

LEGEND	
IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
IRFCR	5/8 IRON ROD FOUND CAPPED FOR REFERENCE
ADS	3-1/4 INCH ALUMINUM DISK STAMPED "MAGIC 5 NW HWY ADDITION RPLS 3963" SET FOR CORNER
CM	CONTROL MONUMENT
INST. NO. INSTRUMENT NUMBER	
CCDCT	COUNTY CLERKS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. VOLUME	
PG. PAGE	
U.E. UTILITY EASEMENT	
S.S. SANITARY SEWER	
ESMT. EASEMENT	
PFC	POINT FOR CORNER
	FIRE HYDRANT
	WATER METER/WATER MANHOLE
	STORM SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE

NOTES:

- Coordinates are based on Texas State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Basis of Bearings are the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011
- Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Lot-to-Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Department approval.
- The purpose of this Plat is to create 1 Lot out of a 2.33 acre tract.
- No buildings on subject property.
- No trees to be removed.
- Contours were obtained from 2020 USGS Lidar

FLOOD NOTE:

By graphical plotting, ALL of the parcel described hereon lies within Special Flood Hazard Area (SFHA) Zone "AE" as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48113C0310J, dated August 23, 2001, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that other floodplain information or studies may exist which could delineate floodplain areas in different locations. This statement shall not create liability on the part of the surveyor.

LEGAL DESCRIPTION

WHEREAS Magic 5 Properties is the owner of a 2.331 acre tract of land situated in the Eli Merrill Survey, Abstract No. 978, Dallas County, Texas and being all of a called 2.33 acre tract of land described in a General Warranty Deed to Magic 5 Properties recorded as Instrument Number 202200016564 Official Public Records of Dallas County, Texas (OPRDCT), and this tract being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disk stamped "MAGIC 5 NW HWY ADDITION RPLS 3963" set for corner in the south right-of-way line of Lombardy Lane (a 50' right-of-way) recorded in Volume 4 Page 429 of the Northwest Acres, an addition to the City of Dallas, Dallas County Texas Map Records Dallas County Texas (MRDCT), at the northeast corner of said 2.33 acre tract and being in the west line of Lot 1, Block 6484 of the Upshaw Addition, an addition to the City of Dallas, Dallas County Texas recorded in Volume 82104 Page 2283 (MRDCT), also described in a General Warranty Deed with Vendor Lein to Magic 5 Properties recorded as Instrument Number 202200325867 (OPRDCT), from which the northwest corner of Lot 1 bears N00°05'36"W a distance of 3.0 feet;

THENCE S 00 degrees 32 minutes 59 seconds E, along the east line of said 2.33 acre tract and partly with the west line of said Lot 1, a distance of 389.96 feet, to a 3-1/4 inch aluminum disk stamped "MAGIC 5 NW HWY ADDITION RPLS 3963" set for corner in the northeast right-of-way line of West Northwest Highway (a variable width right-of-way) at the common south corner of last mentioned tracts;

THENCE N 69 degrees 13 minutes 06 seconds W, along the northeast right-of-way line of said West Northwest Highway and the southwest line of said 2.33 acre tract, a distance of 339.51 feet, to a 3-1/4 inch aluminum disk stamped "MAGIC 5 NW HWY ADDITION RPLS 3963" set for corner at the southwest corner of said 2.33 acre tract common to the southeast corner of a 0.86 acre tract described in a Deed to Archibong Effiom recorded as Instrument Number 200900358414 (OPRDCT);

THENCE N 03 degrees 24 minutes 53 seconds E, along said common line, a distance of 268.40 feet, to a 3-1/4 inch aluminum disk stamped "MAGIC 5 NW HWY ADDITION RPLS 3963" set for corner in the south line of said Lombardy Lane, at the northwest corner of said 2.33 acre tract, from which the northeast corner of said 0.86 acre tract bears N03°24'53"E a distance of 1.95 feet;

THENCE N 89 degrees 42 minutes 01 seconds E, along the south right-of-way line of said Lombardy Lane, and the north line of said 2.33 acre tract, a distance of 297.70 feet, to the POINT OF BEGINNING and containing 101,530 Square Feet or 2.331 Acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MAGIC 5 PROPERTIES acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **MAGIC 5 NW HWY 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MAGIC 5 PROPERTIES

By: \_\_\_\_\_  
MARIO RODRIGUEZ,  
OWNER

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared MARIO RODRIGUEZ, 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 consideration therein expressed.

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

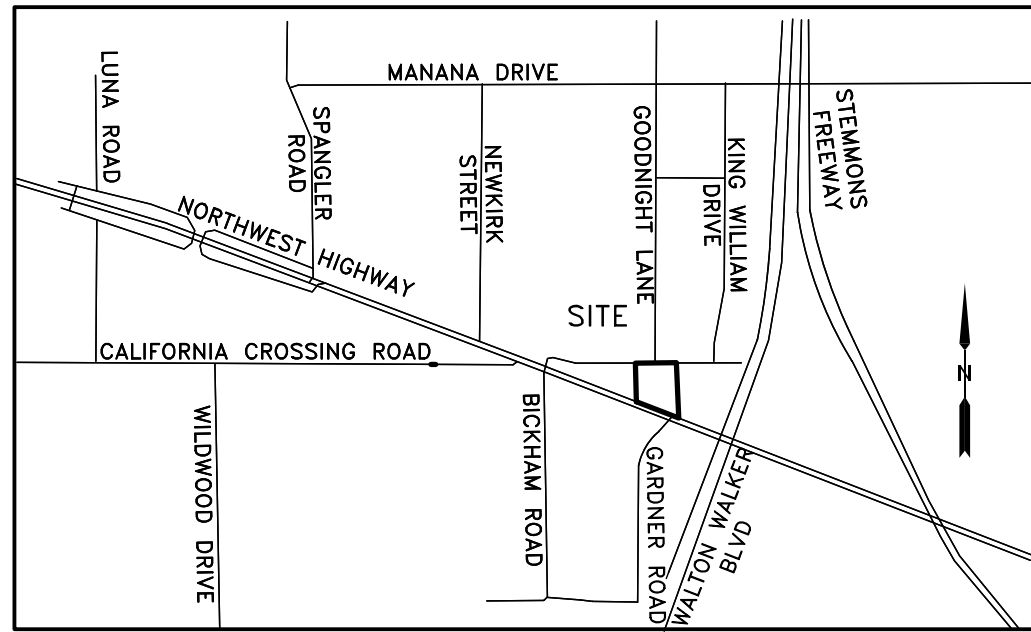
Notary Public in and for Dallas County, Texas  
My commission expires: \_\_\_\_\_

ENGINEER  
PETITT-EOD ENGINEERING  
1600 N COLLINS BLVD. STE. 3300  
RICHARDSON, TX 75080  
972-941-8400

OWNER/CONTACT:  
MAGIC 5 PROPERTIES  
6501 DIAMON COURT, COLLEYVILLE, TEXAS, 76034  
214-682-6995

SURVEYOR:  
R.C. MYERS SURVEYING, LLC  
"Registered Professional Land Surveyors"  
488 ARROYO COURT (214) 532-0636 Voice  
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963  
rcmsurveying@gmail.com



VICINITY MAP (NTS)

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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.

PRELIMINARY- FOR REVIEW ONLY  
NOT TO BE RECORDED FOR ANY PURPOSE  
RELEASED 12/17/25

ROBERT C. MYERS  
Texas Registered Professional Land Surveyor No. 3963

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 ROBERT C. MYERS 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 of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

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 THE  
**MAGIC 5 NW HWY ADDITION**  
LOT 1, BLOCK 6485  
SITUATED IN THE  
ELI MERRELL SURVEY A-978  
BEING ALL OF A 2.33 ACRE TRACT  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS  
CITY FILE NO. PLAT-25-000165

Date: 12/17/2025 Rev: \_\_\_\_\_