

**LEGEND**

- MONUMENT - TYPE AS NOTED
- 1/2" IRON ROD SET CAP NO. 6870
- POINT FOR CORNER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - MAJOR CONTOUR
- - - MINOR CONTOUR
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING WATERLINE
- - - OVERHEAD WIRES
- UTILITY POLE
- WATER METER
- SANITARY SEWER MANHOLE
- B.L. BUILDING LINE
- U.L. UTILITY PLACEMENT
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

**OWNERS CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

**WHEREAS**, HERACK ESTATES INC, IS THE OWNER OF A 1.965 ACRE TRACT OF LAND SITUATED IN THE SOLOMAN DIXON SURVEY, ABSTRACT NUMBER 407, DALLAS COUNTY, TEXAS, AND BEING THE 1.965 ACRE TRACT OF LAND CONVEYED TO CELSIUS USA DEVELOPERS LLC UNDER INSTRUMENT NUMBER 202300258259 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEING** A 1.965 ACRE TRACT OF LAND SITUATED IN THE SOLOMAN DIXON SURVEY, ABSTRACT NUMBER 407, DALLAS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO CELSIUS USA DEVELOPERS, LLC UNDER INSTRUMENT NUMBER 202300258259 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.965 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO JIMMY RAY BIRDSON UNDER INSTRUMENT NUMBER 20070445915 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING A POINT IN THE WEST LINE OF A TRACT CONVEYED TO NEW FAITHFUL FOLLOWERS OF CHRIST CHURCH UNDER INSTRUMENT NUMBER 201200287534 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND FROM WHICH A 1" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID CHURCH TRACT BEARS N 00°49'02" W, A DISTANCE OF 414.05 FEET. SAID 5/8" IRON ROD FOUND BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GRID COORDINATE VALUE OF **N:6938748.98, E: 2538709.86** FEET FOR REFERENCE;

**THENCE FROM SAID POINT OF BEGINNING**, S 00°49'02" E, A DISTANCE OF 352.60 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET FOR THE SOUTHEAST CORNER OF SAID 1.965 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID NEW FAITHFUL FOLLOWERS OF CHRIST CHURCH TRACT AND BEING A POINT IN THE NORTH LINE OF A TRACT CONVEYED TO LIBERTY BANKERS LIFE INSURANCE COMPANY UNDER INSTRUMENT NUMBER 201100335374 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LIBERTY BANKERS LIFE INSURANCE COMPANY TRACT BEARS N 89°56'48" E, A DISTANCE OF 270.45 FEET;

**THENCE**, S 89°56'48" W, A DISTANCE OF 270.45 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET IN THE EAST LINE OF PRATER ROAD (A 60' WIDE RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID 1.965 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID LIBERTY BANKERS LIFE INSURANCE COMPANY TRACT AND FROM WHICH A 5/8" IRON ROD FOUND BEARS N 41°26'26" W, A DISTANCE OF 4.48 FEET;

**THENCE**, WITH THE EAST LINE OF PRATER ROAD, N 00°22'24" W, A DISTANCE OF 290.61 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6870" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 1.965 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK C/8779 OF THE LYLE SIKES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86025, PAGE 2021 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND FROM WHICH A 1/2" IRON ROD FOUND BEARS S 76°33'07" W, A DISTANCE OF 3.08 FEET;

**THENCE**, DEPARTING THE EAST LINE OF PRATER ROAD, N 89°31'37" E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6780" SET FOR AN INTERIOR ELL CORNER OF SAID 1.965 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1;

**THENCE**, N 00°31'23" W, A DISTANCE OF 60.00 FEET TO A POINT FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 1.965 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1 AND BEING A POINT IN THE SOUTH LINE OF LOT 2, BLOCK C/8779 OF LONG ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004091, PAGE 68 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND FROM WHICH A 5/8" IRON ROD FOUND BEARS S 89°19'04" E A DISTANCE OF 10.04 FEET;

**THENCE**, N 89°31'37" E, A DISTANCE OF 117.87 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.965 ACRES OR 85,613 SQ. FEET OF LAND, MORE OR LESS.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS

I, GARRETT JAMES SMELKER, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**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

GARRETT JAMES SMELKER  
 TEXAS RPLS NO. 6870

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

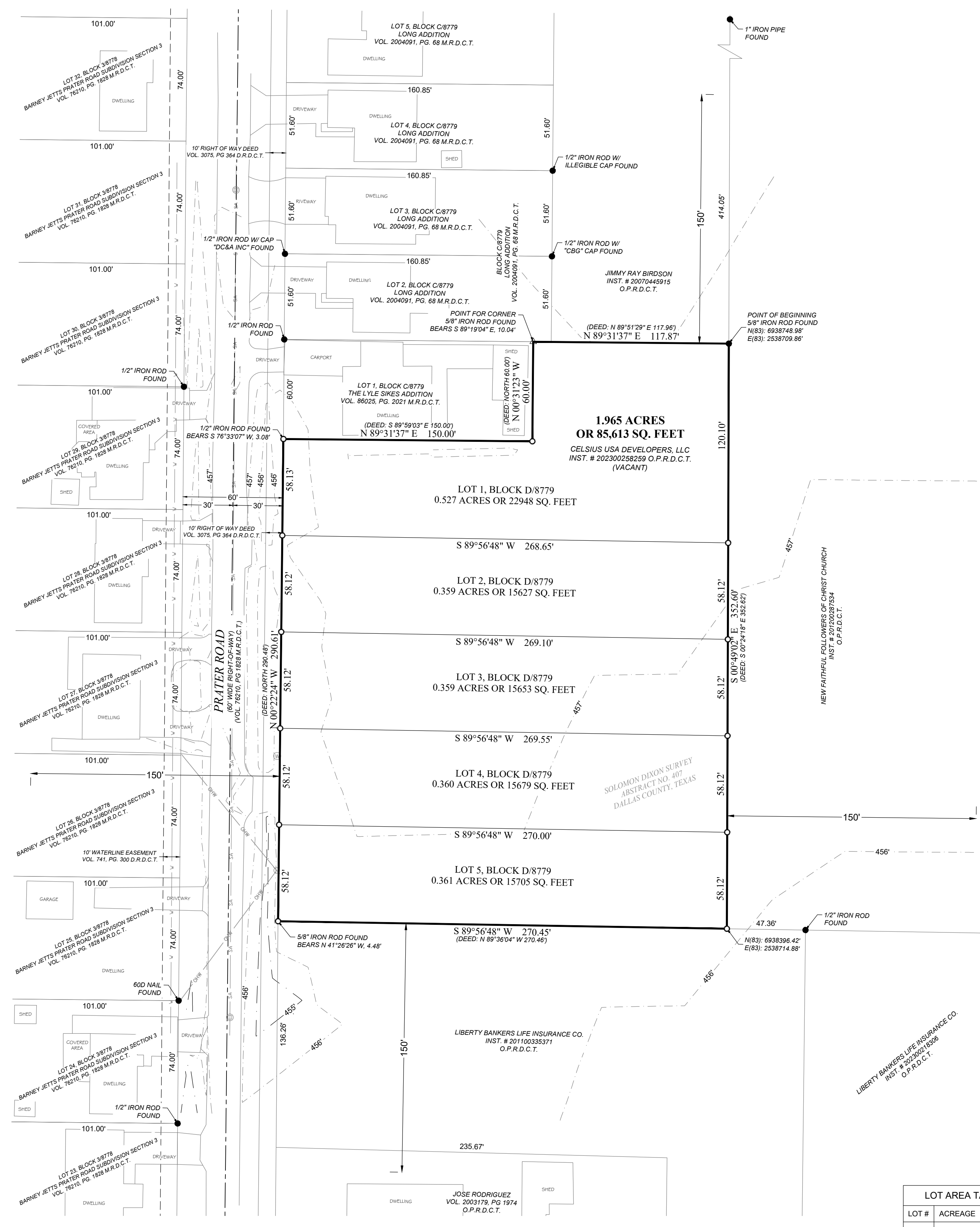
BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DATE PERSONALLY APPEARED GARRETT JAMES SMELKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

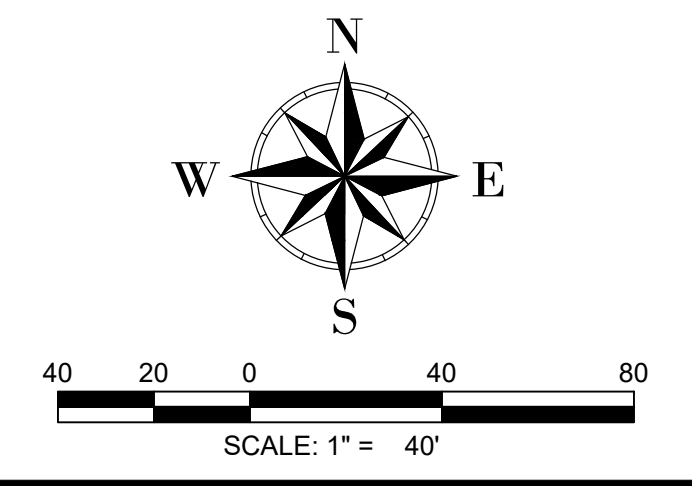
**NOTES:**

- 1.) THE PURPOSE OF THIS PLAT IS TO CREATE 5 RESIDENTIAL LOTS FROM AN EXISTING 1.965 ACRE TRACT.
- 2.) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 3.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GRID BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, AS DETERMINED BY STATIC GPS OBSERVATIONS.
- 4.) SUBJECT TRACT LIES WITHIN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48113C0510K EFFECTIVE ON 07/07/2014.
- 5.) INSTRUMENT OF RECORD: GENERAL WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 202300258259 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS ON DECEMBER 27, 2023.



**LOT AREA TABLE**

LOT #	ACREAGE	SQ. FEET
LOT 1	0.527	22,948
LOT 2	0.359	15,627
LOT 3	0.359	15,653
LOT 4	0.360	15,679
LOT 5	0.361	15,705



**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, CELSIUS USA DEVELOPERS, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **HERACK ESTATES NO. 2**, 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 FURROWWAY MANAGEMENT AREAS SHOWN THEREON, THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED 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 SHOWN. SAID EASEMENTS BEING HEREBY DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE 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 OR EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF 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 OR EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENTS 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 AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LUIS HERNANDEZ, CEO  
 CELSIUS USA DEVELOPERS, INC.

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

BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUIS HERNANDEZ, 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, CHAIRPERSON OF \_\_\_\_\_, 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.

\_\_\_\_\_  
 CHAIR PERSON OF VICE CHAIRPERSON  
 CITY PLAN COMMISSION  
 DALLAS, TEXAS

ATTEST: \_\_\_\_\_  
 SECRETARY

**PRELIMINARY PLAT**

**HERACK ESTATES NO. 2  
 LOTS 1-5, BLOCK D/8779**

**S 234-072**

BEING A 1.965 ACRE TRACT, SITUATED IN THE SOLOMAN DIXON SURVEY, ABSTRACT NO. 407, CITY OF DALLAS, DALLAS COUNTY, TEXAS, INSTRUMENT NO. 202300258259, O.P.R.D.C.T.

CITY PLAN FILE NO. XXXX-XXX  
 ENGINEERING NO. XXXX-XXX

**AMERICAN MERIDIAN, LLC**  
 Surveying + 3D Scanning

PREPARED BY:  
 AMERICAN MERIDIAN LLC  
 TBPELS FIRM# 10194663  
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 (817) 948-2667 Info@americanmeridianllc.com  
 CONTACT: GARRETT SMELKER

APPLICANT:  
 MDB ARCHITECTURE  
 11551 FOREST CENTRAL DR., STE. 133  
 DALLAS, TEXAS 75243  
 (956) 326-0231  
 CONTACT: MARIO SALINAS

OWNER:  
 HERACK ESTATES, INC  
 12001 NORTH CENTRAL EXPRESSWAY, STE. 1150  
 DALLAS, TEXAS 75243  
 (214) 876-8828  
 CONTACT: LUIS HERNANDEZ

SHEET: 1 OF 1	PREPARED BY: IRG	A.M. PROJECT NUMBER: 240201
SCALE: 1" = 40'	CHECKED BY: GJS	DATE: FEBRUARY 22, 2024