





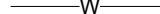
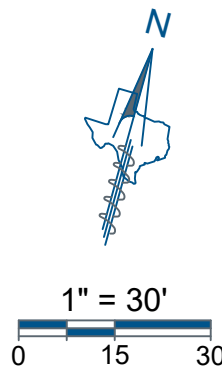




LEGEND		
	Boundary Monument as noted	D.R.D.C.T. Deed Records, Dallas County, Texas
( )	Record Call	O.P.R.D.C.T. Official Public Records, Dallas County, Texas
IRF	Iron Rod Found	
SQ.FT.	Square Feet	VOL. Volume
XCF	"X" Cut Found	PG. Page
XCS	"X" Cut Set	 Subject Boundary Line
MNF	"MAG" NAIL FOUND	 Easement / License Agreement
(CM)	Controlling Monument	 Centerline
POB	Point of Beginning	 Old Lot/Deed Line
INST. NO.	Instrument Number	 Water Line
		 Sewer Line



STATE OF TEXAS           §  
COUNTY OF DALLAS   §

WHEREAS, **SYCAMORE HUNT ACQUISITIONS LLC**, is the owner of a 0.918 acre tract of land out of the J. Bryan Spivak, Abstract No. 149 and the S. Wrigley Survey, Abstract No. 495, situated in the City of Dallas, Dallas County, Texas, being Lots 1 thru 8, Block 31/46, Original Town of Dallas, a subdivision of record in Volume 143, Page 401 of the Deed Records of Dallas County, Texas, all of said Lots 3, 4, 5, and 6 and the westerly 13.50 feet of said Lots 2 and 7 having been conveyed as a called 0.521 acre tract of land to Sycamore Hunt Acquisitions LLC by deed of record in Document Number 202400261400 of the Official Public Records of Dallas County, Texas, the easterly 36.50 feet of said Lots 2 and 7 and the westerly 8.00 feet of said Lots 1 and 8 having been conveyed as a called 0.204 acre tract of land to Sycamore Hunt Acquisitions LLC by said deed of record in Document Number 202400261400, two internal 0.90 foot wide portions of said Lots 1 and 8 having been conveyed as called 0.041 acre tracts of land to Sycamore Hunt Acquisitions LLC by said deed of record in Document Number 202400261400 of said Official Public Records, and the easterly 24.00 feet of said Lots 1 and 8 having been conveyed as a called 0.110 acre tract of land to Sycamore Hunt Acquisitions LLC by said deed of record in Document Number 202400261400 of said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut set at the intersection of the North right-of-way line of Elm Street (80-foot right-of-way) and the East right-of-way line of Austin Street (80-foot right-of-way), being the Southwest corner of said 0.521 acre tract, from which a mag nail with washer stamped "LS" found bears S60°53'03"W, a distance of 25.26 feet;

**THENCE**, N14°55'14"W, along the East right-of-way line of Austin Street and the common West line of said 0.521 acre tract, a distance of 200.00 feet to a point within a building at the intersection of the South right-of-way line of Pacific Avenue (80-foot right-of-way) and the East right-of-way line of Austin Street, being the Northwest corner of said 0.521 acre tract;

**THENCE**, N75°04'46"E, along the South right-of-way line of Pacific Avenue and the common North lines of said 0.521 acre tract, said 0.204 acre tract, said 0.041 acre tracts, and said 0.110 acre tract, a distance of 200.00 feet to an "X" cut set at the intersection of the South right-of-way line of Pacific Avenue and the West right-of-way line of Lamar Street (right-of-way width varies), being the Northeast corner of said 0.110 acre tract, from which a brass disk stamped "DART 101" found bears S50°46'21"E, a distance of 23.62 feet;

**THENCE**, S14°55'14"E, along the West right-of-way line of Lamar Street and the common East line of said 0.110 acre tract, a distance of 200.00 feet to an "X" cut set at the intersection of the West right-of-way line of Lamar Street and the North right-of-way line of Elm Street, being the Southeast corner of said 0.110 acre tract;

THENCE, S75°04'46"W, along the North right-of-way line of Elm Street and the common North lines of said Lot 0.110 acre tract, said 0.041 acre tracts, said 0.204 acre tract, and said 0.521 acre tract, passing at a distance of 100.65 feet a point from which a brass disk stamped "EL CENTRO RPLS 4328" found in the South right-of-way line of Elm Street, bearing an exterior ell curve in the North line of Lot 1A, Block 1740, El Centro, a subdivision of record in Volume 20004198, Page 186 of said Official Public Records, bears S14°55'14"E, a distance of 78.70 feet, and from said brass disk stamped "EL CENTRO RPLS 4328" found another brass disk stamped "EL CENTRO RPLS 4328" found at the intersection of the South right-of-way line of Elm Street and the West right-of-way line of Lamar Street, bearing the Northeast corner of said Lot 1A, bears N75°04'46"E, a distance of 101.15 feet, and continuing on said initial course a distance of 200.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.918 acres, (40,000 square feet) of land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT SYCAMORE HUNT ACQUISITIONS, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as SYCAMORE HUNT, 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 line 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 line 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

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 herein 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



1. The purpose of this plat is to create one (1) lot of record.
2. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.
3. 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.
4. Controlling monuments: as shown.
5. Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
6. This property is located in "Non-Shaded Zone X", according to the F.E.M.A. Flood Insurance Rate Map dated August 23, 2001 as shown on Map Number 48113C0345J.
7. Existing structures are to remain.

## 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  
**SYCAMORE HUNT**  
LOT 1, BLOCK A/46

BEING A REPLAT OF  
LOTS 1-8, BLOCK 31/46, ORIGINAL TOWN OF DALLAS  
RECORDED IN VOL. D, PG. 698, AND TRANSCRIBED IN  
VOL. 143, PG. 401, D.R.D.C.T.  
BEING 0.918 ACRES IN THE  
JOHN BRYAN SURVEY, ABSTRACT NUMBER 149  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PROJECT NO. PLAT-25-000004  
CITY PLAN FILE NO. S245-172  
CITY ENGINEERING NO. \_\_\_\_\_

JOB NUMBER	2401.009
DATE	05/14/2025
REVISION	-
DRAWN BY	DJL



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