



LEGEND

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
INST. NO.	INSTRUMENT NUMBER
VOL. & PG.	VOLUME & PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
IRF ○	IRON PIPE FOUND
1/2" IRS ⊗	1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET
1/2" IRF "TXHS"	1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS" SET ON PREVIOUS JOB DATED 10/04/2023
<CM>	CONTROL MONUMENT

ASPHALT	---
EASEMENT LINE	---
BUILDING LINE	---
BOUNDARY LINE	---
CENTERLINE	---
SANITARY SEWER LINE	SS
STORM SEWER LINE	STM
GAS LINE	G
WATER LINE	W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
WOOD FENCE	□
CHAINLINK FENCE	○
WROUGHT IRON FENCE	U
BARBED WIRE FENCE	X
PIPE RAIL FENCE	///

- GENERAL NOTES:**
- The purpose of this plat is to create two lots out of one tract of land.
 - The maximum number of lots permitted by this plat is two.
 - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
 - Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - Dallas Department of Water Benchmarks used:
#1902 Standard bm on south concrete headwall of a culvert under Loop 12.
Northings- 6,946,998.974 Eastings- 2,521,107.242 Elevation= 436.68'
 - Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0505J, with a date of identification of 11/17/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
 - Structure to remain on subject property.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MARCER CONSTRUCTION COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, is the owner of a tract of land situated in the William Traugher Survey, Abstract No. 1479, City of Dallas, Dallas County, Texas, City of Dallas Block 6262 and being that tract of land described in General Warranty Deed Marcer Construction Company, LLC, a Texas limited liability company as recorded in Instrument Number 202300174088, Official Public Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of Lot 16 and northeast corner of Lot 14, Block 5/6262, Hill Creek Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600177521, Official Public Records, Dallas County, Texas, same being the northwest corner of that tract of land described in Warranty Deed to Leroy Miller as recorded in Volume 90039, Page 1649, Deed Records, Dallas County, Texas;

THENCE South 01 degrees 58 minutes 52 seconds East, along the west line of said Miller tract and the east line of Block 5/6262, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southwest corner of said Miller tract, same being the POINT OF BEGINNING;

THENCE North 89 degrees 15 minutes 10 seconds East, along the south line of said Miller tract, a distance of 178.60 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the northwest corner of that tract of land described in Judgment to the City of Dallas as recorded in Volume 70240, Page 103, Deed Records, Dallas County, Texas, same lying in the west right-of-way line of Jim Miller Road (variable width right-of-way);

THENCE South 01 degrees 43 minutes 00 seconds East, along the said west right-of-way line of Jim Miller Road and said City of Dallas tract, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southwest corner of said City of Dallas tract, same being in the north line of that tract of land described in Quitclaim Deed to Juan Mendoza as recorded in Instrument Number 201800084593, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 15 minutes 20 seconds West, along the north line of said Mendoza tract, a distance of 178.14 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the east line of Lot 11, Block 5/6262, Hill Creek Estates;

THENCE North 01 degrees 58 minutes 52 seconds West, along the said east line of Block 5/6262, a distance of 100.00 feet to the POINT OF BEGINNING and containing 17,834 square feet or 0.409 acres of land more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 the _____ day of _____, 2024.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (12/14/2023)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

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.R. JANUARY, 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 _____, 2024.

Notary Public in and for the State of Texas

My commission expires: _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MARCER CONSTRUCTION COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ALCACHOFA** 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 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 buildings, 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

MARCER CONSTRUCTION COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

By: _____
RAUL ESTRADA - PRESIDENT

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 RAUL ESTRADA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, Chairperson or Brent Rubin, 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.

Chairperson of Vice Chairperson
City Plan Commission
Dallas, Texas
Attest: _____
Secretary

OWNER
MARCER CONSTRUCTION COMPANY, LLC
1113 E. JEFFERSON BOULEVARD
SUITE 214
DALLAS, TEXAS 75203
attn: RAUL ESTRADA

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Firm #0169300

**PRELIMINARY PLAT
ALCACHOFA
LOTS 1 & 2, CITY BLOCK 6262
BEING PART OF CITY BLOCK 6262
SITUATED IN THE
WILLIAM TRAUGHER SURVEY,
ABSTRACT NO. 1479
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. _____
ENGINEERING PLAN NO. _____**