LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
MON. SET	3" ALUMINUM DISK STAMPED "GCA" & "RPLS 5299" SET ON A 1/2 INCH IRON ROD FOUND FOR CORNER
SSMH	SANITARY SEWER MANHOLE
ESM'T	EASEMENT
HB	HACKBERRY
PP	POWER POLE

STATE PLANE COORDINATES
N: 6,946,547.29'
E: 2,528,492.25'

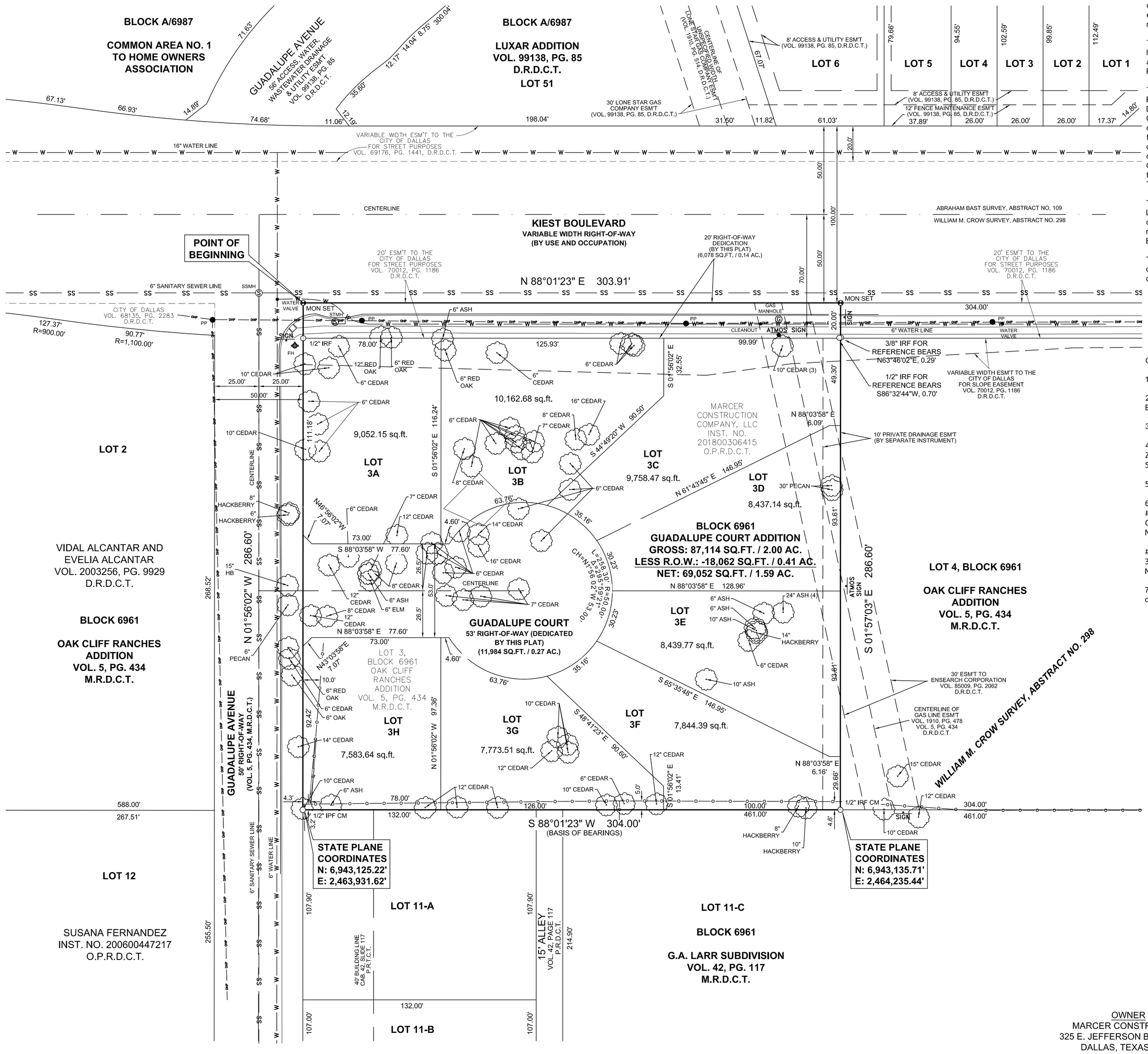
N: = NORTHING
E: = EASTING
6,946,547.29 = COORDINATES

SS SANITARY SEWER LINE

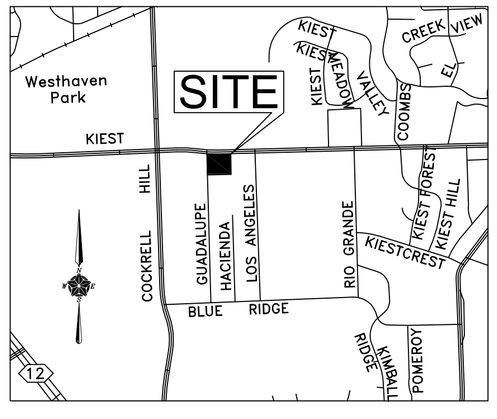
W W WATER LINE

45 30 15 0 15 30 45

SCALE 1"=30'



VICINITY MAP - NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Marcer Construction Company, LLC, a Texas limited liability company, is the owner of a 2.00 acres tract of land situated in the William M. Crow Survey, Abstract No. 298, City Block 6961, City of Dallas, Dallas County, Texas, and being all of Lot 3, Block 6961 of Oak Cliff Ranches Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 434, Map Records, Dallas County, Texas, and as described in General Warranty Deed to Marcer Construction Company, LLC, a Texas limited liability company, recorded as Instrument No. 201800306415, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3 inch aluminum monument set on a 1/2 inch iron rod at the intersection of the south right-of-way line of Kiest Boulevard (variable width right-of-way) and the east right-of-way line of Guadalupe Avenue (50 foot right-of-way) and being the northwest corner of said Lot 3, Block 6961;

Thence North 88 degrees 01 minutes 23 seconds East, along said south right-of-way line of Kiest Boulevard, a distance of 303.91 feet to a 3 inch aluminum monument set on a 1/2 inch iron rod at the northwest corner of Lot 4, Block 6961, of aforesaid Oak Cliff Ranches Addition, and being the northeast corner of said Lot 3, Block 6961;

Thence South 01 degrees 57 minutes 03 seconds East, along the west line of said Lot 4, Block 6961, passing at a distance of 20 feet the south line of an easement to the City of Dallas for street purposes recorded in Volume 70012, Page 1186, Deed Records, Dallas County, Texas, from which a 3/8 inch iron rod found for reference bears North 63 degrees 46 minutes 02 seconds East, 0.29 feet and from which a 1/2 inch iron rod found for reference bears South 86 degrees 32 minutes 44 seconds West, 0.70 feet, and continuing a total distance of 286.60 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 4, Block 6961 and lying in the north line of Lot 11-C, Block 6961 of G.A. Larr Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 42, Page 117, Map Records, Dallas County, Texas, said corner also being the southeast corner of the aforesaid Lot 3, Block 6961;

Thence South 88 degrees 01 minutes 23 seconds West, along the north line of said G.A. Larr Subdivision, a distance of 304.00 feet to a 1/2 inch iron pipe found at the northwest corner of Lot 11-A, Block 6961 of said G.A. Larr Subdivision, lying in said east right-of-way line of Guadalupe Avenue and being the southwest corner of said Lot 3, Block 6961;

Thence North 01 degrees 56 minutes 02 seconds West, along said east right-of-way line of Guadalupe Avenue, a distance of 286.60 feet to the POINT OF BEGINNING and containing 87,114 square feet or 2.00 acres of land.

GENERAL NOTES:

1) The purpose of this plat is to create eight lots from one lot.

2) Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.

3) There are no structures on the subject tract.

4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

5) The maximum number of lots permitted by this plat is eight.

6) Dallas Water Utilities Benchmarks:
#53-X-4: A square is cut on the east concrete curb in front of house # 3314 Cedarcroft Lane.
Northing: 6,942,820.987; Easting: 2,467,418.261; Elevation: 632.24

#53-Y-1: A square is cut on the north concrete curb of a concrete drive to house # 3404 Spruce Valley Lane at Cedarcroft Lane.
Northing: 6,942,510.542; Easting: 2,467,484.168; Elevation: 627.28

7) According to the F.I.R.M. No. 48113CO460K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Marcer Construction Company, LLC, a Texas limited liability company, acting by and through its duly authorized agent, Raul Estrada, President, does hereby adopt this plat, designating the herein described property as **GUADALUPE COURT 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 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 as shown. Said easements being hereby dedicated 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 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 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 _____, 2019.

Marcer Construction Company, LLC, a Texas limited liability company

_____
Raul Estrada, President

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul Estrada, 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 SEAL OF OFFICE this _____ day of _____, 2019.

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

SURVEYOR'S STATEMENT

STATE OF TEXAS

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 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 _____, 2019.

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. (04/05/2019)

_____
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 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 _____, 2019.

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

OWNER
MARCER CONSTRUCTION
325 E. JEFFERSON BOULEVARD
DALLAS, TEXAS 75203
attn: RAUL ESTRADA

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT

GUADALUPE COURT ADDITION

LOT 3A, 3B, 3C, 3D, 3E, 3F, 3G AND 3H, BLOCK 6961
REPLAT OF LOT 3, BLOCK 6961,
OAK CLIFF RANCHES ADDITION,
WILLIAM M. CROW SURVEY, ABSTRACT NO. 298
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-182
ENGINEERING PLAN NO. 311T-____

DATE: 03/08/2019 / JOB # 1803422-1 / SCALE= 1" = 30' / DRAWN: CN