



LEGEND

TH-3(A) NO MINIMUM	68
--------------------	----

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	7°46'23"	230.00'	31.20'	S86°38'54"E	31.18'
C2	110°29'46"	43.00'	82.93'	N35°17'13"W	70.66'
C3	13°04'56"	669.10'	152.77'	N13°25'12"E	152.44'
C4	74°54'49"	18.00'	23.53'	N36°55'19"E	21.89'
C5	20°12'19"	15.00'	5.29'	S79°21'45"W	5.26'
C6	21°12'31"	15.00'	5.55'	N31°38'27"E	5.52'
C7	101°21'46"	10.00'	17.69'	S39°51'13"E	15.47'
C8	79°52'20"	10.00'	13.94'	S49°31'44"W	12.84'
C9	110°29'46"	15.00'	28.93'	S35°17'13"E	24.65'
C10	152°59'07"	50.00'	133.50'	S34°14'51"E	97.23'
C11	254°54'49"	55.00'	244.70'	S53°04'41"E	87.32'

LINE TABLE

LINE	BEARING	LENGTH	DESCRIPTION
L1	S82°45'43"E	13.90'	20' WATER EASEMENT VOL. 2002155, PG. 89 D.R.D.C.T.
L2	N37°38'55"W	7.06'	15' UTILITY EASEMENT VOL. 2002155, PG. 89 D.R.D.C.T.
L3	S82°45'43"E	9.56'	DRAINAGE & WATER EASEMENT VOL. 2002155, PG. 89 D.R.D.C.T.
L4	N44°27'54"E	7.07'	
L5	N43°37'26"E	7.17'	
L6	N45°32'06"W	7.07'	
L7	N44°27'54"E	7.07'	
L8	S45°32'06"E	7.07'	
L9	S82°45'43"E	9.85'	
L10	N54°02'52"E	7.29'	
L11	S89°27'54"W	27.00'	
L12	N53°15'55"E	1.71'	

PRELIMINARY PLAT OF PGD ADDITION (6.4658 ACRE) REPLAT OF CALLED 6.49 ACRE TRACT BLOCK 6118
 JAMES J. BEEMAN SURVEY, ABSTRACT NO. 96
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-019
 ENGINEERING NO. DP-____

SCALE: 1" = 40' DATE: AUGUST, 2024

OWNER: MARCER CONSTRUCTION COMPANY, LLC
 1113 E. JEFFERSON, SUITE 214
 DALLAS, TEXAS 75203
 214-803-5948
 C/O RAUL ESTRADA

SURVEYOR: RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPRESSWAY, STE 300
 DALLAS, TX 75243
 214-739-8100
 rig@rlginc.com
 TX PR REG #F-493
 TBPRLS REG #1100341-00

- GENERAL NOTES:**
- Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
 - Controlling Monuments: As Shown.
 - Lot-to-lot drainage is not permitted without engineering approval.
 - The purpose of this plat is to create residential lots from one unplatted tract.
 - 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.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MARCER CONSTRUCTION COMPANY, LLC, is the sole owner of a 281,650 square foot (6.4658 acre) tract of land situated in the James J. Beeman Survey, Abstract No. 96, City of Dallas, Dallas County, Texas, being a portion of Dallas City Block No. 6118, being all of a called 6.49 acre tract of land described in a Special Warranty Deed with Vendor's Lien Attached to Marcer Construction Company, LLC, recorded in Instrument Number 202300020324, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the south right-of-way line of Scyene Road (a variable width right-of-way) and the east right-of-way line of Prichard Lane (a 60-foot right-of-way, recorded in Volume 25, Page 99, Map Records, Dallas County, Texas), for the northwest corner of said 6.49 acre tract and the beginning of a curve to the left;

THENCE along the common line between said Scyene Road and said 6.49 acre tract, the following bearings and distances:

In a northeasterly direction along said curve to the left, whose chord bears North 89°27'54" East for a distance of 551.71 feet, having a radius of 7095.53 feet, a central angle of 04°27'22", and an arc length of 551.85 feet to a 3-1/2" aluminum disk stamped "RLG INC PGD" on a 1/2" iron rod set at the end of said curve to the left, from which a broken concrete monument found bears South 18°56'54" West, a distance of 3.22 feet;

North 87°05'47" East, a distance of 13.66 feet to a 3-1/2" aluminum disk stamped "RLG INC PGD" on a 1/2" iron rod set for the northeast corner of said 6.49 acre tract and the northwest corner of Lot 1A, Block A, 6118, Buckner Fiesta Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2002155, Page 89, Deed Records, Dallas County, Texas;

THENCE along the common line between said 6.49 acre tract and said Lot 1A, the following bearings and distances:

South 00°04'36" West, a distance of 520.08 feet to a 3-1/2" aluminum disk stamped "RLG INC PGD" on a 1/2" iron rod set for the southeast corner of said 6.49 acre tract and an interior ell corner of said Lot 1A;

South 89°27'11" West, a distance of 278.14 feet to a 3-1/2" aluminum disk stamped "RLG INC PGD" on a 1/2" iron rod set on the east line of the Prichard Apartment Addition, an addition to the City of Dallas, according to the plat recorded in Volume 22153, Page 2212, Deed Records, Dallas County, Texas, for the most southerly south corner of said 6.49 acre tract and the most northerly west corner of said Lot 1A;

THENCE along the common line between said 6.49 acre tract and said Prichard Apartment Addition, the following bearings and distances:

North 00°32'01" West, a distance of 98.72 feet to a point for the most northerly south corner of said 6.49 acre tract and the northeast corner of said Prichard Apartment Addition, from which a 5/8" iron rod found bears North 56°58'39" East, a distance of 1.22 feet;

South 89°27'54" West, a distance of 409.99 feet to a 3-1/2" aluminum disk stamped "RLG INC PGD" on a 1/2" iron rod set in the east right-of-way line of said Prichard Lane, for the southeast corner of said 6.49 acre tract and the northwest corner of said Prichard Apartment Addition, from which a 1/2" iron rod found bears south 53°05'29" west, a distance of 7.70 feet;

THENCE along the common line between said 6.49 acre tract and said Prichard Lane, the following bearings and distances:

North 24°34'29" East, a distance of 167.69 feet to a point for the west corner of said 6.49 acre tract and the beginning of a tangent curve to the left, from which a 5/8" iron rod found bears North 18°06'19" East, a distance of 0.23 feet;

In a northeasterly direction along said tangent curve to the left, whose chord bears North 14°03'10" East a distance of 207.85 feet, having a radius of 569.10 feet, a central angle of 21°02'39", and an arc length of 209.02 feet to a 1/2" iron rod found for the most southerly northwest corner of said 6.49 acre tract and the end of said tangent curve to the left;

North 03°31'50" East, a distance of 68.00 feet to the POINT OF BEGINNING, containing 281,650 square feet or 6.4658 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MARCER CONSTRUCTION COMPANY, LLC, hereby adopt this plat, designating the herein described property as PGD 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 roadway 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 _____, 2024.

By:

Raul Estrada
Principle of Marcer Construction, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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

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 _____, 2024.

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 _____, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tary Shilds, 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 or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
OF
PGD ADDITION
(6.4658 ACRE)
REPLAT
OF
CALLED 6.49 ACRE TRACT
BLOCK 6118
JAMES J. BEEMAN SURVEY, ABSTRACT NO. 96
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-019
ENGINEERING NO. DP-____

SCALE: 1" = 40'

DATE: AUGUST, 2024

OWNER:

MARCER CONSTRUCTION COMPANY, LLC
1113 E. JEFFERSON, SUITE 214
DALLAS, TEXAS 75203
214-739-8106
C/O RAUL ESTRADA

SURVEYOR:

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

RECORDED INST# - JOB NO. 2211.067 E-FILE 2211.067PP SHEET 2 OF 2 DWG NO. 28,529W