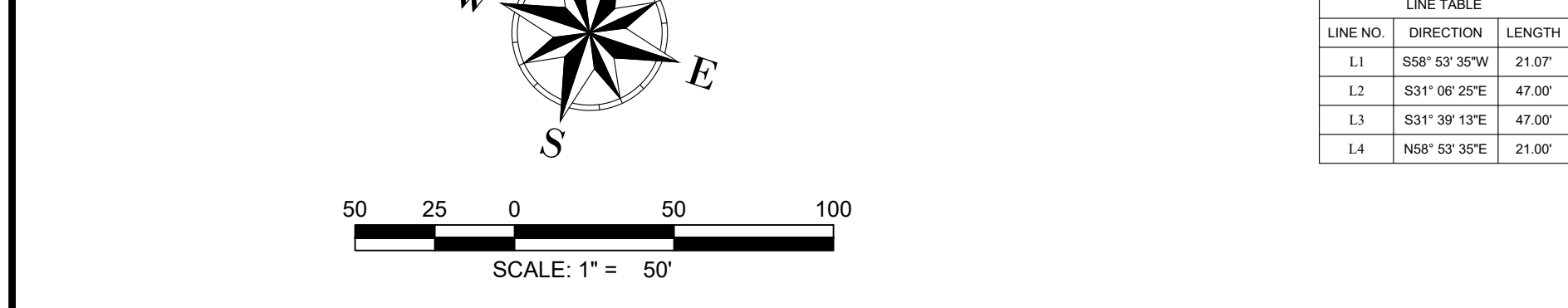


- LEGEND**
- MONUMENT - TYPE AS NOTED
 - 1/2" IRON ROD SET CAP NO. 6870
 - MAG. NAIL W/ SHINER "RPLS 6870" SET
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATERLINE
 - OVERHEAD WIRES
 - UTILITY POLE
 - GUY ANCHOR
 - WATER METER
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - ELECTRIC METER
 - COMMUNICATIONS PEDESTAL
 - BUILDING LINE
 - U.E. UTILITY EASEMENT
 - M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
 - D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS



LOT AREA TABLE		
LOT #	ACREAGE	SQ. FEET
LOT 1, BLOCK B/6870	0.154	353
LOT 2, BLOCK B/6870	0.125	332
LOT 3, BLOCK B/6870	0.125	332
LOT 4, BLOCK B/6870	0.125	332
LOT 5, BLOCK B/6870	0.125	332
LOT 6, BLOCK B/6870	0.125	332
LOT 7, BLOCK B/6870	0.125	332
LOT 8, BLOCK B/6870	0.125	332
LOT 9, BLOCK B/6870	0.125	332
LOT 10, BLOCK B/6870	0.125	332
LOT 11, BLOCK B/6870	0.125	332
LOT 12, BLOCK B/6870	0.125	332
LOT 13, BLOCK B/6870	0.125	332
LOT 14, BLOCK B/6870	0.125	332
LOT 15, BLOCK B/6870	0.125	332
LOT 16, BLOCK B/6870	0.125	332
LOT 17, BLOCK B/6870	0.125	332

LOT AREA TABLE		
LOT #	ACREAGE	SQ. FEET
LOT 18, BLOCK A/6870	0.125	332
LOT 19, BLOCK B/6870	0.125	332
LOT X, BLOCK B/6870	0.266	450
LOT 22, BLOCK A/6870	0.125	332
LOT 23, BLOCK A/6870	0.125	332
LOT 24, BLOCK A/6870	0.125	332
LOT 25, BLOCK A/6870	0.125	332
LOT 26, BLOCK A/6870	0.125	332
LOT 27, BLOCK A/6870	0.125	332
LOT 28, BLOCK A/6870	0.125	332
LOT 29, BLOCK A/6870	0.160	373
LOT 1, BLOCK A/6870	0.156	355
LOT 2, BLOCK A/6870	0.126	333
LOT 3, BLOCK A/6870	0.126	333
LOT 4, BLOCK A/6870	0.125	333
LOT 5, BLOCK A/6870	0.125	333
LOT 6, BLOCK A/6870	0.125	332

LOT AREA TABLE		
LOT #	ACREAGE	SQ. FEET
LOT 7, BLOCK A/6870	0.125	332
LOT 8, BLOCK A/6870	0.125	332
LOT 9, BLOCK A/6870	0.125	332
LOT 10, BLOCK A/6870	0.125	332
LOT 11, BLOCK A/6870	0.125	332
LOT 12, BLOCK A/6870	0.125	332
LOT 13, BLOCK A/6870	0.125	332
LOT 14, BLOCK A/6870	0.125	332
LOT 15, BLOCK A/6870	0.125	332
LOT 16, BLOCK A/6870	0.125	332
LOT 17, BLOCK A/6870	0.125	332
LOT 18, BLOCK A/6870	0.125	332
LOT 19, BLOCK A/6870	0.125	332
LOT 20, BLOCK A/6870	0.125	332
LOT 21, BLOCK A/6870	0.125	332

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

PRELIMINARY PLAT

HERACK ESTATES NO. 1

LOTS 1-29, BLOCK 4A/6870 & LOTS 1-19 & LOT X, BLOCK 4B/6870

BEING A 7.943 ACRE TRACT, SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380, CITY OF DALLAS, DALLAS COUNTY, TEXAS INSTRUMENT NUMBER 202300248612, O.P.R.D.C.T.

CITY PLAN FILE NO. XXXX-XXX
ENGINEERING NO. XXXX-XXX

APPLICANT:
MDB ARCHITECTURE
11551 FOREST CENTRAL DR., STE. 133
DALLAS, TEXAS 75243
(956) 328-0231
CONTACT: MARIO SALINAS

OWNER:
HERACK ESTATES, INC
12001 NORTH CENTRAL EXPRESSWAY, STE. 1150
DALLAS, TEXAS 75243
(214) 876-8828
CONTACT: LUIS HERNANDEZ

PREPARED BY:
AMERICAN MERIDIAN LLC
TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2867 Info@americanmeridianllc.com
CONTACT: GARRETT SMELKER

AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning

SHEET: 1 OF 2	PREPARED BY: IRG	A.M. PROJECT NUMBER: 240225
SCALE: 1" = 50'	CHECKED BY: GJS	DATE: FEBRUARY 21, 2024

S 234-071

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, HERACK ESTATES INC, IS THE OWNER OF A 7.943 ACRE TRACT OF LAND SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NUMBER 380, DALLAS COUNTY, TEXAS, AND BEING THAT SAME CALLED 7.94 ACRE TRACT OF LAND CONVEYED TO HERACK ESTATES INC UNDER INSTRUMENT NUMBER 202300248612 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST LINE OF BONNIE VIEW ROAD (AN 80 FOOT WIDE RIGHT-OF-WAY) FOR SOUTHWEST CORNER OF SAID 7.943 ACRE TRACT, ALSO BEING THE WEST CORNER OF A CALLED 1.073 ACRE TRACT OF LAND CONVEYED TO JEM ENTERPRISES, INC UNDER INSTRUMENT NUMBER 201400052017 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF **N:6929575.64, E: 2504528.97** FEET FOR REFERENCE;

THENCE FROM SAID POINT OF BEGINNING, WITH THE EAST LINE OF BONNIE VIEW ROAD, N 30°33'54" W, A DISTANCE OF 171.82 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET FOR THE MOST WESTERLY CORNER OF SAID 7.943 ACRE TRACT;

THENCE, DEPARTING THE EAST LINE OF BONNIE VIEW ROAD, N 58°53'35" E, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 300.18 FEET, A 1" IRON PIPE FOUND AT A DISTANCE OF 376.19 FEET, PASSING A 5/8" IRON ROD FOUND AT A DISTANCE OF 479.77 FEET, PASSING A 1" IRON PIPE AT A DISTANCE OF 531.13 FEET, PASSING A 1" IRON PIPE FOUND AT A DISTANCE OF 683.22 FEET AND CONTINUING IN ALL A TOTAL DISTANCE OF 1335.63 FEET TO A MAG NAIL WITH A SHINER STAMPED "RPLS 6870" SET FOR THE MOST NORTHERLY CORNER OF SAID 7.943 ACRE TRACT IN THE WEST LINE OF A 10 FOOT ALLEY AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 71155, PAGE 2040 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, FROM WHICH A CUT 'X' FOUND BEARS N 53°36'44" W, A DISTANCE OF 0.78 FEET;

THENCE, WITH SAID ALLEY, S 31°39'13" E, A DISTANCE OF 292.00 FEET TO A CUT 'X' FOUND AND PERPETUATED BY A MAG NAIL WITH A SHINER STAMPED "RPLS 6870" FOR THE MOST EASTERLY CORNER OF SAID 7.943 ACRE TRACT, ALSO BEING AN ELL CORNER IN SAID ALLEY, FROM WHICH A CUT 'X' FOUND BEARS S 61°35'01" E, A DISTANCE OF 0.87 FEET;

THENCE, S 58°54'17" W, A DISTANCE OF 970.45 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "CBG SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF A CALLED 0.551 ACRE TRACT CONVEYED TO LINDA GAYLE WATSON-TILLIS UNDER INSTRUMENT NUMBER 201700175339 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, DEPARTING SAID ALLEY, N 30°38'46" W, A DISTANCE OF 120.81 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "CBG SURVEYING" FOUND FOR AN INTERIOR ELL CORNER OF SAID 7.943 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID WATSON-TILLIS TRACT;

THENCE, S 58°45'54" W, PASSING A 1/2" IRON ROD WITH A CAP STAMPED "BURNS SURVEYING" FOUND AT A DISTANCE OF 200.72 FEET AND CONTINUING IN ALL A DISTANCE OF 370.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.943 ACRES OR 346,006 SQ. FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HERACK ESTATES INC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **HERACK ESTATES NO. 1**, AN 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 SHOWN THEREON ARE HEREBY DEDICATED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN O 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 SHOWN. SAID EASEMENTS BEING HEREBY DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 OR EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 OR EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENTS AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FORM 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 AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20_____.

LUIS HERNANDEZ, CEO
HERACK ESTATES, INC

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUIS HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, GARRETT JAMES SMELKER, 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 ENGINEERS AND LAND SURVEYORS, 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 _____ DAY OF _____, 20_____.

GARRETT JAMES SMELKER
TEXAS RPLS NO. 6870

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DATE PERSONALLY APPEARED GARRETT JAMES SMELKER, 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 PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY

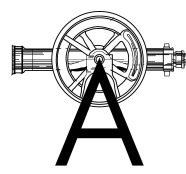
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

PRELIMINARY PLAT

HERACK ESTATES NO. 1
LOTS 1-29, BLOCK 4A/6870 & LOTS 1-19 & LOT X, BLOCK 4B/6870

BEING A 7.943 ACRE TRACT,
SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER 202300248612, O.P.R.D.C.T.

CITY PLAN FILE NO. XXXX-XXX
ENGINEERING NO. XXXX-XXX



AMERICAN MERIDIAN, LLC
Surveying + 3D Scanning

PREPARED BY:
AMERICAN MERIDIAN LLC
TBPELS FIRM# 10194663
2012 E. Randol Mill Rd, Suite 213
Arlington, Texas 76011
(817) 948-2867 Info@americanmeridianllc.com
CONTACT: GARRETT SMELKER

APPLICANT:
MDB ARCHITECTURE
11551 FOREST CENTRAL DR., STE. 133
DALLAS, TEXAS 75243
(956) 328-0231
CONTACT: MARIO SALINAS

OWNER:
HERACK ESTATES, INC
12001 NORTH CENTRAL EXPRESSWAY, STE. 1150
DALLAS, TEXAS 75243
(214) 876-8828
CONTACT: LUIS HERNANDEZ

SHEET: 2 OF 2	PREPARED BY: IRG	A.M. PROJECT NUMBER: 240225
SCALE: 1" = 50'	CHECKED BY: GJS	DATE: FEBRUARY 21, 2024