



**LEGEND**

- MONUMENT - TYPE AS NOTED
- 1/2" IRON ROD SET CAP NO. 8830
- 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



**HERACK ESTATES NO. 1**  
7.943 ACRES OR 346,006 SQ. FEET

**LOT AREA TABLE**

LOT #	ACREAGE	SQ. FEET
LOT 1, BLOCK B6870	0.154	353
LOT 2, BLOCK B6870	0.125	332
LOT 3, BLOCK B6870	0.125	332
LOT 4, BLOCK B6870	0.125	332
LOT 5, BLOCK B6870	0.125	332
LOT 6, BLOCK B6870	0.125	332
LOT 7, BLOCK B6870	0.125	332
LOT 8, BLOCK B6870	0.125	332
LOT 9, BLOCK B6870	0.125	332
LOT 10, BLOCK B6870	0.125	332
LOT 11, BLOCK B6870	0.125	332
LOT 12, BLOCK B6870	0.125	332
LOT 13, BLOCK B6870	0.125	332
LOT 14, BLOCK B6870	0.125	332
LOT 15, BLOCK B6870	0.125	332
LOT 16, BLOCK B6870	0.125	332
LOT 17, BLOCK B6870	0.125	332

**LOT AREA TABLE**

LOT #	ACREAGE	SQ. FEET
LOT 18, BLOCK B6870	0.125	332
LOT 19, BLOCK B6870	0.266	450
LOT X, BLOCK B6870	0.266	450
LOT 22, BLOCK B6870	0.125	332
LOT 23, BLOCK B6870	0.125	332
LOT 24, BLOCK B6870	0.125	332
LOT 25, BLOCK B6870	0.125	332
LOT 26, BLOCK B6870	0.125	332
LOT 27, BLOCK B6870	0.125	332
LOT 28, BLOCK B6870	0.125	332
LOT 29, BLOCK B6870	0.160	373
LOT 1, BLOCK A6870	0.156	355
LOT 2, BLOCK A6870	0.126	333
LOT 3, BLOCK A6870	0.126	333
LOT 4, BLOCK A6870	0.125	332
LOT 5, BLOCK A6870	0.125	332
LOT 6, BLOCK A6870	0.125	332

**LOT AREA TABLE**

LOT #	ACREAGE	SQ. FEET
LOT 70, BLOCK A6870	0.125	332
LOT 8, BLOCK A6870	0.125	332
LOT 9, BLOCK A6870	0.125	332
LOT 10, BLOCK A6870	0.125	332
LOT 11, BLOCK A6870	0.125	332
LOT 12, BLOCK A6870	0.125	332
LOT 13, BLOCK A6870	0.125	332
LOT 14, BLOCK A6870	0.125	332
LOT 15, BLOCK A6870	0.125	332
LOT 16, BLOCK A6870	0.125	332
LOT 17, BLOCK A6870	0.125	332
LOT 18, BLOCK A6870	0.125	332
LOT 19, BLOCK A6870	0.125	332
LOT 20, BLOCK A6870	0.125	332
LOT 21, BLOCK A6870	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

**S 234-071**

**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

**NOTES:**

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 48 RESIDENTIAL LOTS AND A DRAINAGE EASEMENT LOT FROM AN EXISTING 7.943 ACRE TRACT.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 3) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
- 4) SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X' OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48113C0495K EFFECTIVE ON 07/07/2014.
- 5) INSTRUMENT OF RECORD: GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 202300248612 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS ON DECEMBER 12, 2023.

**LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L1	S88°57'30"W	21.07'
L2	S31°06'29"E	47.09'
L3	S31°59'13"E	47.09'
L4	N58°53'35"E	21.07'



SCALE: 1" = 50'

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

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

**AIM**  
AMERICAN MERIDIAN, LLC  
Surveying + 3D Scanning

PREPARED BY:  
AMERICAN MERIDIAN LLC  
TPELS FIRM# 10194663  
2012 E. Randol Mill Rd, Suite 213  
Arlington, Texas 76011  
(817) 948-2857 Info@americanmeridianllc.com  
CONTACT: GARRETT SMELKER

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

**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 478.77 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 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 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\_\_\_\_.

**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

\_\_\_\_\_  
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

**CERTIFICATE OF APPROVAL**  
I, \_\_\_\_\_, CHAIRPERSON OF \_\_\_\_\_, VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY SAID COMMISSION.  
  
\_\_\_\_\_  
CHAIR PERSON OF VICE CHAIRPERSON  
CITY PLAN COMMISSION  
DALLAS, TEXAS  
  
ATTEST:  
  
\_\_\_\_\_  
SECRETARY

**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:  
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(817) 948-2867 Info@americanmeridianllc.com  
CONTACT: GARRETT SMELKER

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