



LEGEND
M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
INST. NO.
VOL., PG.
SQ. FT.
IRF
MDS

MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
IRON ROD FOUND
3-1/4" ALUMINUM DISK STAMPED "GREENVILLE & RPLS 5299" SET ON AN IRON ROD FOR CORNER CONTROL MONUMENT
COMMON AREA

EASEMENT LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE
WATER LINE
OVERHEAD POWER LINE
OVERHEAD SERVICE LINE
UNDERGROUND TELEPHONE
WOOD FENCE
IRON FENCE

LOT ACRAGE TABLE GROSS			LOT ACRAGE TABLE NET		
LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
CA 1	753	0.02	CA 1	424	0.01
4A	1,469	0.03	4A	825	0.02
4B	1,463	0.03	4B	821	0.02
4C	1,463	0.03	4C	821	0.02
4D	1,469	0.03	4D	825	0.02
CA B	606	0.01	CA B	339	0.01

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	N88°54'29"E
L2	141.00'	N11°17'13"W
L3	12.00'	N88°54'29"E
L4	141.00'	N11°17'13"W
L5	12.00'	N88°54'29"E
L6	3.00'	N11°17'13"W
L7	3.00'	N11°17'13"W
L8	50.16'	N88°54'29"E
L9	3.00'	N11°17'13"W
L10	3.00'	N11°17'13"W
L11	12.00'	N88°54'29"E
L12	22.00'	N88°54'29"E

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Boecam Marlborough LLC, is the sole owner of a tract of land situated in the B. Cantrell Survey Abstract No. 266 and being all of Lot 4, Block G/679 of Alta Vista, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 78, Map Records, Dallas County, Texas, same being that certain tract of land described in Special Warranty Deed with Vendor's Lien to Boecam Marlborough LLC, recorded in Instrument Number 202100371564, Official Public Records, Dallas County, Texas, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4 inch aluminum disc stamped "GREENVILLE & RPLS 5299 set for corner on the south right-of-way line of Bryan Parkway (50 foot right-of-way) and being the Northwest corner of said Lot 4, Block G/679, also being the northeast of Lot 3, Block G/679, of said Alta Vista;

THENCE North 88 degrees 54 minutes 29 seconds East, along the said south right-of-way line of Bryan Parkway, also being the north line of said Lot 4, Block G/679, a distance of 50.16 feet to a 3-1/4 inch aluminum stamped "GREENVILLE & RPLS 5299 set for corner, said point being the northeast corner of said Lot 4, Block G/679, also being the southwest corner of said Lot 5, Block G/679, and being the apparent north line of City Block W/679 of Munger Place, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 266, Map Records, Dallas County, Texas;

THENCE South 01 degrees 17 minutes 13 seconds East, departing the said south right-of-way line of Bryan Parkway, along the west line of said Lot 5, Block G/679, a distance of 144.00 feet to a 3-1/4 inch aluminum disc stamped "GREENVILLE & RPLS 5299 set for corner, said point being the southeast corner of said Lot 4, Block G/679, also being the southwest corner of said Lot 5, Block G/679, and being the apparent north line of City Block W/679 of Munger Place, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 266, Map Records, Dallas County, Texas;

THENCE South 88 degrees 54 minutes 29 seconds West, along the south line of said Lot 4, Block G/679, also being the said apparent north line of City Block W/679, a distance of 50.16 feet to a 3-1/4 inch aluminum disc stamped "GREENVILLE & RPLS 5299 set for corner, said point being the southwest corner corner said Lot 4, Block G/679, also being the southeast corner of said Lot 3, Block G/679;

THENCE North 01 degrees 17 minutes 13 seconds West, departing the said apparent north line of City Block W/679, along the west line of said Lot 4, Block G/679, also being the east line of said Lot 3, Block G/679, a distance of 144.00 feet to the POINT OF BEGINNING, and containing 7,223 square feet or 0.166 acres of land.

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

- BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR SINGLE FAMILY RESIDENTIAL LOTS AND TWO COMMON AREA LOTS FROM AN EXISTING PLATTED LOT.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- ACCORDING TO THE F.I.R.M. PANEL NO. 4811300170K, THE SUBJECT PROPERTY LIES IN ZONE AE (SHADED) AND ZONE X (SFHA) AND DOES PARTIALLY LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
- COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.
- BENCHMARKS:
STANDARD WATER DEPARTMENT BENCHMARK SET ON CONCRETE CURB OF STORM SEWER DROP INLET NORTHEAST CORNER OF THE INTERSECTION OF SKILLMAN ST. AND ORAM ST.
N: 6.983.496.798 E: 2.502.565.115 ELEV = 531.49

STANDARD WATER DEPARTMENT BENCHMARK SET ON CONCRETE CURB OF STORM SEWER DROP INLET SOUTHWEST CORNER OF THE INTERSECTION OF GLENDALE AND LIVE OAK ST.
N: 6.982.097.141 E: 2.501.918.858 ELEV = 520.02

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BOECAM MARLBOROUGH LLC**, does hereby adopt this plat, designating the herein described property as **GREENVILLE**, 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 and upon 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 the utility).

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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

BOECAM MARLBOROUGH LLC

OMAR CAMPOS, Manager

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 Omar Campos, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 _____ day of _____, 2023.

Notary Signature

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of the Department of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated with 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.

M. SAMUELL ESKANDER, P.E., CFM, LEED AP BD+C
Chief Engineer of Development Services

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2023.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (01/04/2023)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

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 Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 _____ day of _____, 2023.

Notary Signature



TEXAS HERITAGE
SURVEYING, LLC

OWNER
BOECAM MARLBOROUGH LLC
3831 PINE LEAF LANE
PROSPER, TEXAS 75078
ATTN: OMAR CAMPOS - MANAGER

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

SHARED ACCESS AREA DEVELOPMENT
PRELIMINARY PLAT
GREENVILLE
LOTS 4A, 4B, 4C, 4D AND
COMMON AREA A AND B, BLOCK G/679

A REPLAT OF LOT 4,
BLOCK G/679, OF ALTA VISTA
B. CANTRELL SURVEY, ABSTRACT NO. 266
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-060