



- GENERAL NOTES**
- 1) The purpose of this plat is to subdivide combine three (3) lots into a single lot.
  - 2) Lot-to-Lot drainage is not permitted without Engineering Section approval.
  - 3) The bearings shown on this plat are based on GPS observations utilizing the AITRENA RTKNET Cooperative Network, NAD83(2011) Datum.
  - 4) Coordinates shown hereon are referenced to the Texas State Plane Coordinate System, North Central Zone, North American Datum 1983 on Grid Coordinates values, no scale and no projection.
  - 5) All interior property corners are monumented with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - 6) Property is subject to Mutual Access Easement as recorded under Instrument Number 201800160089, Official Public Records of Dallas County, Texas.
  - 7) Existing structures to be demolished.

**LEGEND**

(GM)	= CONTROLLING MONUMENT	(E)	= ELECTRIC METER
○	= CONTROL POINT	(E)	= ELECTRIC VALVE
○	= VOLUME	(E)	= FIBER OPTIC CONNECTION
○	= IRON PIPE FOUND	(E)	= LIGHT POLE
○	= POINT OF BEGINNING	(E)	= POWER POLE
○	= CAPPED IRON ROD FOUND	(E)	= SEWER LATERAL
○	= 2x4x4 ALUMINUM MONUMENT STAMPED	(E)	= WATER VALVE
○	= 2x4x4 ALUMINUM MONUMENT STAMPED	(E)	= SEWER RECONSTRUCTION
○	= INSTRUMENT NUMBER	(E)	= FIBER OPTIC CONTROL VALVE
○	= REEF RECONSTRUCTION	(E)	= FIBER HYDRANT
○	= DALLAS COUNTY TEXAS	(E)	= UTILITY VAULT
○	= DALLAS COUNTY TEXAS	(E)	= STORM DRAIN MANHOLE
○	= ASPHALT PAVEMENT	(E)	= TELEPHONE VAULT
○	= OVERHEAD UTILITIES	(E)	= GAS MANHOLE
○	= STORM DRAIN LINE	(E)	= WATER METER
○	= WATER LINE	(E)	= SEWER LINE
○	= STREET CENTERLINE	(E)	= STREET CENTERLINE
○	= CHAINLINK FENCE	(E)	= ROLLARD
○	= METAL PIPE FENCE	(E)	= SANITARY SEWER MANHOLE
○	= WOOD FENCE	(E)	= ELECTRIC TRANSFORMER
○	= CONCRETE PAVEMENT	(E)	= SIGN

Project: 1706.003-06  
 Date: 08/24/2019  
 Drafter: JDC

**EAGLE SURVEYING, LLC**  
 210 S. Elm Street, Suite: 104  
 Denton, TX 76201  
 (940) 222-3009  
 TX Firm #10194177

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: John Cox  
 210 S. Elm Street, Suite: 104  
 Denton, TX 76201  
 (940) 222-3009

**OWNER**  
 Good Cluck, LLC  
 Contact: Christopher Aslam  
 P.O. Box 496339  
 Garland, TX 75049  
 (972) 240-5225

**PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**SURVEYOR'S STATEMENT**

I, **TED A. GOSSSETT**, 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 is an accurate representation of this Signed Final Plat.

\_\_\_\_\_  
 Ted A. Gossett, R.P.L.S. # 5991

**OWNERS CERTIFICATE**

WHEREAS, **GOOD CLUCK, LLC** is the owner of a 0.608 acre tract of land situated in the **WILLIAM J. WALKER SURVEY, ABSTRACT NUMBER 1547**, City of Dallas, Dallas County, Texas, being all of Lots 1 - 3, Block 2-A/6028 of Fenstermacher Resubdivision of Lots 7 and 8 in Block 2 of Acreage Estates Addition No. 1, an addition to the City of Dallas, Texas, according to the plat thereof filed for record in Volume 15, Page 183, Map Records of Dallas County, Texas, said lots being conveyed by General Warranty Deed to Good Cluck, LLC, recorded in Instrument Number 201700210291, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found at the Northwest corner of said Lot 1, Block 2-A/6028, being at the Northeast corner of Lot 6, Block 2-A/6028 of Acreage Estates, an addition to the City of Dallas, Texas, according to the plat thereof filed for record in Volume 15, Page 183, Map Records of Dallas County, Texas, and being in the South right-of-way line of Illinois Avenue (6' variable width right-of-way);

**THENCE** North 89°30'56" East, with the South right-of-way line of said Illinois Avenue and with the North line of said Lot 1 - 3, Block 2-A/6028, passing a 1/2-inch iron rod found at a distance of 00.00 feet, being at the Northeast corner of said Lot 2, Block 2-A/6028 and being at the Northwest corner of said Lot 3, Block 2-A/6028, continuing along said course, in all for a total distance of 225.05 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Lot 3, Block 2-A/6028 and being at the beginning of a corner clip;

**THENCE** South 45°33'34" East, departing the South right-of-way line of said Illinois Avenue, along said corner clip, a distance of 7' 11 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the end of said corner clip and being in the West right-of-way line of Franklin Avenue (6' 25-foot right-of-way);

**THENCE** South 00°53'42" East, with the West right-of-way line of said Franklin Avenue and with the East line of said Lot 3, Block 2-A/6028, a distance of 109.69 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of said Lot 3, Block 2-A/6028, being in the West line of said Franklin Avenue and in the North line of a 15-foot public alley, recorded in Volume 15, Page 183, Map Records of Dallas County, Texas;

**THENCE** South 89°18'41" West, departing the West right-of-way line of said Franklin Avenue, with the North line of said 15-foot public alley and with the common South line of Lots 1 - 3, Block 2-A/6028, passing a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at a distance of 00.00 feet, continuing along said course for a total distance of 229.98 feet to a 1/2-inch iron rod found at the Southwest corner of said Lot 1, Block 2-A/6028 and being in the East line of said Lot 6, Block 2/6028;

**THENCE** North 00°55'25" West, departing the North right-of-way line of said 15-foot public alley, with the West line of said Lot 1, Block 2-A/6028 and with the common East line of said Lot 6, Block 2/6028, a distance of 115.53 feet to the **POINT OF BEGINNING**, and containing 0.608 acres or 26,466 square feet of land, or less.

**OWNERS DEDICATION**

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

**THAT GOOD CLUCK, LLC**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **GC ILLINOIS ADDITION**, a dedication to the City of Dallas, Dallas County, Texas and do hereby dedicate, in the single to the public use forever any streets, alleys, and roadway 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 or grooves 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, 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 of gas, water, sewer, or other public utilities and all public utilities shall have the right of ingress and egress to or from the easements or parts of any building, fences, trees, shrubs, or other improvements or growths, for the purpose of installing, repairing, maintaining, or otherwise operating any public utility system, and without the necessity of any form of proceeding in law, 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 property 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**OWNER: GOOD CLUCK, LLC**, a Texas limited liability company

BY: \_\_\_\_\_  
 Christopher Aslam  
 Managing Member

STATE OF TEXAS \$  
 COUNTY OF DALLAS \$

Before me, the undersigned authority, on this day personally appeared **CHRISTOPHER ASLAM**, Managing Member of **GOOD CLUCK, LLC**, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas \_\_\_\_\_

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: \_\_\_\_\_

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

STATE OF TEXAS \$  
 COUNTY OF DALLAS \$

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019 by \_\_\_\_\_ (name of person who signed), as \_\_\_\_\_ (title), of \_\_\_\_\_ (LLC, Corp., etc.), on behalf of the \_\_\_\_\_ (state of business, i.e., LLC).

**PRELIMINARY PLAT**  
**GC ILLINOIS ADDITION**  
 LOT 1, BLOCK 2-A/6028

A REPLAT OF LOTS 1 - 3, BLOCK 2-A/6028 OF  
 FENSTERMACHER RESUBDIVISION OF  
 LOTS 7 AND 8 IN BLOCK 2 OF  
 ACREAGE ESTATES ADDITION NO. 1,  
 VOLUME 15, PAGE 183, M.R.D.C.T.  
 WILLIAM J. WALKER SURVEY, ABSTRACT NO. 1547,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NUMBER: 5189-295 ENGINEERING PLAN NUMBER: 311T-\_\_\_\_\_

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