

VICINITY MAP (NOT TO SCALE)

JEANE

FERN

LUCY

EZEKIAL

JONELLE

EL WAYNE

RAYENELL

HODDE

LUCY

JIM MILLER

ELAM

MYERS

WOODMONT

ALBORN

ANTLER

BOLERO

BISSETT

CREEK COLE

AITHA

MARLA

OLETA

MARLA

CARTER

PALM OAK

SATINWOOD

DEEPWOOD

JIM MILLER

RID

175

SITE

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
IPF ○	IRON PIPE FOUND
1/2" IRS ⊗	1/2 INCH IRON ROD 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 10/08/2024 BEFORE PLATTING PROCESS BEGAN.
<CM>	CONTROL MONUMENT

EASEMENT LINE    —    —    —    —    —  
BOUNDARY LINE    —————  
CENTERLINE       —    —    —    —    —

- 1) The purpose of this plat is to create two platted lots out of one unplatted tract of land.
- 2) The maximum number of lots permitted by this plat is two.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) 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.
- 5) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 6) Trees are as shown.
- 7) Dallas Department of Water Benchmarks used:  
#1902 Standard bm on south concrete headwall of a culvert under Loop 12.  
#1902 6,946,998.974 Easting- 2,521,107.242 Elevation= 436.68  
#1903 A City of Dallas Bench Mark is set on top of a concrete curb near the Southeast corner of the intersection of Bissonet Ave. & Elam Road.  
Northing- 6,949,482.463 Easting- 2,521,506.112 Elevation= 443.15

9) There are no structures on subject property.

STATE OF TEXAS  
COUNTY OF DALLAS

BEGINNING at a 5/8 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 said Marcor Construction Company, LLC tract, said point also being the southwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Daisy Hicks recorded in Volume 90140, Page 2312, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 15 minutes 00 seconds East, along the south line of said Hicks tract, also being the north line of said Marcor Construction Company, LLC tract, a distance of 179.06 feet to a 1/2 inch iron rod found with a yellow cap stamped "TXHS" for the northeast corner of said Marcor Construction Company, LLC tract, also being the northwest corner of that certain tract of land described in Confirmation Warranty Deed to City of Dallas recorded in Volume 70240, Page 95, Deed Records, Dallas County, Texas, lying on the westerly right-of-way line of Jim Miller Road (variable width right-of-way);

THENCE South 89 degrees 15 minutes 10 seconds West, departing the said westerly line of Jim Miller Road, along the south line of said Marcor Construction Company, LLC tract, also being the north line of said Lot 17, Block 5/6262, a distance of 178.60 feet to a found 1/2 inch iron rod with a yellow cap stamped "TXHS" for the southwest corner of said Marcor Construction Company, LLC tract, same being the northwest corner of said Lot 17, Block 5/6262, lying on the east line of Lot 13, Block 5/6262 of said Hill Creek Estates;

THENCE North 01 degrees 58 minutes 52 seconds West, along the west line of said Marcer Construction Company, LLC tract, also being the east line of said Block 5/6262 Hill Creek Estates, a distance of 100.00 feet to the POINT OF BEGINNING and containing 17,880 square feet or 0.410 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MARCER CONSTRUCTION COMPANY, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **ALCAHOFA 2** an addition to the City of Dallas, Dallas County, Texas, and does 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 easements shown thereon are intended to be used by the utility companies named therein or their successors, agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements shall remain the responsibility of the utility company having jurisdiction over such easement 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 or systems. It is further agreed that the said easements shall be used by the utility companies named therein or their successors 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).

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

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 211. I further affirm that the documentation shown herein 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. (12/20/2024)

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: \_\_\_\_\_

**LOT 2, BLOCK 2/6279  
SECOND SECTION  
CHEROKEE VILLAGE  
APARTMENTS  
VOL. 71079, PG. 2173  
D.R.D.C.T.**

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



**TEXAS HERITAGE**  
**SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

**PRELIMINARY PLAT**  
**ALCACHOFA 2**  
**LOTS 19 & 20, BLOCK 5/6262**  
BEING PART OF CITY BLOCK 6262  
SITUATED IN THE  
WILLIAM TRAUGHBUR SURVEY,  
ABSTRACT NO. 1479  
CITY OF DALLAS, DALLAS COUNTY, TEX.  
CITY PLAN FILE NO. S 245-196  
Plat-25-000032

DATE: 12/19/2024 / JOB # 2402148-2 / SCALE= 1" = 30' / DRAWN: KO