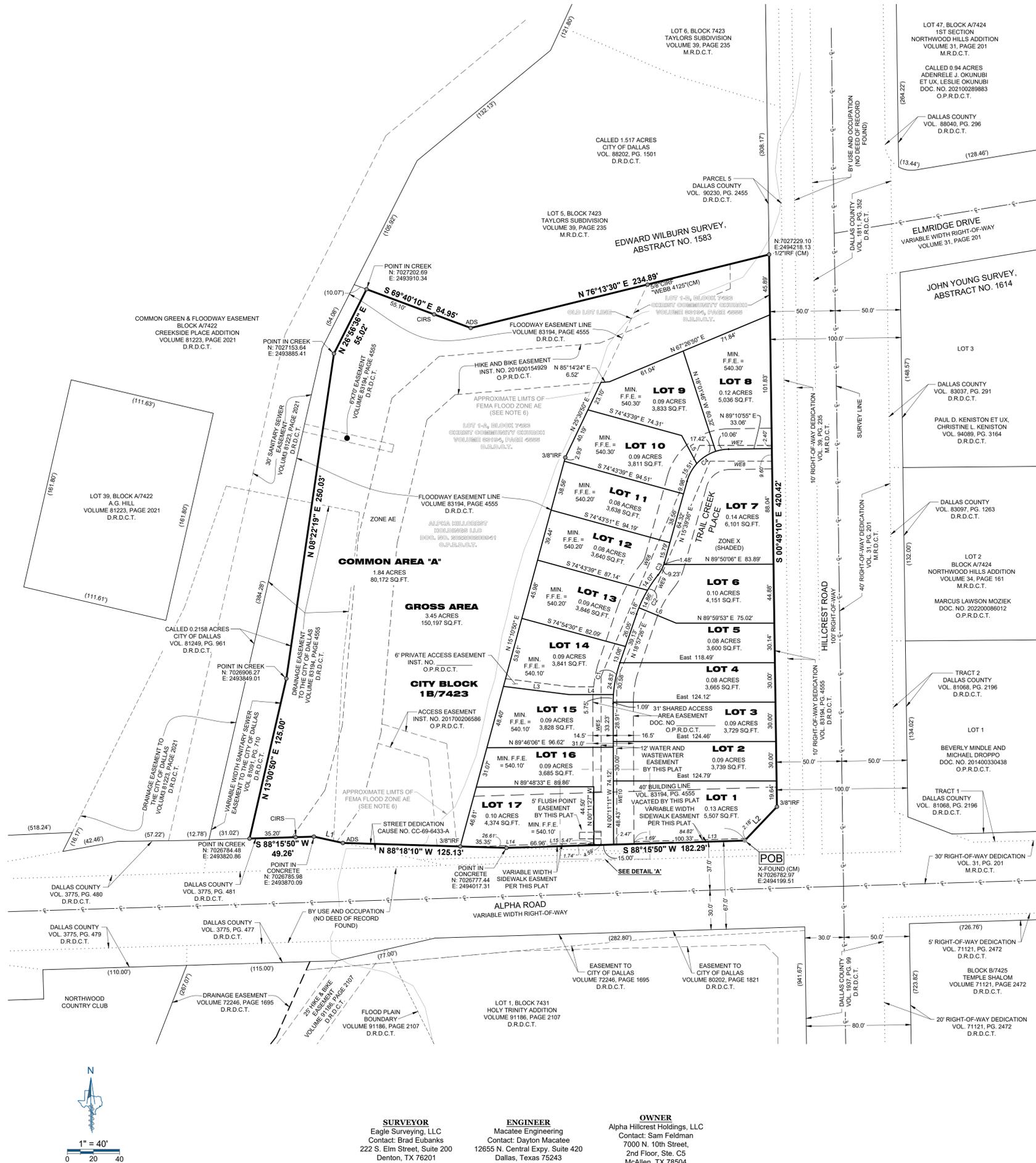


- ### GENERAL NOTES
- The purpose of this plat is to create eighteen (18) lots from two (2) existing lots of record, to vacate the front 40 foot building line along Alpha Road, and to add easements for a shared access development.
  - The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011). (Texas North Central Zone 4202).
  - Controlling monuments: as shown.
  - Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
  - 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.
  - This property is located in **Non-Shaded Zone "X"** shaded and Zone "AE" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2014 and is located in Community Number 480171 as shown on Map Number 48113C0195K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA.MAP.
  - Existing building to be removed.
  - No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.

### LEGEND

●	Boundary Monument
( )	Record Call
SQ.FT.	Square Feet
CIRF	Capped Iron Rod Found
IRF	Iron Rod Found
ADS	3-1/4" Aluminum Disc Set Stamped "PARKS ON HILLCREST" and "EAGLE SURVEYING" set
MNS	MAG Nail With Washer Stamped "PARKS ON HILLCREST" and "EAGLE SURVEYING" set
MIN. F.F.E.	Minimum Finished Floor Elevation
POB	Point of Beginning
DOC. NO.	Document Number
D.R.D.C.T.	Deed Records, Dallas County, Texas
U.E./B.L.	Utility Easement/ Building Line
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL.	Volume
PG.	Page
---	Subject Boundary Line
- - - -	EASEMENT
- - - -	CENTERLINE



### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 77°42'10" W	22.66'
L2	S 43°43'20" E	35.64'
L3	S 82°53'40" E	50.62'
L4	N 90°00'00" E	33.83'
L5	S 28°22'11" E	24.28'
L6	N 67°38'47" W	30.84'

### WATER & WASTEWATER EASEMENT TABLE

LINE	BEARING	DISTANCE
WE1	N 00°00'00" W	10.47'
WE2	N 90°00'00" W	5.50'
WE3	N 00°14'20" W	29.97'
WE4	N 89°18'32" E	5.62'
WE5	N 00°00'00" W	87.90'
WE6	N 23°11'36" E	191.19'
WE7	N 90°00'00" E	55.21'
WE8	N 90°00'00" W	47.47'
WE9	S 23°11'36" W	180.82'
WE10	S 00°00'00" E	125.58'

### SIDEWALK EASEMENT TABLE

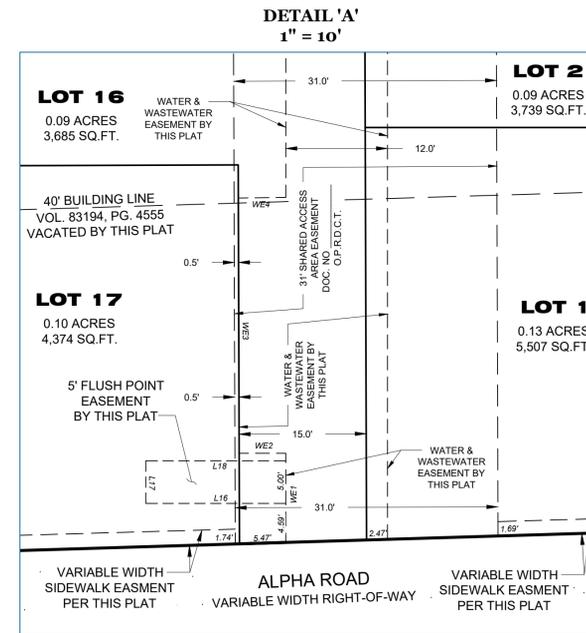
LINE	BEARING	DISTANCE
L13	S 88°22'08" W	86.33'
L14	S 87°54'59" W	40.18'
L15	S 88°21'54" W	52.91'

### FLUSH POINT EASEMENT TABLE

LINE	BEARING	DISTANCE
L16	N 90°00'00" W	16.51'
L17	N 00°00'00" W	5.00'
L18	N 90°00'00" E	16.51'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	93.56'	31.67'	19°23'42"	N 09°30'40" E	31.52'
C2	98.50'	34.11'	19°50'19"	N 28°52'35" E	33.94'
C3	26.50'	10.70'	23°08'09"	N 27°13'41" E	10.63'
C4	33.50'	42.99'	73°31'19"	N 52°25'16" E	40.10'



SHARED ACCESS DEVELOPMENT  
FINAL PLAT  
**PARKS ON HILLCREST**  
LOTS 1-17 AND COMMON AREA "A",  
BLOCK 1B/7423  
REPLAT OF A PORTION OF  
LOT 1-A AND ALL OF LOT 1-B, BLOCK 7423,  
CHRIST COMMUNITY CHURCH  
BEING 3.66 ACRES SITUATED IN THE  
EDWARD WILLBURN SURVEY, ABSTRACT No. 1583,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S212-294R  
CITY ENGINEERING NO. DP \_\_\_\_\_

JOB NUMBER	2206.030
DATE	10/05/2023
REVISION	07/01/2025
DRAWN BY	EN/DJJ



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**ENGINEER**  
Macatee Engineering  
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12655 N. Central Expy, Suite 420  
Dallas, Texas 75243  
(214) 373-1180

**OWNER**  
Alpha Hillcrest Holdings, LLC  
Contact: Sam Feldman  
7000 N. 10th Street,  
2nd Floor, Ste. C5  
McAllen, TX 78504  
(469) 767-1128

**OWNER'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ALPHA HILLCREST HOLDINGS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.66 acre tract or parcel of land situated in the Edward Wilburn Survey, Abstract Number 1583 in the City of Dallas, Dallas County, Texas, being a portion of Lot 1-A and all of Lot 1-B, Block 7423, CHRIST COMMUNITY CHURCH, an addition to the City of Dallas, recorded in Volume 83194, Page 4555, Deed Records, Dallas County, Texas, being all of a called 3.4476 acre tract of land described in the Special Warranty Deed With Restriction to Alpha Hillcrest Holdings, LLC, recorded in Document Number 202200200941, 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 on the north right-of-way line of Alpha Road (variable width right-of-way, 67.0' at this point, created by Map and Deed Records Volume 31, Page 201, Volume 81249, Page 961, Volume 83194, Page 4555 and Volume 91186, Page 2107) and the cut-off line between the north right-of-way line of said Alpha Road and the west right-of-way line of Hillcrest Road (variable width right-of-way, 100.0' at this point, created by Map and Deed Records Volume 31, Page 201, Volume 81249, Page 961 and Volume 83194, Page 4555), being the southeast corner of said Lot 1-B;

THENCE, along the north right-of-way line of said Alpha Road, being the common south line of said CHRIST COMMUNITY CHURCH, the following four (4) courses and distances:

- 1. S88°15'50"W, a distance of 182.29 feet to a 5/8" iron rod with yellow plastic cap stamped "WEBB 4215" found;
2. N88°18'10"W, passing at a distance of 35.35 feet a 3/8" iron rod found for the south common corner between said Lot 1-A and said Lot 1-B, continuing a total distance of 125.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N77°42'10"W, a distance of 22.66 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S88°15'50"W, a distance of 49.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the southeast corner of called 0.2158 acre tract of land conveyed to the City of Dallas by special warranty deed of record in Volume 81249, Page 961 of the Deed Records of Dallas County, Texas;

THENCE, departing the north right-of-way line of Alpha Road, along the east line of said 0.2158 acre tract, the following three (3) courses and distances:

- 1. N13°00'50"E, a distance of 125.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N08°22'19"E, a distance of 250.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N28°56'36"E, a distance of 55.02 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south line of Lot 5, TAYLORS SUBDIVISION, an addition to the City of Dallas, recorded in Volume 39, Page 235, Map Records, Dallas County, Texas, being the northeast corner of said 0.2158 acre tract;

THENCE, along the south line of said Lot 5, being the north line of said CHRIST COMMUNITY CHURCH, the following two (2) courses and distances:

- 1. S69°40'10"E, a distance of 84.95 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N76°13'30"E, passing at a distance of 139.19 feet a 5/8" iron rod with yellow plastic cap stamped "WEBB 4125" for the north common corner between said Lot 1-A and said Lot 1-B, continuing a total distance of 234.89 feet to a 1/2" iron rod found on the west right-of-way line of said Hillcrest Road, for the southeast corner of said Lot 5, being the northeast corner of said Lot 1-B;

THENCE, S00°49'10"E, along the west right-of-way line of said Hillcrest Road, being the east line of said Lot 1-B, a distance of 420.42 feet to a 3/8" iron rod found at the intersection of the west right-of-way line of said Hillcrest Road and the cut-off line between the west right-of-way line of said Hillcrest Road and the north right-of-way line of said Alpha Road, being an east corner of said Lot 1B;

THENCE, S43°43'20"W, along said cut-off line and the south line of said Lot 1-B, a distance of 35.64 feet to POINT OF BEGINNING, containing 3.45 acres, or 150,197 square feet, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ALPHA HILLCREST HOLDINGS, LLC, does hereby adopt this plat, designating the herein described property as PARKS ON HILLCREST, 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.)

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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: ALPHA HILLCREST HOLDINGS, LLC, a Texas limited liability company

BY: AUTHORIZED AGENT SIGNATURE

BY: AUTHORIZED AGENT, PRINTED NAME & 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

SHARED ACCESS AREA EASEMENT

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, his heirs grantees, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

LLOYD DENMAN, P.E.
CHIEF ENGINEER OF DEPARTMENT OF SUSTAINABLE DEVELOPMENT AND CONSTRUCTION

FLOODWAY EASEMENT STATEMENT (WITH IN A COMMON AREA)

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 7423 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 7423, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 7423, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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 Land Surveying, 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 \_\_\_, 2023.

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

SHARED ACCESS DEVELOPMENT FINAL PLAT
PARKS ON HILLCREST
LOTS 1-17 AND COMMON AREA "A", BLOCK 1B/7423
REPLAT OF A PORTION OF LOT 1-A AND ALL OF LOT 1-B, BLOCK 7423, CHRIST COMMUNITY CHUCH BEING 3.66 ACRES SITUATED IN THE EDWARD WILLBURN SURVEY, ABSTRACT No. 1583, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S212-294R CITY ENGINEERING NO. DP \_\_\_\_\_

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Table with 2 columns: Field Name, Value. Fields include JOB NUMBER (2206.030), DATE (10/05/2023), REVISION (07/01/2025), and DRAWN BY (EN/DJJ).



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