

- GENERAL NOTES**
- The purpose of this plat is to create two (2) lots out of an existing lot of record, and to dedicate easements.
  - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
  - Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
  - Controlling monuments: as shown.
  - Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
  - This property is located in "Non-Shaded Zone X", according to the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 as shown on Map Number 48113C0355K.

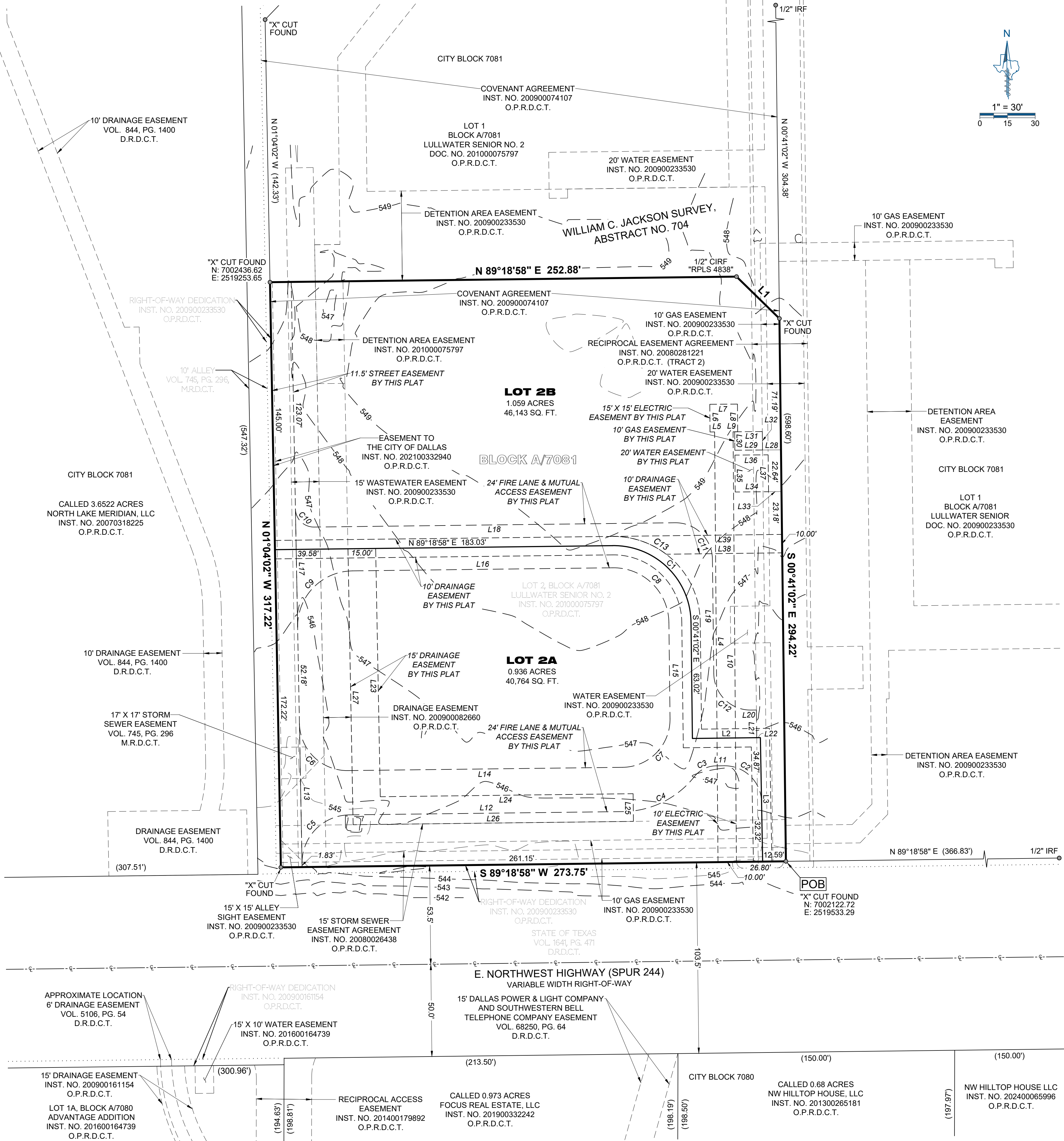
**LEGEND**

●	Boundary Monument as noted
( )	Record Call
CIRS	1/2" iron rod with green plastic cap stamped "Eagle Surveying" set
SQ.FT.	Square Feet
CIRF	Blue Capped Iron Rod Found
IRF	Iron Rod Found
(CM)	Controlling Monument
POB	Point of Beginning
INST. NO.	Instrument Number
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL.	Volume
PG.	Page
—	Subject Boundary Line
- - - -	EASEMENT
- C -	CENTERLINE
.....	OLD LOT/DEED LINE

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Drew Donosky, PE  
1903 Central Drive, Suite: 406  
Bedford, TX 76021  
(817) 458-8997

**OWNER**  
Turtle Creek Reserve, LLC  
Contact: Frank Mackey, VP  
1601 Elm Street, Suite: 470  
Dallas, TX 75201  
( ) - - -



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 45°41'02" E	32.51'	L14	S 89°18'58" W	148.90'	L27	N 01°04'02" W	149.59'
L2	N 89°18'58" E	36.84'	L15	S 00°41'02" E	52.21'	L28	S 89°32'58" W	10.00'
L3	S 01°03'18" E	67.19'	L16	N 89°18'58" E	141.24'	L29	N 89°32'58" E	15.00'
L4	S 00°27'02" E	233.18'	L17	S 01°04'02" E	64.14'	L30	S 00°41'02" E	10.00'
L5	N 89°32'58" E	2.50'	L18	S 89°18'58" W	195.67'	L31	S 89°32'58" W	15.00'
L6	S 00°27'02" E	15.00'	L19	N 00°41'02" W	62.02'	L32	N 00°41'02" W	10.00'
L7	S 89°32'58" W	15.00'	L20	S 89°18'58" W	2.87'	L33	N 89°32'58" E	7.00'
L8	N 00°27'02" W	15.00'	L21	N 00°41'02" W	15.00'	L34	N 89°32'58" E	18.08'
L9	N 89°32'58" E	2.50'	L22	S 89°18'58" W	1.97'	L35	S 00°27'02" E	20.00'
L10	N 00°27'02" W	233.14'	L23	S 01°04'02" E	134.58'	L36	S 89°32'58" W	18.00'
L11	N 89°18'58" E	4.48'	L24	N 89°18'58" E	137.05'	L37	N 00°41'02" W	20.00'
L12	N 89°18'58" E	148.39'	L25	S 00°41'02" E	15.00'	L38	S 89°18'58" W	62.89'
L13	S 01°04'02" E	76.00'	L26	S 89°18'58" W	151.95'	L39	N 89°18'58" E	91.87'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.00'	65.97'	90°00'00"	S 45°41'02" E	59.40'
C2	20.00'	31.29'	89°37'44"	S 45°52'10" E	28.19'
C3	15.00'	13.38'	51°06'19"	N 63°45'48" E	12.94'
C4	50.00'	44.60'	51°06'19"	N 63°45'48" E	43.13'
C5	26.00'	41.01'	90°23'00"	N 44°07'28" E	36.89'
C6	26.00'	40.67'	89°37'00"	N 45°52'32" W	36.65'
C7	26.00'	40.84'	90°00'00"	S 44°18'58" W	36.77'
C8	30.00'	47.12'	90°00'00"	S 45°41'02" E	42.43'
C9	30.00'	47.32'	90°23'00"	N 44°07'28" E	42.57'
C10	10.00'	15.64'	89°37'00"	N 45°52'32" W	14.09'
C11	20.00'	31.42'	90°00'00"	N 45°41'02" W	28.28'
C12	20.00'	31.42'	90°00'00"	N 45°41'02" W	28.28'
C13	47.00'	31.23'	38°04'20"	N 71°38'52" W	30.66'

**PRELIMINARY PLAT  
LULLWATER  
SENIOR NO. 2 REVISED**  
LOTS 2A & 2B, BLOCK A/7081  
BEING A REPLAT OF LOT 2, BLOCK A/7081  
LULLWATER SENIOR NO. 2  
AN ADDITION TO THE CITY OF DALLAS  
RECORDED IN DOCUMENT NUMBER 201000075797  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
BEING 2.00 ACRES IN THE  
WILLIAM C. JACKSON SURVEY, ABSTRACT NUMBER 704,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S 245-128  
CITY ENGINEERING NO. DP25-076

PAGE 1 OF 2

JOB NUMBER	2412.021-02
DATE	03/11/2025
REVISION	-
DRAWN BY	DJJ



Eagle Surveying, LLC  
222 South Elm Street  
Suite 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS; **TURTLE CREEK RESERVE, LLC**, is the owner of a 2.00 acre tract of land out of the W.C. Jackson Survey, Abstract No. 704, situated in Block A/7081, in the City of Dallas, Dallas County, Texas, and being all of Lot 2, Block A/7081, Lullwater Senior No. 2, a subdivision of record in Document Number 201000075797 of the Official Public Records of Dallas County, Texas, as conveyed to Turtle Creek Reserve, LLC by deed of record in Document Number 200900091777 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at an X-cut found in concrete in the North right-of-way line of Northwest Highway (also known as Spur 244, right-of-way width varies, as created by Volume 1641, Page 471 of the Deed Records of Dallas County, Texas, and Document Number 200900233530 of said Official Public Records), being the Southwest corner of Lot 1, Block A/7081, Lullwater Senior, a subdivision of record in Document Number 200900233530 of said Official Public Records, also being the Southeast corner of said Lot 2 and hereof;

**THENCE**, S 89°18'58" W, along the North right-of-way line of said Northwest Highway, being the common South line of said Lot 2, a distance of 273.75 feet to an X-cut found in concrete at the intersection of the South right-of-way line of said Northwest Highway and the East line of a 12.5' alley (as created by Volume 745, Page 296, of the Map Records of Dallas County, Texas and Document Number 200900233530 of said Official Public Records), also being the Southwest corner of said Lot 2 and hereof;

**THENCE**, N 01°04'02" W, along the East right-of-way line of said 12.5' alley, being the common West line of said Lot 2, a distance of 317.22 feet to an X-cut found in concrete at the Southwest corner of said Lot 1, Block A/7081, of said Lullwater Senior No. 2, being the Northwest corner of said Lot 2 and hereof;

**THENCE**, along the South line of Lot 1, Block A/7081, of said Lullwater Senior No. 2, being the common North line of said Lot 2, the following two (2) courses and distances:

1. N 89°18'58" E, a distance of 252.88 feet to 1/2" iron rod with plastic cap stamped "RPLS 4838" found for corner;
2. S 45°41'02" E, a distance of 32.51 feet to an X-cut found in concrete in the West line of said Lot 1, Block A/7081, of said Lullwater Senior, also being the most easterly Northeast corner of said Lot 2;

**THENCE**, S 00°41'02" E, along the West line of said Lot 1, Block A/7081, of said Lullwater Senior, being the common East line of said Lot 2, a distance of 294.22 feet to the **POINT OF BEGINNING** and containing an area of 86,907 square feet or 2.00 acres of land, more or less.

OWNER'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **TURTLE CREEK RESERVE, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LULLWATER SENIOR NO. 2 REVISED**, 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 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 \_\_\_\_\_, 2025.

OWNER: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name and Title

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

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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 \_\_\_\_\_, 2025.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §  
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**  
I, Tony Shidid, 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  
**LULLWATER**  
**SENIOR NO. 2 REVISED**  
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