a 5/8-inch iron rod found for corner and lying in the southwest line of Lot 16, Block 712 of said A.F. Kirkpatrick's Subdivision and being the north corner of a tract of land conveyed to Bertin Quintero, by Warranty Deed recorded in Volume 2003227, Page 3174, Official Public Records, Dallas County, Texas;

THENCE, South 44 degrees 11 minutes 22 seconds West, along the northwest line of said Quintero tract, a distance of 160.13 feet to a 5/8-inch iron rod found for the west corner of said Quintero tract and lying in said northeast right-of-way line of North Carroll Avenue;

THENCE, North 45 degrees 00 minutes 00 seconds West, along said northeast right-of-way line of North Carroll Avenue, a distance of 185.29 feet to the POINT OF BEGINNING;

CONTAINING, 29,631 square feet or 0.6800 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, CARROLL AVENUE INVESTMENTS LLC, acting by and through its duly authorized agent, Reid Beucler, does hereby adopt this plat, designating the herein described property as CARROLL AVENUE NO. 1, in 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 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 building, 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.

WITNESS, my hand at Dallas, Texas this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

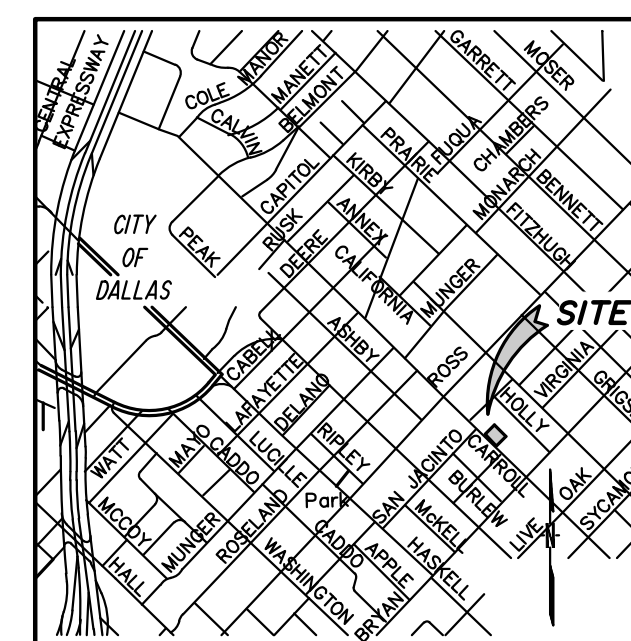
Reid Beucler  
Partner

STATE OF TEXAS  
COUNTY OF DALLAS

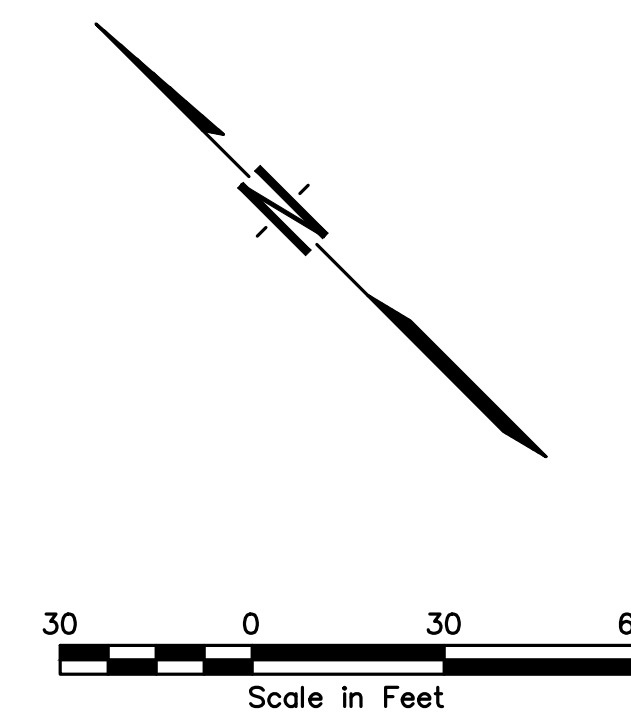
BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Reid Beucler, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed,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

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



VICINITY MAP  
NOT TO SCALE  
MAPS02 46-A



SHEET 1 OF 1  
PRELIMINARY PLAT  
CARROLL AVENUE NO. 1  
LOT 1  
BLOCK 2/648

BEING A PLAT OF A PORTION OF  
CITY BLOCK 2/648 & CITY BLOCK 712  
J. GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-178

Gonzalez & Schneeberg  
engineers ■ surveyors  
660 N. Central Expressway  
Suite 250, Plano, Texas 75074  
(972) 516-8855 Fax: (972) 516-8901

SCALE 1" = 30'  
DATE APRIL, 2016  
PROJ. NO. 6483-16-03-15  
DWG. NO. 6483plat.dwg

ENGINEER - SURVEYOR:  
GONZALEZ & SCHNEEBERG,  
ENGINEERS & SURVEYORS, INC.  
660 North Central Expressway  
Suite 250  
Plano, Texas 75074  
Phone: 972-516-8855  
Fax: 972-516-8901

OWNER:  
CARROLL AVENUE INVESTMENTS, LLC  
6060 North Central Expressway  
Suite 125  
Dallas, Texas 75206  
Phone: 214-228-8844

LEGEND

---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
V.	VOLUME
P.	PAGE
CM	CONTROLLING MONUMENT