

## OWNERS CERTIFICATE

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS** Garry Sisco is the owner of a 0.507 acre parcel of land situated in the J B Lee, Survey, Abstract No. 798, City of Carrollton, Dallas County, Texas, said tract being all of the same tract described in Special Warranty Deed from Federal National Mortgage Association to Garry Sisco dated August 28, 2007 and filed in County Clerk's Instrument No. 20070321997 of the Real Property Records of Dallas County, Texas and being a portion of Lots 1-3 and 18-20 in Block 3, Carrollton Heights Addition, an addition to the City of Carrollton, Texas according to the plat thereof recorded in Volume 1, Page 193 of the Map Records of Dallas County, Texas, said tract parcel being more particularly described as follows:

**BEGINNING** at a ½-inch iron rod found in the west line of Erie Street ( a 50 foot wide right-of-way) and being the southeast corner of said Sisco tract, said point being North 00°08'08" West, 102.94 feet from a ½-inch iron rod found at the intersection of the said west right-of-way line and the north right-of-way line of Rosemon Avenue and southeast corner of said Lot 20;

THENCE South 89°20'16" West, departing said west right-of-way line for a distance of 121.55 feet to a 1/2-inch iron pipe found for corner;

THENCE North 00°01'24" West, for a distance of 202.00 feet to a fence corner;

THENCE North 89°20'08" East, for a distance of 121.15 feet to a "+" cut in concrete set in the said west right-of-way of Erie Street;

THENCE South 00°08'08" East, with said west right-of-way line for a distance of 202.00 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 24,511 square feet or 0.563 acres of land, more or less.

**SAVE & EXCEPT 2,427 square feet located in the existing alley.**

**CONTAINING:** A net of 22,084 square feet or 0.507 acres of land, more or less.

## DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Garry Sisco acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above-described property as **CARROLLTON HEIGHTS, PHASE 2**, an addition to the City of Carrollton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, clear use by public utilities being subordinate to the public's and City of Carrollton's use thereof. The City of Carrollton and any public utility shall clear the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

And the City of Carrollton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. Garry Sisco does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Carrollton.

WITNESS MY HAND THIS 27 DAY OF May, 2012

Garry Sisco  
Owner

To the best of my knowledge, there are no liens against this property.

Garry Sisco  
Owner

Conformed Copy  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, Texas  
06/18/2012 12:29:40 PM  
\$63.00



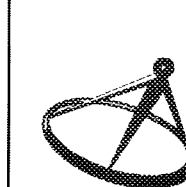
201200174335

REPLAT

# CARROLLTON HEIGHTS PHASE 2

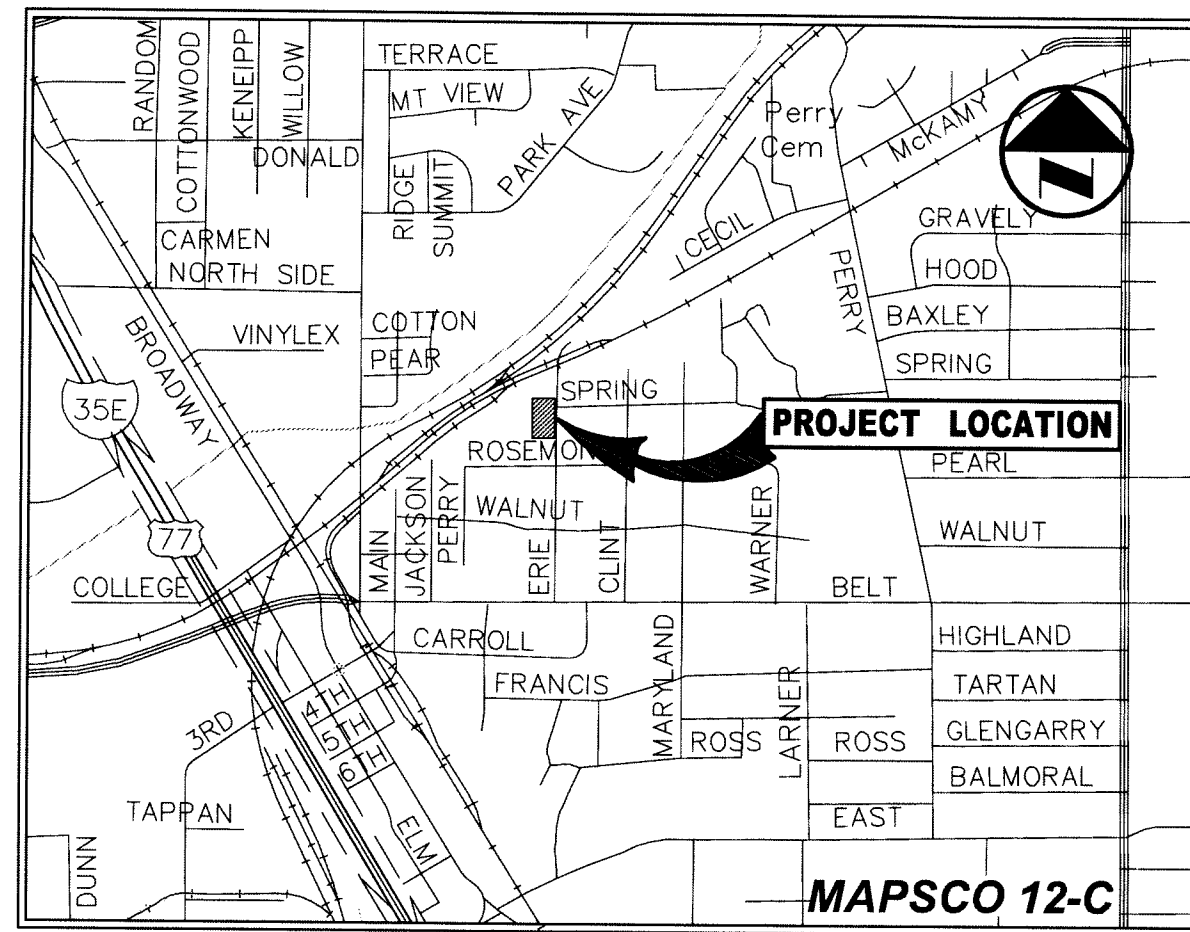
BEING A REPLAT OF PART OF  
LOTS 1,2,3,18,19,20 BLOCK 3  
CARROLLTON HEIGHTS ADDITION  
(22,084 SQUARE FEET 0.507 ACRES)  
AND BEING SITUATED IN THE  
J B LEE SURVEY, ABSTRACT NO. 798  
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS  
CITY CASE NO. 02-12RP1

Owner:  
Garry Sisco  
1211 Erie Street  
Carrollton, TX 75006  
ph. 214-213-0062



**TerraCorp Associates LLC**  
3960 Broadway Blvd. Ste 236  
Garland, TX 75043  
ph. 972-805-4529, fax 972-805-4527  
www.terracorpssurvey.com

March 27, 20121



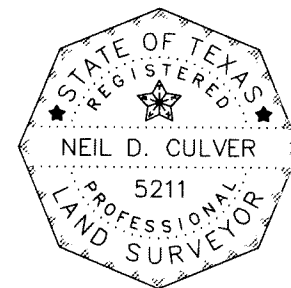
VICINITY MAP N.T.S.

## SURVEYORS CERTIFICATE

I, Neil D. Culver, Registered Professional Land Surveyor hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Carrollton.

This the 30 day of MAY, 2012.

*Neil D. Culver*  
Registered Professional Land Surveyor No. 5211

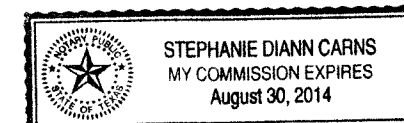


THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Neil D. Culver, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the 30 day of May, 2012.

*Stephane Diann Carins*  
Notary Public in and for the State of Texas



## CITY SIGNATURE BLOCK

On the 2 day of February, 2012, this plat was duly approved by the Planning and Zoning Commission of the City of Carrollton, Texas.

Signed: *[Signature]*  
Chairman  
Planning and Zoning Commission

Attest: *[Signature]*  
City Secretary



Signed: *[Signature]*  
Planning Department

## UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS

*Bobby Rogers*  
NAME/TITLE PROJECT SPECIALIST

ONCOR ELECTRIC DELIVERY

*Kimberly Le...*  
NAME/TITLE Utility Designer

## NOTES

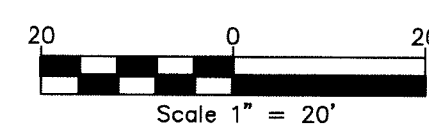
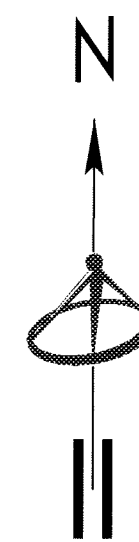
1. Coordinates and bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.

The convergence/mapping angle at the P.O.B. is 00°52'15" with a combined scale factor of 0.999855456.

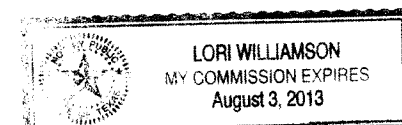
2. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

3. Visibility Note: Intersection visibility triangles shall have dimensions as specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.

4. The purpose of this replat is to establish two lots of record.



**LEGEND**  
(CM) CONTROL MONUMENT  
SRF STEEL ROD FOUND  
IPF IRON PIPE FOUND  
TCS 5/8-INCH STEEL ROD  
W/TERRACORP CAP SET  
( ) DEED CALLS

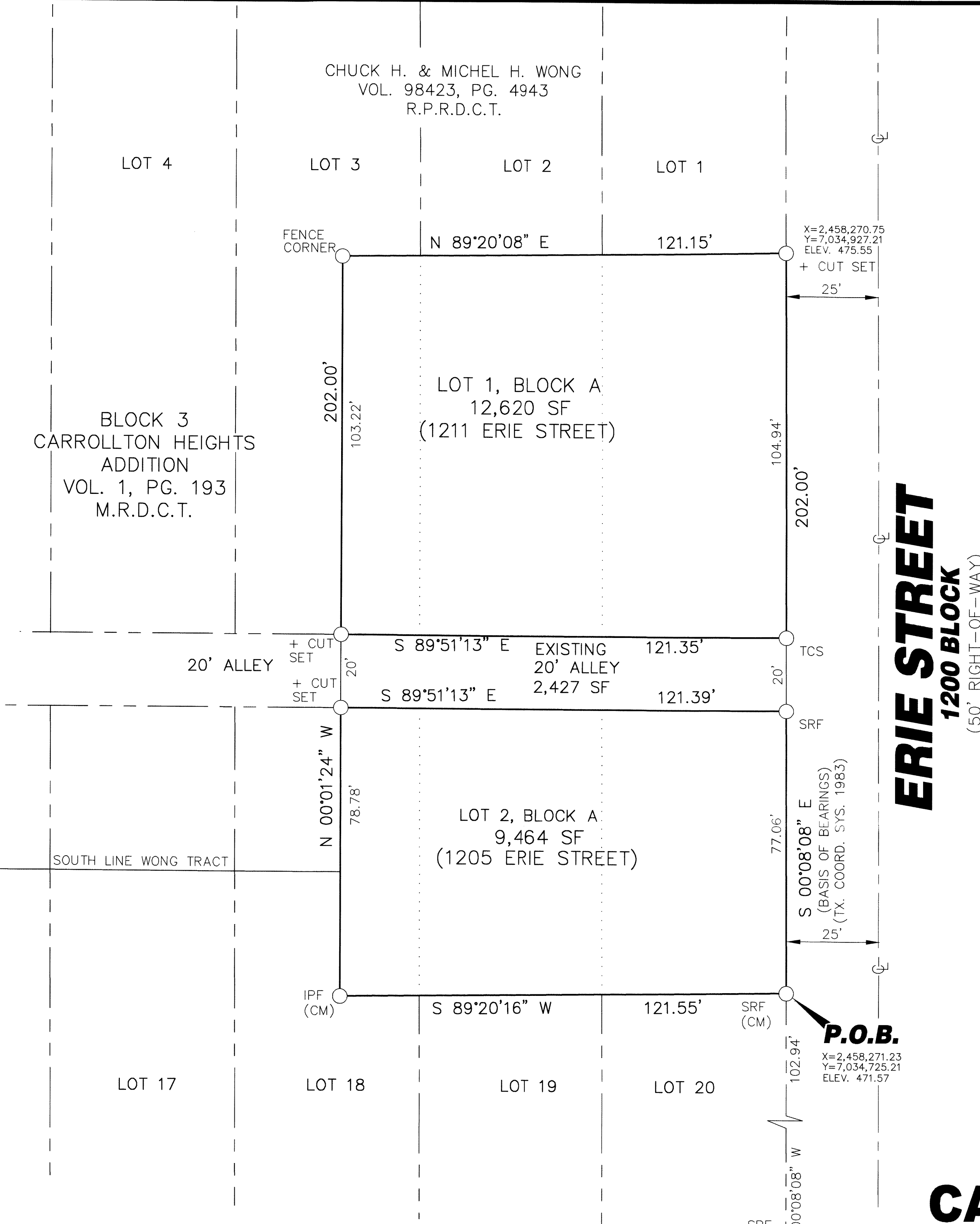


THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Garry Sisco, 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 and as the act and deed therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this This the 23 day of May, 2012.

*Neil Williamson*  
Notary Public in and for the State of Texas



**ROSEMON  
AVENUE**  
(1300 BLOCK)

**ERIE STREET**  
1200 BLOCK  
(50' RIGHT-OF-WAY)