



VICINITY MAP
(NOT TO SCALE)

LINETYPES	
—	STREET CENTERLINE
—O—	OVERHEAD ELECTRIC LINE
—WW—	WASTEWATER LINE
—STM—	STORM-DRAIN LINE
—W—	WATER LINE
—T—	TELECOMMUNICATION LINE

ABBREVIATIONS	
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
(XX° XX' XX")	RECORD BEARING
(XX.XX)	RECORD DISTANCE
P.O.B.	POINT OF BEGINNING
(C.M.)	CONTROLLING MONUMENT
ADS	3-1/4" ALUMINUM DISC STAMPED "URBAN STRATEGY" "10194610" "JA" SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAPPED
ESMT	EASEMENT
STM	STORM
WW	WASTEWATER
WTR	WATER
INFO	INFORMATION

LEGEND	
○	BOUNDARY/LOT CORNER
☆	LIGHT POLE
⚡	TRAFFIC LIGHT POLE
⊕	POWER POLE
⋈	GUY WIRE
⊖	ELECTRIC MANHOLE
⊙	WASTEWATER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	WATER VALVE
●	BOLLARD
—	SIGN
⊙	UNKNOWN MANHOLE
○	TREE

GENERAL NOTES:

- Basis of bearing is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
- Coordinate shown hereon refer to the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid coordinates values, no scale and no projection.
- Property is Vacant

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT OF RECORD FROM AN UN-PLATTED TRACT OF LAND.

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

WHEREAS MM Turtle Creek LLC is the sole owners of a 15,352 square foot or 0.352 acre tract of land situated in the J. Sylvester Survey, Abstract No. 1383, City of Dallas Block 1/1014, Dallas County, Texas, same being that tract of land described to said MM Turtle Creek LLC by Special Warrant Deed recorded in Instrument No. 202100236267, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING (P.O.B.) at a 1/2-inch iron rod found (controlling monument (C.M.)) for the east corner of Reverchon Plaza Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 84035, Page 1183, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being in the southwest Right-of-Way (R.O.W.) line of Fairmount Street, a 60 foot R.O.W.;

THENCE South 46 degrees 42 minutes 20 seconds East, with the southwest R.O.W. line of said Fairmount Street, a distance of 100.00 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "1194610" and "JA" set for the east corner of said MM Turtle Creek LLC tract, and being the most northerly northwest corner of that tract of land described to the City of Dallas, by deeds recorded in Volume 646, Page 41, and Volume 1488, Page 78, D.R.D.C.T.;

THENCE South 43 degrees 09 minutes 50 seconds West, departing the southwest R.O.W. line of said Fairmount Street, with the common line of said MM Turtle Creek LLC tract, and said City of Dallas tract, a distance of 145.09 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "1194610" and "JA" set for the south corner of said MM Turtle Creek LLC tract, and being an inside ell corner of said City of Dallas tract;

THENCE North 52 degrees 04 minutes 41 seconds West, with the common line of said MM Turtle Creek LLC tract, and said City of Dallas tract, a distance of 105.26 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "1194610" and "JA" set for the west corner of said MM Turtle Creek LLC tract, and the most westerly northwest corner of said City of Dallas tract, and being on the southeast line of said Reverchon Plaza Addition, from which a 1/2 inch iron rod found (C.M.) for reference at the west corner of said City of Dallas tract, and the south corner of said Reverchon Plaza Addition, bears South 44 degrees 56 minutes 40 seconds West, a distance of 114.38 feet;

THENCE North 44 degrees 56 minutes 40 seconds East, with the southeast line of said Reverchon Plaza Addition, a distance of 155.1 feet to the **POINT OF BEGINNING (P.O.B.)**, and containing 15,352 square foot or 0.352 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **MM Turtle Creek, LLC**, acting by and through its duly authorized agent, Leobardo Trevino, does hereby adopt this plat, designating the herein described property as **THE JULIEN 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.

MM Turtle Creek, LLC
a Texas limited liability company

By: _____ Date: _____
Leobardo Trevino, 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 Leobardo Trevino, 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 therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2025.

Notary Public, in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

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 _____, 20____, by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____

Secretary

Civil
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
(214) 295-5775

Surveyor
Mark A. Nace, RPLS
Texas License No 5539
Urban Strategy
1100 E. Campbell, Ste 210
(214) 396-2339
markn@urbanstrategy.us
TBPELS Firm No. 1019461

Owners
Leobardo Trevino
MM Turtle Creek LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
469-892-7200



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

THE JULIEN ADDITION

LOT 1, BLOCK 1/1014

0.352 ACRES / 15,352 SQUARE FEET

OUT OF THE J. SYLVESTER SURVEY, ABSTRACT NO. 1383

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S245-163 ENGINEERING PLAN No. _____

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

I, **Mark A. Nace**, 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 _____, 2025.

Mark A. Nace
Registered Professional Land Surveyor
Texas Registration No. 5539

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 Mark A. Nace, 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 therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2025.

Notary Public, in and for the State of Texas

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.