

PROPERTY DESCRIPTION

BEING a tract of land situated in the William Larner Survey, Abstract No. 799, City of Carrollton, Dallas County, Texas and a part of Fannidella Drive (a 50-foot right-of-way) and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found at the south terminus of said Fannidella Drive and being the southeast corner of Lot 1R, Block A, Fannidella Apartments, Part 2, an addition to the City of Carrollton according to the plat recorded in Instrument No. 201700115264 of the Official Public Records, Dallas County, Texas and from which a 1/2-inch iron rod found bears South 55°05'18" West, a distance of 169.81 feet.

THENCE North 0°37'36" West, a distance of 70.25 feet with the west right-of-way line at said Fannidella Drive and the east line of said Lot 1R to a point at the beginning of a non-tangent curve to the right having a central angle of 7°18'00", a radius of 90.00 feet, a chord bearing and distance of North 73°27'35" East, 11.46 feet;

THENCE departing said west right-of-way line of Fannidella Drive and said east line of Lot 1R in a northeasterly direction, with said curve to the right, an arc distance of 11.47 feet to a point at the beginning of a reverse curve to the left having a central angle of 47°17'12", a radius of 60.00 feet, a chord bearing and distance of North 53°28'00" East, 48.12 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 49.52 feet to a point for corner in said east right-of-way line of Fannidella Drive and being in the west line of Lot 1R, Block 1, Crosby Recreation Center, an addition to the City of Carrollton according to the plat recorded in Instrument No. 200101261303 of said Official Public Records;

THENCE with said east right-of-way line and with said west line of Lot 1R, Block 1, South 0°37'36" East, a distance of 67.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 1R, Block 1 and south terminus of Fannidella Drive;

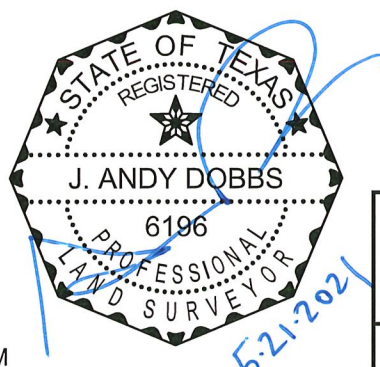
THENCE with said south terminus, South 55°05'18" West, a distance of 60.51 feet to the **POINT OF BEGINNING** and containing 3,189 square feet or 0.0732 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**FANNIDELLA DRIVE
RIGHT-OF-WAY
ABANDONMENT**

WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

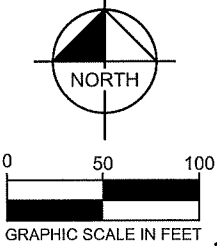
J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
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Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PCB	JAD	May, 2021	069225612	1 OF 2



CALLED 0.0244 ACRES
FAIRWAY 427, LP
INST. NO. 201700327715
O.P.R.D.C.T.

CROSBY ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

LOT 2R, BLOCK A
FANNIDELLA APARTMENTS,
PART 2
INST. NO. 201700115264
O.P.R.D.C.T.

LOT 1R, BLOCK 1
CROSBY RECREATION CENTER
INST. NO. 200101261303
O.P.R.D.C.T.

CITY OF CARROLLTON
INST. NO. 201700119451
O.P.R.D.C.T.

1/2" IRF
"CP&Y"

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°18'00"	90.00'	11.47'	N73°27'35"E	11.46'
C2	47°17'12"	60.00'	49.52'	N53°28'00"E	48.12'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°37'36"W	70.25'
L2	S00°37'36"E	67.53'
L3	S55°05'18"W	60.51'

LOT 1R, BLOCK A
FANNIDELLA APARTMENTS,
PART 2
INST. NO. 201700115264
O.P.R.D.C.T.

CALLLED 4.643 ACRES
CITY OF CARROLLTON
INST. NO. 201200231245
O.P.R.D.C.T.

CALLLED 1.580 ACRES
CITY OF CARROLLTON
INST. NO. 201600117503
O.P.R.D.C.T.

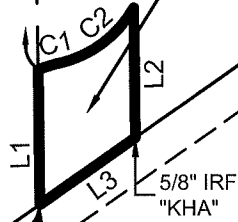
FANNIDELLA DRIVE
(A 50-FOOT WIDE RIGHT-OF-WAY)

0.0732 ACRES
3,189 SQ. FT.

LOT 1, BLOCK 1
C/FB ISD SERVICE CENTER
ADDITION
VOL. 89021, PG. 2571
D.R.D.C.T.

20' WATER EASEMENT
VOL. 76089, PG. 2675
D.R.D.C.T.

N0°37'36"W 301.72'



5/8" IRF
"KHA"

P.O.B.
3/8" IRF

LEGEND

- IRF = IRON ROD FOUND
- VOL. = VOLUME
- PG. = PAGE
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER

NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**FANNIDELLA DRIVE
RIGHT-OF-WAY
ABANDONMENT**

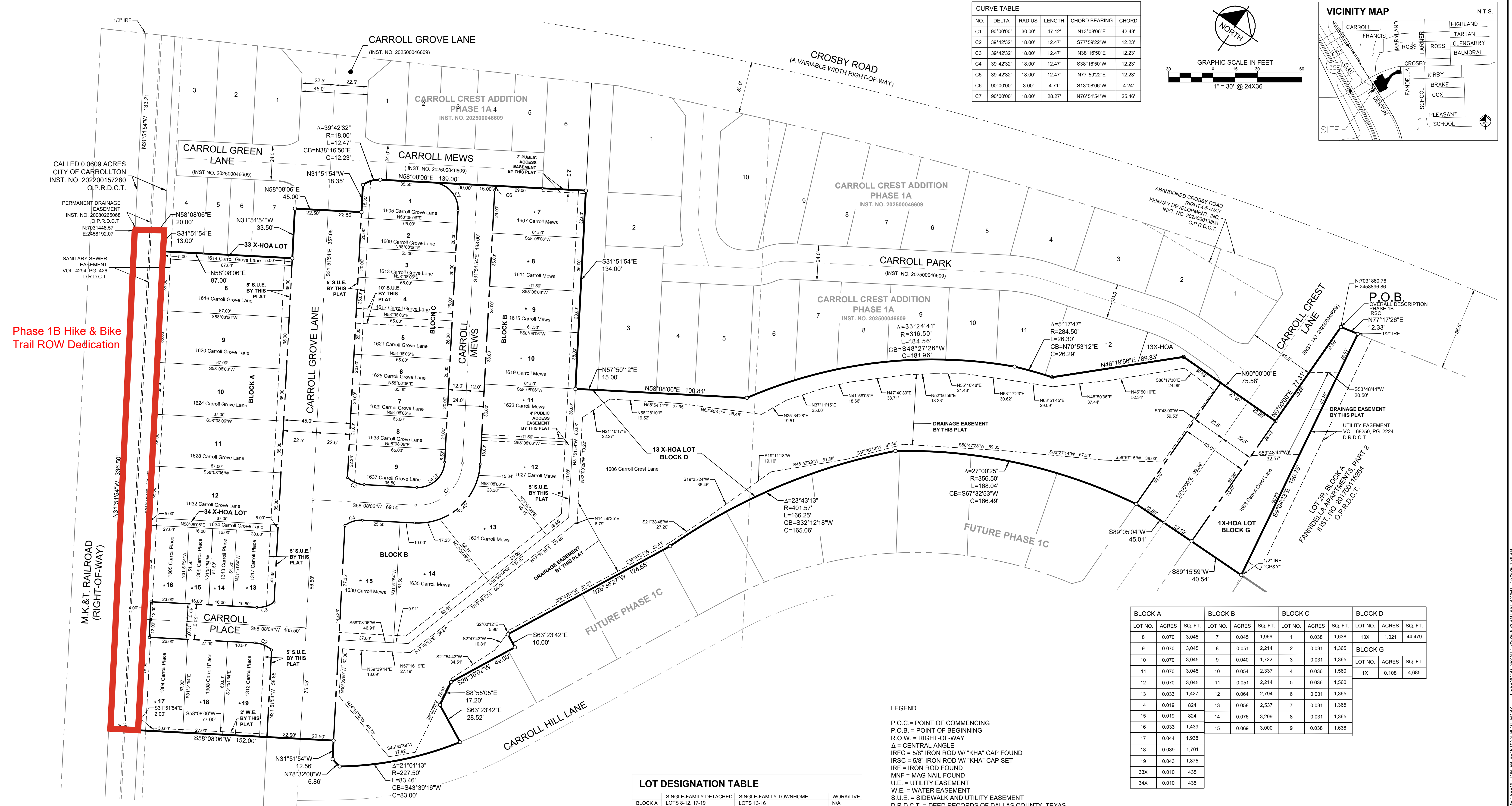
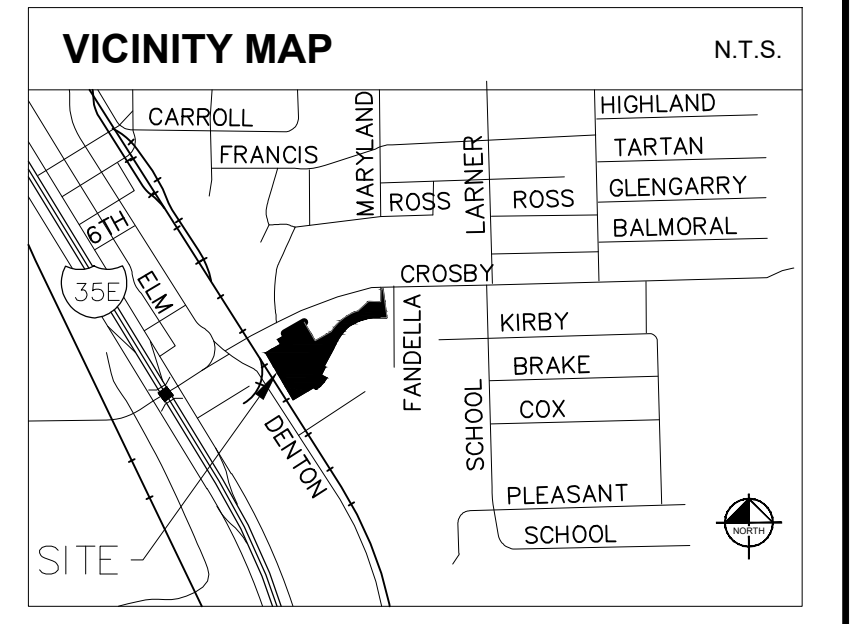
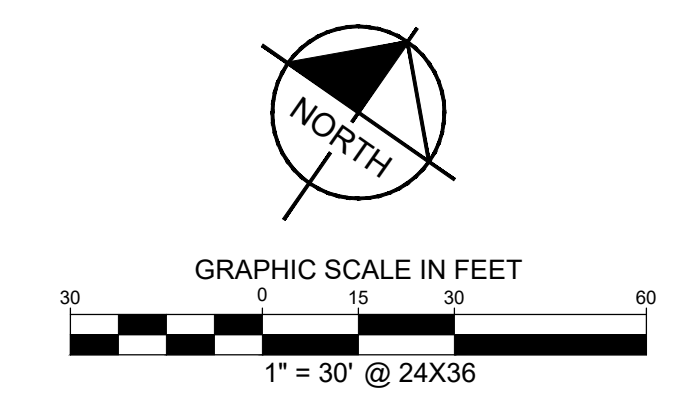
WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 100'	Drawn by PCB	Checked by JAD	Date APR.2021	Project No. 069225612	Sheet No. 2 OF 2
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NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°08'06"E	42.43'
C2	39°42'32"	18.00'	12.47'	S77°59'22"W	12.23'
C3	39°42'32"	18.00'	12.47'	N38°16'50"E	12.23'
C4	39°42'32"	18.00'	12.47'	S38°16'50"W	12.23'
C5	39°42'32"	18.00'	12.47'	N77°59'22"E	12.23'
C6	90°00'00"	3.00'	4.71'	S13°08'06"W	4.24'
C7	90°00'00"	18.00'	28.27'	N76°51'54"W	25.46'



Phase 1B Hike & Bike Trail ROW Dedication

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
Δ = CENTRAL ANGLE
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
S.U.E. = SIDEWALK AND UTILITY EASEMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
* = LOTS FRONTING OPEN SPACE/HOA LOT OR SIDEWALK

	SINGLE-FAMILY DETACHED	SINGLE-FAMILY TOWNHOME	WORK/LIVE
BLOCK A	LOTS 8-12, 17-19	LOTS 13-16	N/A
BLOCK B	LOTS 7-15	N/A	N/A
BLOCK C	N/A	LOTS 1-9	N/A
BLOCK D	N/A	N/A	N/A
BLOCK G	N/A	N/A	N/A

BLOCK A			BLOCK B			BLOCK C			BLOCK D		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
8	0.070	3,045	7	0.045	1,966	1	0.038	1,638	13X	1.021	44,479
9	0.070	3,045	8	0.051	2,214	2	0.031	1,365	BLOCK G		
10	0.070	3,045	9	0.040	1,722	3	0.031	1,365			
11	0.070	3,045	10	0.054	2,337	4	0.036	1,560	1X	0.108	4,685
12	0.070	3,045	11	0.051	2,214	5	0.036	1,560			
13	0.033	1,427	12	0.064	2,794	6	0.031	1,365			
14	0.019	824	13	0.058	2,537	7	0.031	1,365			
15	0.019	824	14	0.076	3,299	8	0.031	1,365			
16	0.033	1,439	15	0.069	3,000	9	0.038	1,638			
17	0.044	1,838									
18	0.039	1,701									
19	0.043	1,875									
33X	0.010	435									
34X	0.010	435									

- NOTES:**
- Selling off a portion of this addition by meets and bounds description without a replat being approved by the City of Carrollton is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
 - GPS Coordinates are recited to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).
 - The purpose of this plat is to create 30 single family lot, 4 HOA lots, a 20' hike and bike trail right-of-way and road right-of-way, from two tracts of land and to dedicate easements for development.
 - Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.
 - Final plats and Replats shall meet zoning requirements.
 - All corners are 5/8" iron rod with plastic cap stamped "KHA" set unless otherwise noted.
 - All drainage easement shall be shown on the plat prior to the city staffs final review, approval, and recordation and will not affect the design and layout of the lots and infrastructure.
 - Franchise utilities may not be shared with City facilities.
 - The homeowners association must be responsible for the maintenance of all common areas, non-required screening walls, retaining walls.

FLOOD STATEMENT:

According to Map No. 48113C0160K, Community Panel No. 480167 0160 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VISIBILITY NOTE

Intersection visibility triangle shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances

- HOA NOTES:**
- The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners association.
 - The homeowners association must have the authority to collect membership fees.
 - The homeowners association must be responsible for the maintenance of all common areas and non-required screening walls or fences.
 - The homeowners association must grant the City right of access to common areas to abate any nuisances thereon, and attach a lien for the prorated cost of abatement upon each individual lot.
 - The homeowners association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise including attorney's fees and costs of suit, in connection with the City's maintenance of common areas.
 - The homeowners association shall enter into a license agreement with the City of Carrollton, where additional right-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls, or other amenities, and shall be responsible for the installation and maintenance of all landscape areas that are in the public right-of-way.
 - The homeowners association must be responsible for any retaining walls located within private lots or open space lots.

OWNER/DEVELOPER:
FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

FINAL PLAT
CARROLL CREST ADDITION
PHASE 1B
30 SINGLE FAMILY LOTS
4 HOMEOWNERS' ASSOCIATION LOTS
BEING 146,233 SQUARE FEET AND 3.3571 ACRES OUT OF THE
WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2022-191
DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 1/11/2023

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	MGB	JAD	JUNE 2023	069225612	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FENWAY DEVELOPMENT, INC., is the owner of a tract of land situated in the William Larner Survey, Abstract No. 799, City of Carrollton, Dallas County, Texas and being a portion of those tracts of land described as Tract 3 and Tract 4 in General Warranty Deed to FENWAY DEVELOPMENT, INC. recorded in Instrument No. 202100378711, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the easternmost corner of the Carroll Crest Addition, Phase 1A, an addition to the City of Carrollton according to the plat recorded in Instrument No. 20250046609, of said Official Public Records, and being in the south right-of-way line of Crosby Road (a variable width right-of-way);

THENCE with said south right-of-way line of Crosby Road, North 77°17'26" East, a distance of 12.33 feet to a 1/2" iron rod found for the northwest corner of Lot 2R, Block A of Fannidella Apartments, Part 2, an addition to the City of Carrollton according to the plat recorded in Instrument No. 201700115264, of said Official Public Records;

THENCE departing said south right-of-way line of Crosby Road and with the west line of said Lot 2R, South 09°04'33" East, a distance of 180.75 feet to a 1/2" iron rod with plastic cap stamped "CP&Y" found for the southwest corner of said Lot 2R;

THENCE over and across said Tract 3 and Tract 4, the following courses and distances:

South 89°15'59" West, a distance of 40.34 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 89°05'04" West, a distance of 45.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 356.50 feet, a central angle of 27°00'25", and a chord bearing and distance of South 67°32'53" West, 166.49 feet;
In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 168.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 401.57 feet, a central angle of 23°43'13", and a chord bearing and distance of South 32°12'18" West, 165.06 feet;
In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 166.25 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 26°36'27" West, a distance of 124.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 63°23'42" East, a distance of 10.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 26°36'02" West, a distance of 49.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 08°55'05" East, a distance of 17.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 63°23'42" East, a distance of 28.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 227.50 feet, a central angle of 21°01'13", and a chord bearing and distance of South 43°39'18" West, 83.00 feet;
In a westerly direction, with said non-tangent curve to the right, an arc distance of 83.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 78°32'08" West, a distance of 6.86 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 31°51'54" West, a distance of 12.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 58°08'06" West, a distance of 152.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the east right-of-way line of M.K.&T. Railroad;

THENCE with said east right-of-way line of M.K.&T. Railroad, North 31°51'54" West, a distance of 336.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of a called 0.0609 acre tract of land described in Special Warranty Deed to City of Carrollton, Texas recorded in Instrument No. 202200157280 of said Official Public Records from which a 1/2" iron rod found for corner in said south right-of-way line of Crosby Road bears, North 31°51'54" West, a distance of 133.21 feet;

THENCE departing said east right-of-way line of M.K.&T. Railroad and with the south line of said City of Carrollton, Texas tract, North 58°08'06" East, a distance of 20.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the west line of said Carroll Crest Addition, Phase 1A;

THENCE along the southerly line of said Carroll Crest Addition, Phase 1A, the following courses and distances:

South 31°51'54" East, a distance of 13.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 87.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 31°51'54" West, a distance of 33.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 45.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 31°51'54" West, a distance of 18.35 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 18.00 feet, a central angle of 39°42'32", and a chord bearing and distance of North 38°16'50" East, 12.23 feet;
In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 12.47 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 139.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 31°51'54" East, a distance of 134.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 57°50'12" East, a distance of 15.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 58°08'06" East, a distance of 100.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 316.50 feet, a central angle of 33°24'41", and a chord bearing and distance of North 48°27'26" East, 181.96 feet;
In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 184.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 284.50 feet, a central angle of 05°17'47", and a chord bearing and distance of North 70°53'12" East, 26.29 feet;
In an easterly direction, with said non-tangent curve to the right, an arc distance of 26.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 46°19'56" East, a distance of 89.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 90°00'00" East, a distance of 75.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 00°00'00" East, a distance of 77.31 feet to the POINT OF BEGINNING and containing 146,233 square feet or 3.3571 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

NOTES:

- 1. Selling off a portion of this addition by meets and bounds description without a replat being approved by the City of Carrollton is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
- 2. GPS Coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).
- 3. The purpose of this plat is to create 30 single family lot, 4 HOA lots, a 20' hike and bike trail right-of-way and road right-of-way, from two tracts of land and to dedicate easements for development.
- 4. Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.
- 5. Final plats and Replats shall meet zoning requirements.
- 6. All corners are 5/8" iron rod with plastic cap stamped "KHA" set unless otherwise noted.
- 7. All drainage easement shall be shown on the plat prior to the city staff's final review, approval, and recordation and will not affect the design and layout of the lots and infrastructure.
- 8. Franchise utilities may not be shared with City facilities.
- 9. The homeowners association must be responsible for the maintenance of all common areas, non-required screening walls, and retaining walls.

FLOOD STATEMENT:

According to Map No. 48113C0160K, Community Panel No. 480167 0160 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VISIBILITY NOTE

Intersection visibility triangle shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That FENWAY DEVELOPMENT, INC., acting herein by and through its duly-authorized officers, does hereby adopt this final plat designating the herein above-described property as CARROLL CREST ADDITION, PHASE 1B, 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, said 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 have 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.

FENWAY DEVELOPMENT, INC. 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.

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

WITNESS MY HAND THIS ____ DAY OF _____, 20 ____.

FENWAY DEVELOPMENT, INC.

Signature of Owner

Name of Corporation (if applicable)

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

Signature of Owner

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations thereof expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

Notary Public, State of _____

Print Name Notary stamp

UTILITY CERTIFICATE

UTILITY CERTIFICATE THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS _____

ONCOR ELECTRIC _____

DETENTION AND DRAINAGE EASEMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF CARROLLTON §

KNOW ALL MEN BY THESE PRESENTS:

This plat is hereby adopted by the Owners and approved by the City of Carrollton (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Block D, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. Should the property owner not maintain the detention pond, the City may perform the work and assess the property for the cost of the work and if not paid attach a lien on all property in the subdivision. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the Easement."

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a 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, Texas.

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

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

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 CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20 ____.

Notary Public, State of Texas

Print Name Notary stamp

CITY SIGNATURE BLOCK

On the ____ day of _____, 20 ____, this final plat was duly approved by the Planning & Zoning Commission of the City of Carrollton.

Signed: _____ Attest: _____
Director of Development Services City Secretary
or their designee

Signed: _____
Chairman
Planning and Zoning Commission

FINAL PLAT
CARROLL CREST ADDITION
PHASE 1B

30 SINGLE FAMILY LOTS
4 HOMEOWNERS' ASSOCIATION LOTS
BEING 148,727 SQUARE FEET AND 3.4143 ACRES OUT OF THE
WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2022-191
DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 1/11/2023

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MGB	JAD	JUNE 2023	069225612	2 OF 2

OWNER/DEVELOPER:
FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

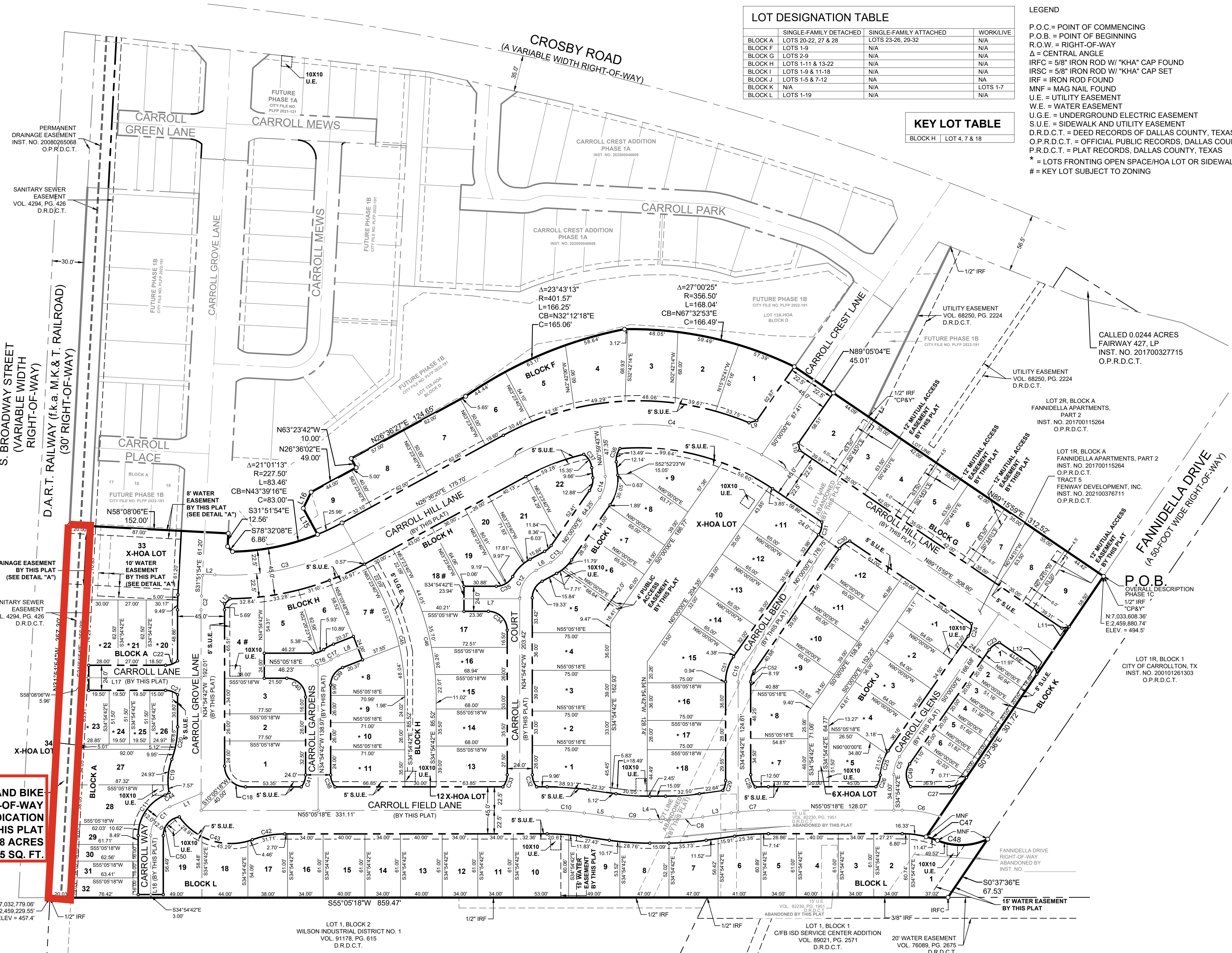
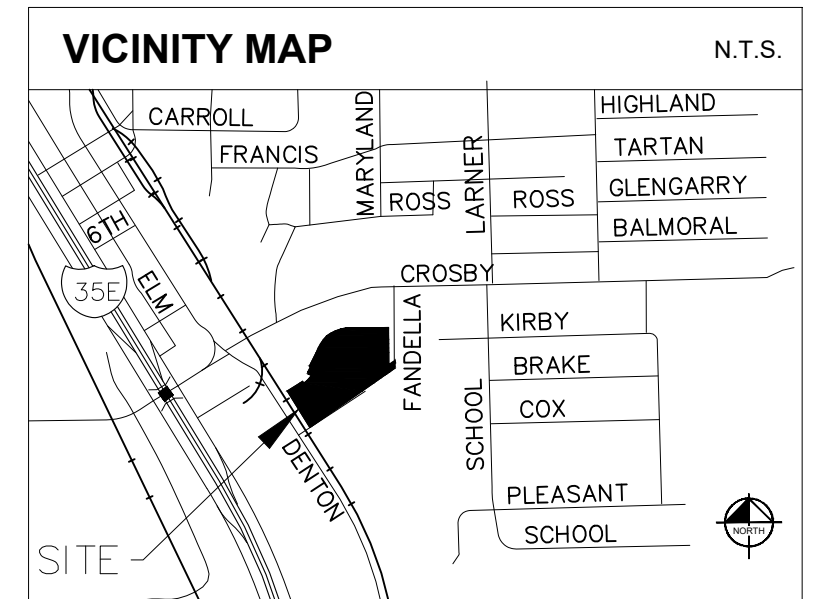
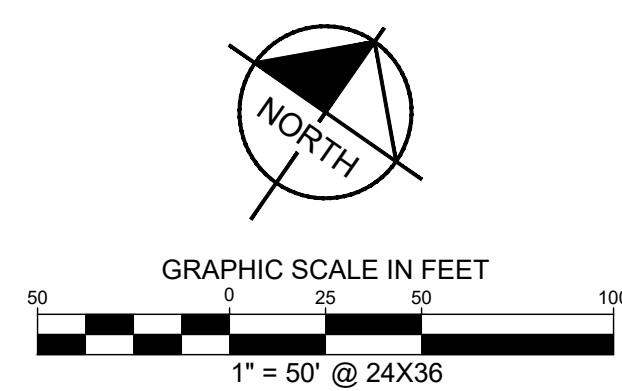
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

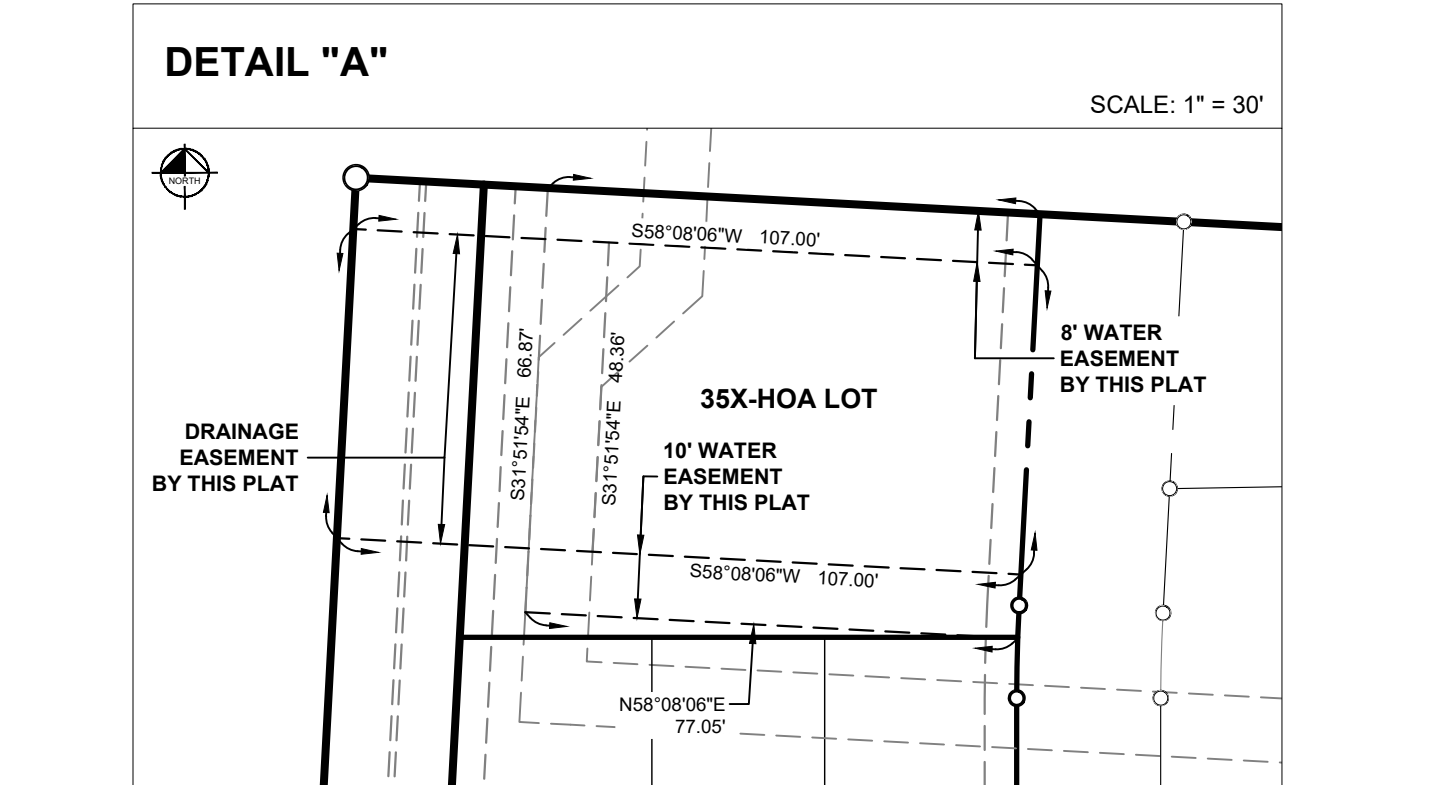
LOT DESIGNATION TABLE			
BLOCK	LOT	DESCRIPTION	WORKLIVE
BLOCK A	LOTS 20-22, 27 & 28	SINGLE-FAMILY DETACHED	N/A
BLOCK F	LOTS 1-9	SINGLE-FAMILY ATTACHED	N/A
BLOCK G	LOTS 2-9	SINGLE-FAMILY ATTACHED	N/A
BLOCK H	LOTS 1-11 & 13-22	SINGLE-FAMILY ATTACHED	N/A
BLOCK I	LOTS 1-9 & 11-18	SINGLE-FAMILY ATTACHED	N/A
BLOCK J	LOTS 1-5 & 7-12	SINGLE-FAMILY ATTACHED	N/A
BLOCK K	LOTS 1-9	SINGLE-FAMILY ATTACHED	N/A
BLOCK L	LOTS 1-19	SINGLE-FAMILY ATTACHED	N/A

KEY LOT TABLE	
BLOCK H	LOT 4, 7 & 18

LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
Δ = CENTRAL ANGLE
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
U.G.E. = UNDERGROUND ELECTRIC EASEMENT
S.U.E. = SIDEWALK AND UTILITY EASEMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
* = LOTS FRONTING OPEN SPACE/HOA LOT OR SIDEWALK
= KEY LOT SUBJECT TO ZONING



BLOCK A			BLOCK G			BLOCK I			BLOCK K		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
20	0.043	1,860	2	0.065	2,813	1	0.071	3,080	1	0.027	1,170
21	0.039	1,688	3	0.051	2,222	2	0.057	2,475	2	0.023	1,021
22	0.047	2,046	4	0.061	2,667	3	0.067	2,925	3	0.024	1,025
23	0.034	1,492	5	0.051	2,222	4	0.062	2,700	4	0.024	1,030
24	0.023	1,004	6	0.061	2,667	5	0.084	3,678	5	0.024	1,034
25	0.023	1,004	7	0.051	2,222	6	0.060	2,606	6	0.024	1,039
26	0.031	1,341	8	0.051	2,223	7	0.051	2,210	7	0.032	1,399
27	0.069	3,009	9	0.064	2,805	8	0.061	2,672			
28	0.065	2,822				9	0.081	3,509			
29	0.027	1,167				10X	0.343	14,945			
30	0.023	994				11	0.066	2,863			
31	0.023	1,008				12	0.052	2,275			
32	0.029	1,250				13	0.057	2,470			
33X	0.137	5,961				14	0.048	2,080			
34X	0.011	462				15	0.085	3,683			
						16	0.062	2,700			
						17	0.048	2,100			
						18	0.074	3,202			
						19	0.075	3,285			
						20	0.056	2,435			
						21	0.077	3,340			
						22	0.075	3,278			
						23	0.082	3,561			
						24	0.069	2,995			
						25	0.059	2,589			
						26	0.071	3,100			
						27	0.070	3,050			
						28	0.0513	2,234			



**FINAL PLAT
CARROLL CREST ADDITION
PHASE 1C**

**105 SINGLE FAMILY LOTS
5 HOMEOWNERS' ASSOCIATION LOTS**
BEING 405,202 SQUARE FEET OR 9.3030 ACRES
(OF WHICH 117,459 SQUARE FEET OR 2.6975 ACRES
ARE DEDICATED AS R.O.W.)
OUT OF THE

WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2024-117
DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 3/15/2023, 8/1/2025, 10/7/2025

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale: 1" = 50' Drawn by: DWP Checked by: WJJ Date: OCT. 2025 Project No.: 069225612 Sheet No.: 1 OF 3

- NOTES:**
- Selling off a portion of this addition by meets and bounds description without a replat being approved by the City of Carrollton is a violation of the city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
 - GPS Coordinates are rectified to NAD 83 State Plane Coordinate System North Central Texas Zone 4202 (feet).
 - The purpose of this plat is to create 105 single family lots, 5 HOA lots and road right-of-way, from two tracts of land and to dedicate easements for development.
 - Intersection visibility triangles shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances.
 - Final plats and Replats shall meet zoning requirements.
 - All corners are 5/8" iron rod with plastic cap stamped "KHA" set unless otherwise noted.
 - All drainage easement shall be shown on the plat prior to the city staffs final review, approval, and recordation and will not affect the design and layout of the lots and infrastructure.
 - Franchise utilities may not be shared with City facilities.
 - Line and curve data on sheet 2.
 - The homeowners association must be responsible for the maintenance of all common areas, non-required screening walls, and retaining walls.
 - Easements shown on this plat without recording information are **BY THIS PLAT** unless otherwise noted hereon.
 - Insets within streets shall be set aside for the placement of waste receptacles where consecutive lots are not adjacent to a street and have garage access from a dead-end alley.
 - Streets and Alleys (if any) shown as (BY THIS PLAT) are dedicated by this plat.

FLOOD STATEMENT:
According to Map No. 48113C0160K, Community Panel No. 480167 0160 K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VISIBILITY NOTE
Intersection visibility triangle shall have the dimensions specified in Section 53.40 et seq. of the Carrollton Code of Ordinances

- HOA NOTES:**
- The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners association.
 - The homeowners association must have the authority to collect membership fees.
 - The homeowners association must be responsible for the maintenance of all common areas and non-required screening walls or fences.
 - The homeowners association must grant the City right of access to common areas to abate any nuisances thereon, and attach a lien for the prorated cost of abatement upon each individual lot.
 - The homeowners association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise including attorney's fees and costs of suit, in connection with the City's maintenance of common areas.
 - The homeowners association shall enter into a license agreement with the City of Carrollton, where additional right-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walks, or other amenities, and shall be responsible for the installation and maintenance of all landscape areas that are in the public right-of-way.
 - The homeowners association must be responsible for any retaining walls located within private lots or open space lots.

OWNER/DEVELOPER:
FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FENWAY DEVELOPMENT, INC., is the owner of a tract of land situated in the William Lamer Survey, Abstract No. 799, City of Carrollton, Dallas County, Texas, and being all of Lot 1R, Block A, of Fannidella Apartments, Part 2, an addition to the City of Carrollton according to the plat recorded in Instrument No. 201700115264, Official Public Records, Dallas County, Texas and being a portion of those tracts of land described as Tract 3, Tract 4, and Tract 5 in General Warranty Deed to FENWAY DEVELOPMENT, INC. recorded in Instrument No. 202100376711, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "CP&Y" found for corner in the west right-of-way line of Fannidella Drive (a 50-foot wide right-of-way) and being the northeast corner of Lot 1R, Block A;

THENCE with said west right-of-way line of Fannidella Drive and the east line of said Lot 1R, Block A, South 00°37'36" East, a distance of 301.72 feet to a Mag Nail found for corner at the beginning of a non-tangent curve to the right with a radius of 90.00 feet, a central angle of 07°18'00", and a chord bearing and distance of North 73°27'35" East, 11.46 feet;

THENCE departing said west right-of-way line of Fannidella Drive, over and across said Fannidella Drive, the following courses and distances:

In an easterly direction, with said non-tangent curve to the right, an arc distance of 11.47 feet to a Mag Nail found for corner at the beginning of a reverse curve to the left with a radius of 60.00 feet, a central angle of 47°17'12", and a chord bearing and distance of North 53°28'00" East, 48.12 feet; In a northerly direction, with said reverse curve to the left, an arc distance of 49.52 feet to a point for corner in the east right-of-way line of said Fannidella Drive;

THENCE with said east right-of-way line of Fannidella Drive, South 00°37'36" East, a distance of 67.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner in the south terminus of said Fannidella Drive;

THENCE with said south terminus of Fannidella Drive and the south lines of said Tract 5, Tract 4 and Tract 3, South 55°05'18" West, a distance of 859.47 feet to a 1/2-inch iron rod found for the southwest corner of said Tract 3;

THENCE with the west line of said Tract 3, North 31°51'54" West, a distance of 357.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said west line of Tract 3, over and across said Tract 3 and Tract 4, the following courses and distances:

North 58°08'06" East, a distance of 152.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 31°51'54" East, a distance of 12.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; South 78°32'08" East, a distance of 6.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left with a radius of 227.50 feet, a central angle of 21°03'13", and a chord bearing and distance of North 43°39'16" East, 83.00 feet; In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 83.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 63°23'42" West, a distance of 28.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 08°55'05" West, a distance of 17.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 26°36'02" East, a distance of 49.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 63°23'42" West, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 26°36'27" East, a distance of 124.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 401.57 feet, a central angle of 23°43'13", and a chord bearing and distance of North 32°12'18" East, 165.06 feet; In a easterly direction, with said non-tangent curve to the right, an arc distance of 166.25 feet to a point for corner at the beginning of a non-tangent curve to the right with a radius of 356.50 feet, a central angle of 27°00'25", and a chord bearing and distance of North 67°32'53" East, 166.49 feet; In a southerly direction, with said non-tangent curve to the right, an arc distance of 168.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 89°05'04" East, a distance of 45.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner; North 89°05'04" East, a distance of 40.54 feet a 1/2-inch iron rod with plastic cap stamped "CP&Y" found for the northwest corner of Lot 1R and the southwest corner of Lot 2R, Block A, said Fannidella Apartments, Part 2, North 89°15'59" East, with the north line of said Lot 1R, Block A and the south line of said Lot 2R for a distance of 312.52 feet to the POINT OF BEGINNING and containing 405,238 square feet or 9.3030 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That FENWAY DEVELOPMENT, INC., acting herein by and through its duly-authorized officers, does hereby adopt this final plat designating the herein above-described property as CARROLL CREST ADDITION, PHASE 1C, 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. The City of Carrollton and any public utility shall have 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.

FENWAY DEVELOPMENT, INC. 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.

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

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

FENWAY DEVELOPMENT, INC.

Signature of Owner

Name of Corporation (if applicable)

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

Signature of Owner

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations thereof expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of _____

Print Name

Notary stamp

UTILITY CERTIFICATE

UTILITY CERTIFICATE THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS _____

ONCOR ELECTRIC _____

DETENTION AND DRAINAGE EASEMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF CARROLLTON §

KNOW ALL MEN BY THESE PRESENTS:

This plat is hereby adopted by the Owners and approved by the City of Carrollton (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Block A, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. Should the property owner not maintain the detention pond, the City may perform the work and assess the property for the cost of the work and if not paid attach a lien on all property in the subdivision. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the Easement."

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:

I, J. Andy Dobbs, a 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, Texas.

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

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

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 CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

Print Name

Notary stamp

CITY SIGNATURE BLOCK

On the ____ day of _____, 20__, this final plat was duly approved by the Planning & Zoning Commission of the City of Carrollton.

Signed: _____
Director of Development Services
or their designee

Attest: _____
City Secretary

Signed: _____
Chairman
Planning and Zoning Commission

Table with 3 columns: NO., BEARING, LENGTH. Rows L1 to L18.

Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C1 to C18.

Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C19 to C38.

Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C39 to C58.

FINAL PLAT
CARROLL CREST ADDITION
PHASE 1C
105 SINGLE FAMILY LOTS
5 HOMEOWNERS' ASSOCIATION LOTS
BEING 405,202 SQUARE FEET OR 9.3030 ACRES
(OF WHICH 117,459 SQUARE FEET OR 2.6975 ACRES
ARE DEDICATED AS R.O.W.)

WILLIAM LARNER SURVEY, ABSTRACT NO. 799,
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS
CITY FILE NO. PLFP 2024-117

DATE PREPARED: 4/26/2022 REVISED: 6/23/2022 REVISED: 3/15/2023, 8/1/2025, 10/7/2025

OWNER/DEVELOPER:
FENWAY DEVELOPMENT, INC.
2410 POLK STREET
HOUSTON, TX 77003
PHONE: 713-964-8111
CONTACT: FRANK LIU

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-900-8528
CONTACT: JARED EARNEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
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Kimley Horn logo and contact information: 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240. Tel. No. (972) 770-1300, Fax No. (972) 239-3820. FIRM # 10115500. Scale: NA, Drawn by: DWP, Checked by: WJJ, Date: OCT. 2025, Project No.: 069225612, Sheet No.: 2 OF 3.