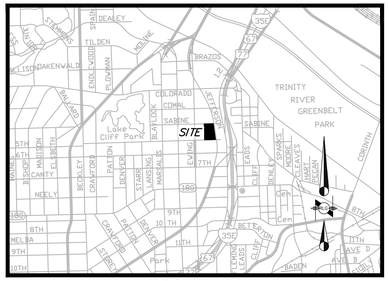
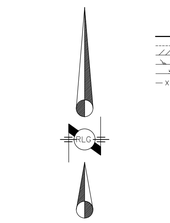


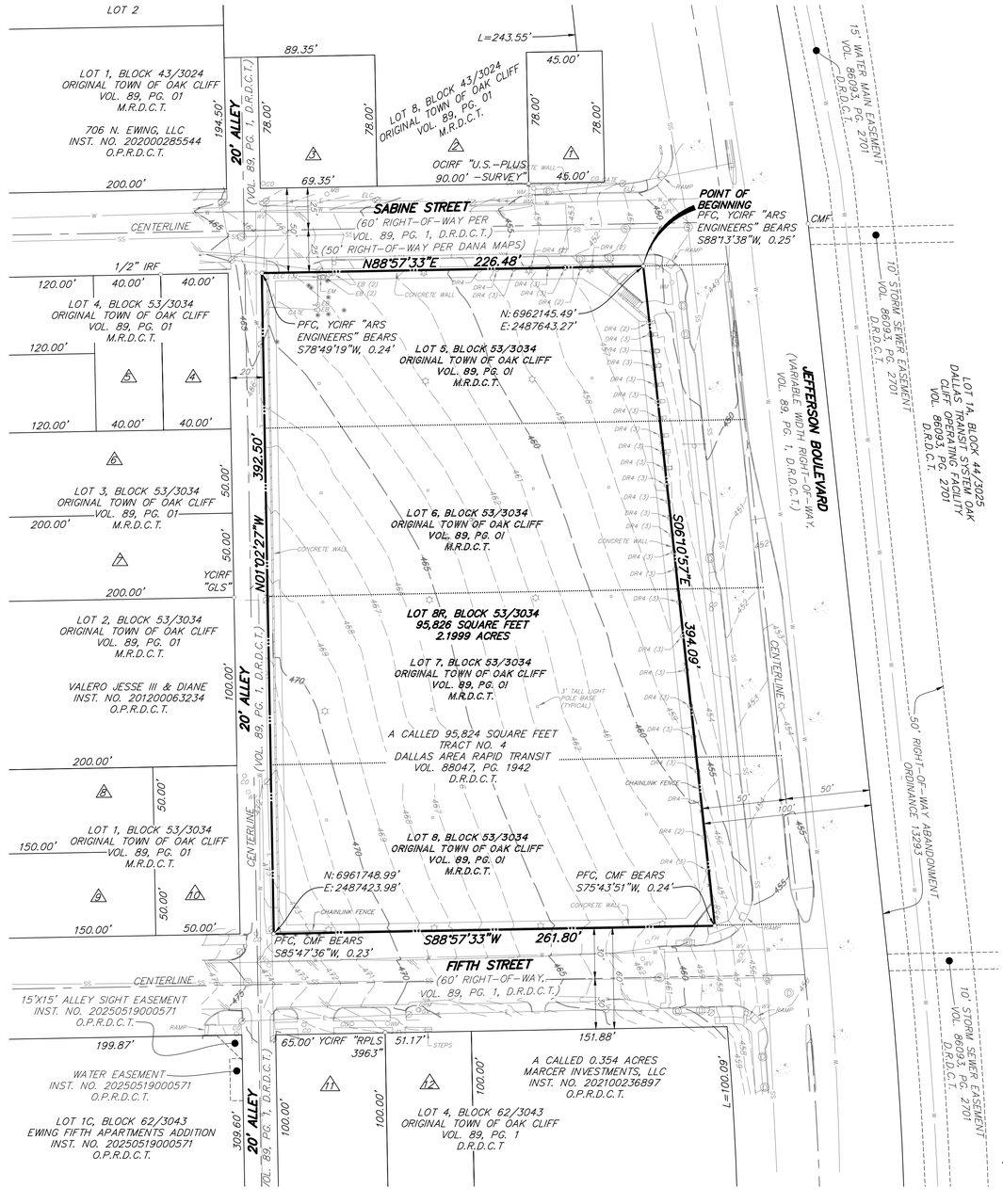
VICINITY MAP
NOT TO SCALE



0 20 40 80
(FEET)
1 inch = 40 ft.

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	BUILDING
	ASPHALT
	CONCRETE
— X — X —	FENCE LINE
	LIGHT STANDARD
	LIGHT BOLLARD
	BOLLARD
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
STP	STAND PIPE
CO	CLEAN OUT
IR	IRRIGATION BOX
TPED	TELEPHONE PEDESTAL
	POWER POLE
	POWER POLE WITH U/G CONDUIT
	GUY WIRE
	SIGN
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	GAS MANHOLE
	TELEPHONE MANHOLE
	ELECTRIC MANHOLE
	FIBER OPTIC MANHOLE
	COMMUNICATIONS MANHOLE
EB	ELECTRIC BOX
EM	ELECTRIC METER
TS	TRAFFIC SIGNAL
E E	OVERHEAD POWER
YCIRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
YCIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "____" FOUND
IRF	IRON ROD FOUND
MNS / MNF	MAG NAIL SET / FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "RLG INC & JSF" SET
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
DRA	AREA DRAIN & SIZE IN INCHES
RD	ROOF DRAIN
CD	CURB DRAIN
PB	PULL BOX
PBE	PULL BOX ELECTRIC
PBT	PULL BOX TELEPHONE
PBF	PULL BOX FIBER OPTIC
CM	CREPE MYRTLE
MB	MAIL BOX
ELC	ELECTRIC CONDUIT
GV	GAS VALVE
GPM	GAS PIPE LINE MARKER
TSB	TRAFFIC SIGNAL BOX
PIV	POST INDICATOR VALVE



1 MONTOYA JOSE GUADALUPE & MARIA DE LA LUZ TORREZ
INST. NO. 200503429740
O.P.R.D.C.T.

2 DALLAS PUBLIC FACILITY CORPORATION
INST. NO. 202400177625
O.P.R.D.C.T.

3 FEDERICO VARGAS & MARIA R. CASTILLO
VOL. 2003229, PG. 678
D.R.D.C.T.

4 TCC INVESTORS, LLC
INST. NO. 201900125504
O.P.R.D.C.T.

5 JOSE BENITO MORIEL JR.
INST. NO. 202000272219
O.P.R.D.C.T.

6 TRACT 1
NOVEL PROPS 618, LLC
INST. NO. 202200168235
O.P.R.D.C.T.

7 TRACT 2
NOVEL PROPS 618, LLC
INST. NO. 202200168235
O.P.R.D.C.T.

8 TRACT 2
604 N. EWING TOWNHOMES LLC
INST. NO. 202400012468
O.P.R.D.C.T.

9 TRACT 1
604 N. EWING TOWNHOMES LLC
INST. NO. 202400012468
O.P.R.D.C.T.

10 TRACT 3
604 N. EWING TOWNHOMES LLC
INST. NO. 202400012468
O.P.R.D.C.T.

11 A CALLED 0.15 ACRES
MARCER INVESTMENTS, LLC
INST. NO. 201700018034
O.P.R.D.C.T.

12 A CALLED 0.118 ACRES
BERTHA G. OBREGON
VOL. 2003041, PG. 5154
D.R.D.C.T.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **DALLAS AREA RAPID TRANSIT**, acting by and through there duly authorized agents, do hereby adopt this plat, designating the herein described property as LOT 8R, BLOCK **LOT 8R, BLOCK 53/3034, HAIL MARY SOCCER ADDITION,** 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2026.

DALLAS AREA RAPID TRANSIT

By: _____
Gene Gamez
Representative

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally Appeared **GENE GAMEZ,** 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2026.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **DALLAS AREA RAPID TRANSIT** is the owner of a 95,826 square foot (2.1999 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas, being a portion of Lots 5-8, Block 53/3034, Original Town of Oak Cliff, an addition to the City of Dallas according to the plat recorded in Volume 89, Page 1, Map Records, Dallas County, Texas, being all of a called 95,824 square foot tract of land described in a Special Warranty Deed to Dallas Area Rapid Transit, recorded in Volume 88047, Page 1942, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point at the intersection of south right-of-way line of Sabine Street (a 60' right-of-way) and the west right-of-way line of Jefferson Boulevard (a variable width right-of-way) for the northeast corner of said 95,826 square foot tract, from which a found 1/2" iron rod found with yellow plastic cap stamped "ARS ENGINEERS" bears South 88°13'38" West, a distance of 0.25 feet;

THENCE South 06°10'57" East, along the common line between said Jefferson Boulevard and said 95,826 square foot tract, a distance of 394.09 feet to a point for corner at the intersection of the west right-of-way line of said Jefferson Boulevard and the north right-of-way line of Fifth Street (a 60' right-of-way) for the southeast corner of said 95,826 square foot tract, from which a found chiseled "X" found bears South 75°43'51" West, a distance of 0.24 feet;

THENCE South 88°57'33" West, along the common line between said Fifth Street and said 95,826 square foot tract, a distance of 261.80 feet to a point at the intersection of the north right-of-way line of said Fifth Street and the east right-of-way line of a 20 foot alley out of said Volume 89, Page 1, for the southwest corner of said 95,826 square foot tract;

THENCE North 01°02'27" West, along the common line between said 20 foot alley and said 95,826 square foot tract, a distance of 392.50 feet to a point at the intersection of the east right-of-way line of said 20 foot alley and the south right-of-way line of said Sabine Street, for the northwest corner of said 95,826 square foot tract, from which a 1/2" iron rod with yellow plastic cap stamped "ARS ENGINEERS" bears South 78°49'19" West, a distance of 0.24 feet;

THENCE North 88°57'33" East, along the common line between said 95,826 square foot tract and said Sabine Street, a distance of 226.48 feet to the **POINT OF BEGINNING** containing 95,826 square feet or 2.1999 acres of land, more or less.

SURVEYOR'S STATEMENT

I, **BRIAN R. WADE**, 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 _____, 2026.

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.

_____
Brian R. Wade
Texas Registered Professional
Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared **BRIAN R. WADE,** 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 stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
3. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM MULTIPLE PLATTED LOTS.

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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
OF
HAIL MARY SOCCER ADDITION
LOT 8R, BLOCK 53/3034
REPLAT
OF
ORIGINAL TOWN OF OAK CLIFF
REMAINDER OF LOTS 5-8, BLOCK 53/3034
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000090

SCALE: 1" = 40' DATE: MARCH 2026

OWNER:
DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVENUE
DALLAS, TX 75202
214-749-3196
GENE GAMEZ

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TX PE REG #F-493
TBPELS REC #100341-00

RECORDED	INST#	–	JOB NO.	2511.077	E-FILE	2511.077PP	DWG NO.	28,940W	SHEET 1 OF 1