

VICINITY MAP  
"NTS"

LEGEND

- CALCULATED CORNER
- IRON ROD FOUND (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- △ CONTROL POINT
- ADA WARNING
- BOLLAR
- CABLE TV PEDESTAL
- △ CALCULATED POINT
- ELECTRIC BOX
- ⊙ ELECTRIC METER
- VAULT
- ⊙ FLAG POLE
- ⊙ GAS METER
- ⋈ GUY WIRE ANCHOR
- ⋈ GAS VALVE
- ⊙ HANDICAP PARKING SPACE
- ⊙ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ MAIL BOX
- ⊙ STORM DRAINAGE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ UTILITY MANHOLE
- ⊙ WATER MANHOLE
- ⊙ UTILITY POLE
- ⊙ UTILITY MARKER POST
- ⊙ TELEPHONE PEDESTAL
- ⊙ POWER POLE
- ⊙ SIGN
- ⊙ TRAFFIC CONTROL BOX
- TREE TRUCK
- ⊙ WATER METER
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER VALVE



CONCRETE

ABBREVIATION

CIRS	CAPPED IRON ROD SET
CIRF	CAPPED IRON ROD FOUND
XF	"X" CUT FOUND IN CONCRETE
FND.	FOUND
P.O.B.	POINT OF BEGINNING
D.R.D.C.T.	DEED RECORD OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST.	INSTRUMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
(C.M.)	CONTROLLING MONUMENT

LINE TABLE

—	PROPERTY LINE
—	ADJOINER PROPERTY LINE
—	EXISTING EASEMENT LINE
—	OVERHANG UTILITY LINE
—	CHAIN LINK FENCE
—735—	MAJOR CONTOUR
—734—	MINOR CONTOUR
—	SURVEY ABSTRACT LINE
—	STORM SEWER LINE
—	SANITARY SEWER LINE

NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF THE 1983 (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 1.000136506.
- ELEVATION SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), GEOID-18, AND ARE REFERENCED TO THE CITY OF DALLAS WATER UTILITIES BENCHMARKS 24-J-2S AND 24-N-2S.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS, MAP NO. 4813C00190K, REVISED/DATED JULY 07, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" UNSHADED, ZONE "X" SHADED, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 10056 MARSH LANE, DALLAS, TEXAS 75229.
- DALLAS CENTRAL APPRAISAL DISTRICT ACCOUNT NUMBER 00000538987000000.
- THE PURPOSE OF THIS PLAT IS TO CRETE FIVE COMMON AREAS AND THIRTY ONE LOTS FOR DEVELOPMENT.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

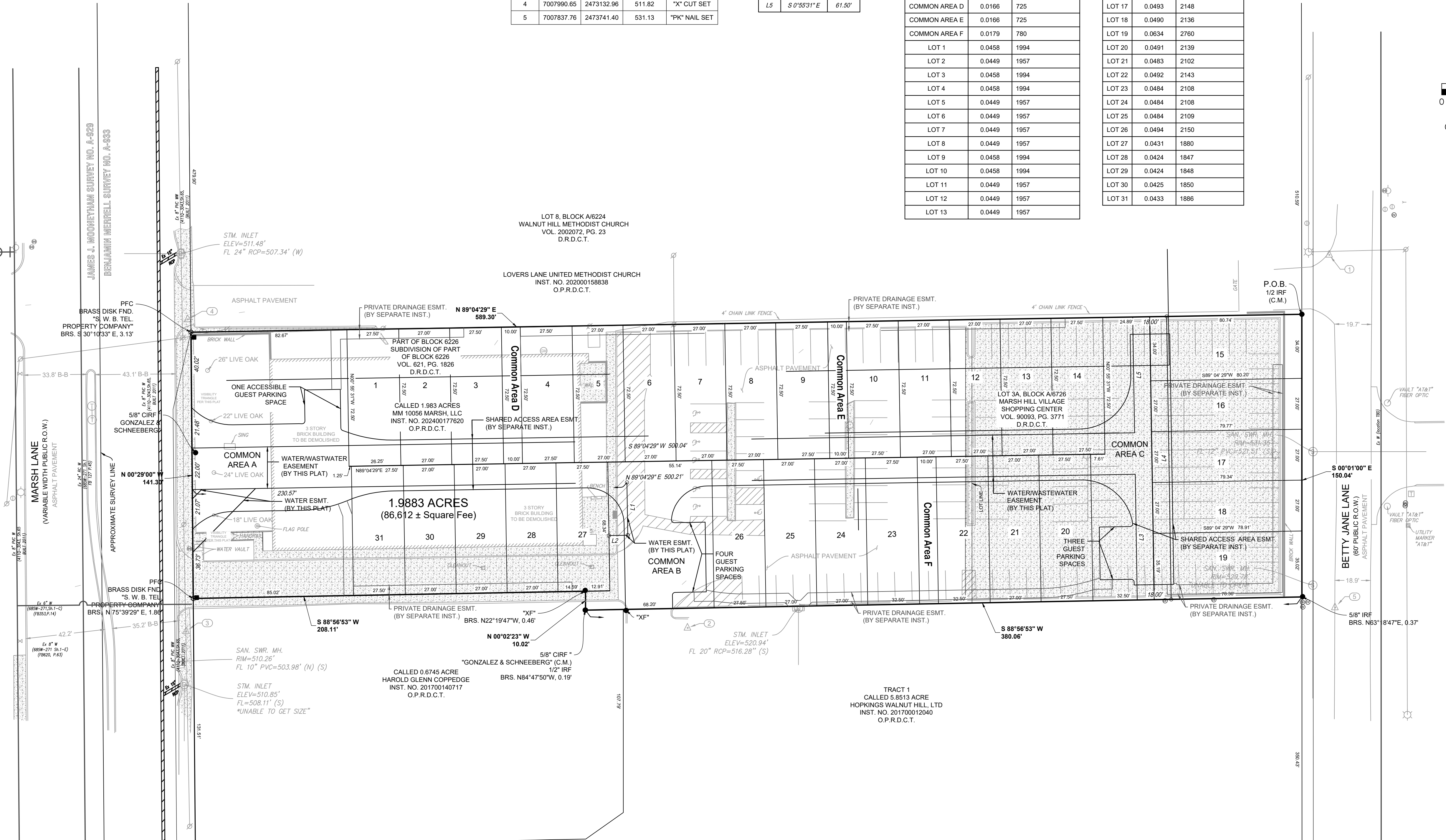
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	7008024.88	2473738.34	535.34	"PK" NAIL SET
2	7007826.94	2473398.01	518.47	"PK" NAIL SET
3	7007825.12	2473132.10	510.79	"X" CUT SET
4	7007990.65	2473132.96	511.82	"X" CUT SET
5	7007837.76	2473741.40	531.13	"PK" NAIL SET

LINE	BEARING	LENGTH
L1	S 0°55'31" E	28.00'
L2	S 89°04'29" W	10.00'
L3	S 0°55'31" E	66.71'
L5	S 0°55'31" E	61.50'

LOT #	ACREAGES	SQUARE FOOTAGE
COMMON AREA A	0.2717	11837
COMMON AREA B	0.1021	4446
COMMON AREA C	0.0994	4331
COMMON AREA D	0.0166	725
COMMON AREA E	0.0166	725
COMMON AREA F	0.0179	780
LOT 1	0.0458	1994
LOT 2	0.0449	1957
LOT 3	0.0458	1994
LOT 4	0.0458	1994
LOT 5	0.0449	1957
LOT 6	0.0449	1957
LOT 7	0.0449	1957
LOT 8	0.0449	1957
LOT 9	0.0458	1994
LOT 10	0.0458	1994
LOT 11	0.0449	1957
LOT 12	0.0449	1957
LOT 13	0.0449	1957

LOT #	ACREAGES	SQUARE FOOTAGE
LOT 14	0.0458	1994
LOT 15	0.0628	2736
LOT 16	0.0496	2160
LOT 17	0.0493	2148
LOT 18	0.0490	2136
LOT 19	0.0634	2760
LOT 20	0.0491	2139
LOT 21	0.0483	2102
LOT 22	0.0492	2143
LOT 23	0.0484	2108
LOT 24	0.0484	2108
LOT 25	0.0484	2109
LOT 26	0.0494	2150
LOT 27	0.0431	1880
LOT 28	0.0424	1847
LOT 29	0.0424	1848
LOT 30	0.0425	1850
LOT 31	0.0433	1886

0 15 30 45 60  
SCALE: 1" = 30'  
GRAPHIC SCALE IN FEET



PRELIMINARY PLAT  
RESIDENCES OF CREEK HOLLOW  
A SHARED ACCESS DEVELOPMENT  
LOTS 1-31 AND COMMON AREAS "A-F",  
BLOCK A/6226

BEING A REPLAT OF ALL OF LOT 3A, BLOCK A/6226 OF MARSH HILL VILLAGE SHOPPING  
BENJAMIN MERRELL SURVEY, ABSTRACT NO. 933  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
(CITY PLAN FILE NO. S245-169)  
(ENGINEERING PLAN NO. \_\_\_\_ - \_\_\_\_)

**Bowman**

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MM 10056 Marsh, LLC  
1800 Valley View Ln, Suite 300  
Farmers Branch, TX 75234  
contact: Leonel Amaya  
leonel@cresecenttested.com  
462.892.7200



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS  
OWNER: MM 10056 Marsh, LLC

Being a 1.9883 acres (86,612 square feet) tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, City of Dallas, Dallas County, Texas and being all of Lot 3A, Block A/6226 of Marsh Hill Village Shopping Center, an addition to the City of Dallas, according to the plat recorded in Volume 90093, Page 3771 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), same tract of land being described in Special Warranty Deed with Vendor's Lien to MM 10056 Marsh, LLC recorded under Instrument No. 202400177620 of the Official Public Records of Dallas, County, Texas (O.P.R.D.C.T.), said 1.9883 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of Betty Jane Lane (a 60-foot-wide public right-of-way), being the northeast corner of said Lot 3A and the southeast corner of Lot 8, Block A/6224 of the Walnut Hill Methodist Church an addition to the City of Dallas, according to the Volume 2002072, Page 23 of said D.R.D.C.T.;

THENCE, South 00°01'00" East, along the west right-of-way line of said Betty Jane Lane, a distance of 150.04 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 3X and the most northerly east corner of called 5.8513, described as a Tract One in Special Warranty Deed to Hopkings Walnut Hill, LTS, recorded under Instrument No. 201700023 of said O.P.R.D.C.T.;

THENCE, South 88°56'53" West, along the south line of said Lot 3A and the north line of said 5.8513 acres tract, a distance of 390.06 feet to a 5/8-inch rod with cap stamped "GONZALEZ & SCHNEEBERG" found for corner at angle point of said 5.8513 acres tract and of called 0.6745 acres tract of land, described in Special Warranty Deed to Harol Glenn Coppenge, recorded under Instrument No. 201700140717 of said O.P.R.D.C.T., from which a 1/2-iron rod found, beard North 84°47'50" West, a distance of 0.19' feet;

THENCE, North 00°02'23" West, a distance of 10.02 feet to a "X" found for the most northerly east corner of said 1.983 acres tract and being an ell corner of said 1.983 acres tract;

THENCE, South 88°56'53" West, along the south line of said 1.983 acres tract and the north line of said 0.6745 acres tract, a distance of 208.11 feet to a point for corner on the east right-of-way line of Marsh Lane (a variable width public right-of-way), being the southwest corner of said 1.983 acres tract and the northwest corner of said 0.6745 acres tract, from which a Brass Disk found stamped "S.W.B TEL. PROPERTY COMPANY" found, bears North 75°39'29" East, 1.86 feet;

THENCE, North 00°29'00" West, along the east right-of-way line of said Marsh Lane and the west line of said 1.983 acres tract, a distance of 141.30 feet to a point for corner, being the northwest corner of said 1.983 acres tract and the southwest corner of said Lot 8, from which a Brass Disk found stamped "S.W.B TEL. PROPERTY COMPANY" found, bears South 30°10'33" East, 3.15 feet;

THENCE, North 89°04'29" East, along the north line of said 1.983 acres tract and the south line of said Lot 8, a distance of 589.30 feet to the POINT OF BEGINNING and containing 1.9883 acres (86,612 square feet) of land

SHARED ACCESS OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MM 10056 Marsh, LLC, acting by and through the undersigned duly authorized agent, do hereby adopt this plat, designating the herein above described property as RESIDENCES OF CREEK HOLLOW, 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MM 10056 Marsh, LLC

By: \_\_\_\_\_  
MEHRDAD MOAYEDI

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed

Given under my hand and seal of office this the\_\_\_\_,day of\_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Jonathan E. Cooper, 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 Land Surveying, 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 \_\_\_\_\_, 20\_\_.

RELEASED FOR REVIEW PURPOSES ONLY. 2025-04  
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.

Jonathan E. Cooper Texas Registered Professional Land Surveyor No. 5369

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Jonathan E. Cooper known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , 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 or Vice Chairperson City Plan Commission Dallas, Texas	
Attest:	Secretary

PRELIMINARY PLAT  
RESIDENCES OF CREEK HOLLOW  
A SHARED ACCESS DEVELOPMENT  
LOTS 1-31 AND COMMON AREAS "A-F"  
BLOCK A/6226  
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DRAWN BY: RBM

DATE: 04/08/2025

SHEET 2 OF 2

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