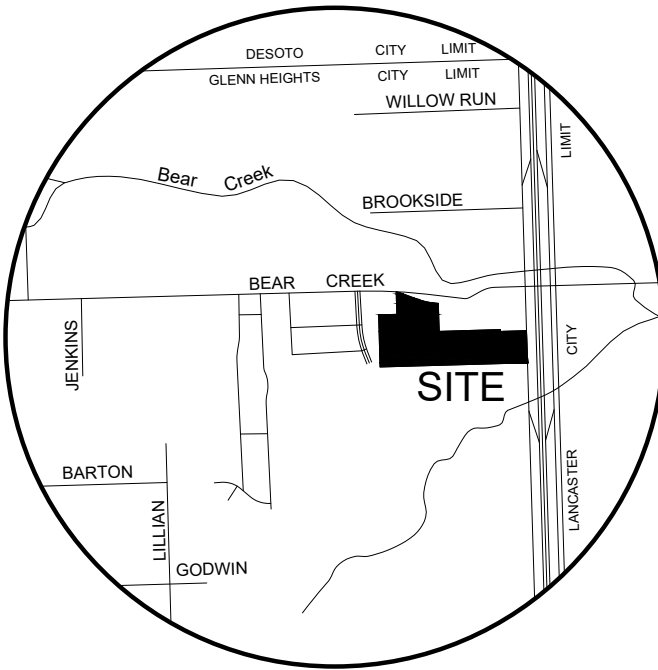
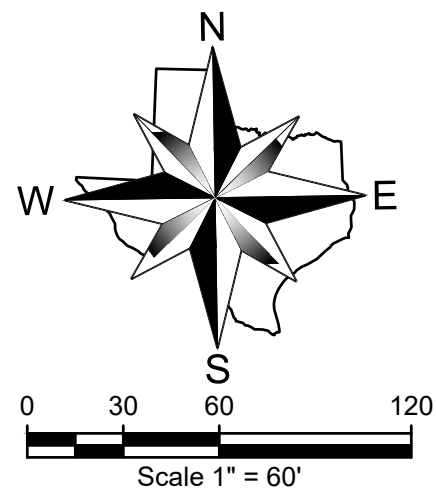
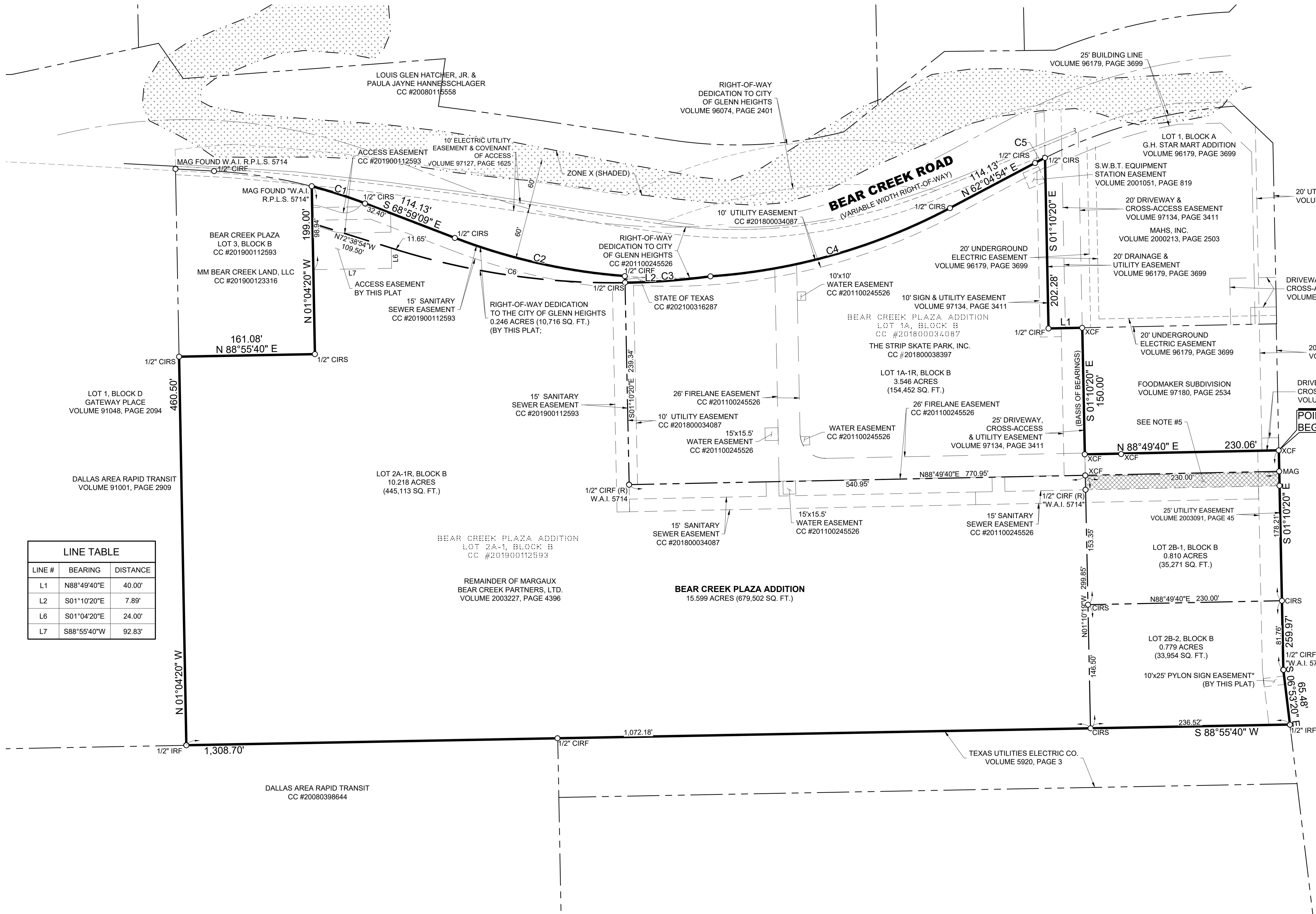


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°49'40"E	40.00'
L2	S01°10'20"E	7.89'
L6	S01°04'20"E	24.00'
L7	S88°55'40"W	92.83'



VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRS	Iron rod w/ red plastic cap stamped "W.A.I. 5714" set
CIRF	Iron rod with a plastic cap (as noted)
XCF	"X" cut in concrete found
(R)	Red
CC #	County Clerk's Instrument No.
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. R.P.L.S. 5714"

NOTES:

- This replat does not attempt to amend or remove any covenants or restrictions.
- Building setbacks shall comply with the zoning ordinance at the time of the building permit.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of the city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two additional lots from Lot 2A-1, Block B, which lots shall be known as Lot 2B-1, Block B and Lot 2B-2, Block B, and also to adjust the boundary line of Lot 1A-1, Block B to transfer a portion of Lot 1A-1, Block B to the newly created Lot 2B-1, Block B.
- Access rights to parking areas and driveways are hereby granted to all commercial properties within this subdivision.
- The 10'x25' sign easement is for the use of all lots within this subdivision.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0640K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	6°26'58"	590.00'	66.41'	66.38'	S72°12'39"E
C2	16°43'32"	710.00'	207.26'	206.52'	S77°20'54"E
C3	6°41'39"	870.00'	101.65'	101.59'	N85°44'13"E
C4	24°00'09"	710.00'	297.44'	295.27'	N74°05'32"E
C5	1°17'42"	590.09'	13.34'	13.34'	N62°43'45"E
C6	17°46'07"	870.00'	269.81'	268.73'	S81°56'35"E

OWNER:
The Strip Skate Park, Inc.
2907 Highway 121
Bedford, Texas 76021

OWNER:
Margaux Bear Creek Partners, Ltd.
501 Cherry Street Suite 2355
Fort Worth, Texas 76102

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

REPLAT
LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B
BEAR CREEK PLAZA ADDITION
BEING 15.599 ACRES (679,502 SQ. FT.), OUT OF THE W. P. HOLMAN, ABSTRACT NO. 619, BEING A REPLAT OF LOT 1A, BLOCK B, OF BEAR CREEK PLAZA ADDITION RECORDED IN CC #201800034087, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND LOT 2A-1, BLOCK B, OF BEAR CREEK PLAZA ADDITION RECORDED IN CC #201900112593, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
PREPARED: April, 2025
CASE NO. _____

Date : 05/07/24
Scale : 1" = 60'
File : 34224.0D-RPLT
Project No. : 34224.0D

SHEET
1
2

W. P. HOLMAN SURVEY

ABSTRACT NO. 619
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS

MARGAUX BEAR CREEK PARTNERS, LTD.
501 CHERRY STREET SUITE 2355, FORT WORTH, TEXAS

76102

REPLAT
BEAR CREEK PLAZA ADDITION
LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1500 W. CAMP STREET, SUITE 325
DALLAS, TEXAS 75202
TEL: (972) 490-7090 FAX: (972) 490-7090
Texas Engineers Registration No. 001102025
COPYRIGHT © 2025 Winkelmann & Associates, Inc.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Margaux Bear Creek Partners, Ltd. and The Strip Skate Park, Inc., are the sole owners of a tract of land situated in the W. P. HOLMAN SURVEY, ABSTRACT NO. 619, in the City of Glenn Heights, Dallas County, Texas, being all of Lot 2A-1, Block B, of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201900112593, Official Public Records, Dallas County, Texas, and all of Lot 1A, Block B, of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201800034087, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the Southeast corner of Foodmaker Subdivision, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 97180, Page 2534, Deed Records, Dallas County, Texas, and the most Easterly Northeast corner of said Lot 1A, Block B, on the West right-of-way of Interstate Highway 35-E, a 350-foot right-of-way;

THENCE South 01 degrees 10 minutes 20 seconds East, along the East line of said Lot 2A-1, Block B, and the West right-of-way of said Interstate 35-E, a distance of 259.97 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE South 06 degrees 53 minutes 20 seconds East, continuing along the East line of said Lot 2A-1, Block B, and the West right-of-way of said Interstate 35-E, a distance of 65.48 feet to a 1/2-inch iron rod found for the Southeast corner of said Lot 2A-1, Block B;

THENCE South 88 degrees 55 minutes 40 seconds West, departing the West right-of-way of said Interstate Highway 35-E, along the South line of said Lot 2A-1, Block B, a distance of 1,308.70 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 2A-1, Block B, and the Southeast corner of Lot 1, Block D, of Gateway Place Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 91048, Page 2094, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 04 minutes 20 seconds West, along the West line of said Lot 2A-1, Block B, and the East line of said Lot 1, Block D, a distance of 460.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of Lot 3, Block B, of said Bear Creek Plaza Addition;

THENCE North 88 degrees 55 minutes 40 seconds East, departing the East line of said Lot 1, Block D, along the South line of said Lot 3, Block B, and the most Westerly North line of said Lot 2A-1, Block B, a distance of 161.08 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said Lot 3, Block B;

THENCE North 01 degrees 04 minutes 20 seconds West, along the East line of said Lot 3, Block B, and the most northerly West line of said Lot 2A-1, Block B, a distance of 199.00 feet to a mag-nail with a metal disk stamped "W.A.I. R.P.L.S. 5714" found for the Northeast corner of said Lot 3, Block B, and the most Northerly Northwest corner of said Lot 2A-1, Block B, on the South right-of-way of Bear Creek Road, a variable width right-of-way, as established by right-of-way dedication to the City of Glenn Heights per plat of Bear Creek Plaza Addition, an addition to the City of Glenn Heights, according to the Plat thereof recorded in County Clerk's Instrument No. 201100245528, Official Public Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 590.00 feet, a central angle of 06 degrees 26 minutes 58 seconds, a chord bearing of South 72 degrees 12 minutes 39 seconds East, and a chord length of 66.38 feet;

THENCE along the South right-of-way of said Bear Creek Road, the North line of said Lot 2A-1, Block B, and said non-tangent curve to the right, an arc distance of 66.41 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 68 degrees 59 minutes 09 seconds East, continuing along the South right-of-way of said Bear Creek Road and the North line of said Lot 2A-1, Block B, a distance of 114.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 710.00 feet, a central angle of 16 degrees 43 minutes 32 seconds, a chord bearing of South 77 degrees 20 minutes 54 seconds East, and a chord length of 206.52 feet;

THENCE continuing along the South right-of-way of said Bear Creek Road, the North line of said Lot 2A-1, an arc distance of 207.26 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of a tract of land described in deed to the State of Texas as recorded in County Clerk's Instrument No. 202100316287, Official Public Records, Dallas County, Texas;

THENCE South 01 degrees 10 minutes 20 seconds East, along the East line of said Lot 2A-1, Block B and the West line of said State of Texas tract, a distance of 7.89 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI 5714" set for the Southeast corner of said State of Texas tract, said point being the beginning of a non-tangent curve to the left having a radius of 870.00 feet, a central angle of 08 degrees 41 minutes 39 seconds, a chord bearing of North 85 degrees 44 minutes 13 seconds East, and a chord length of 101.59 feet;

THENCE along said non-tangent curve to the left and the South line of said State of Texas tract, an arc distance of 101.65 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI 5714" set for the East corner of said State of Texas tract, said point being the beginning of a non-tangent curve to the left having a radius of 710.00 feet, a central angle of 24 degrees 00 minutes 09 seconds, a chord bearing of North 74 degrees 05 minutes 32 seconds East, and a chord length of 295.27 feet;

THENCE along the South right-of-way of said Bear Creek Road and the North line of said Lot 1A, Block B, an arc distance of 297.44 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI 5714" set for corner;

THENCE North 62 degrees 04 minutes 54 seconds East, continuing along the South right-of-way of said Bear Creek Road and the North line of said Lot 1A, Block B, a distance of 114.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 590.09 feet, a central angle of 01 degrees 17 minutes 42 seconds, a chord bearing of North 62 degrees 43 minutes 45 seconds East, and a chord length of 13.34 feet;

THENCE continuing along the South right-of-way of said Bear Creek Road and along said curve to the right, an arc distance of 13.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the most Northerly Northeast corner of said Lot 1A, Block B;

THENCE South 01 degrees 10 minutes 20 seconds East, departing the South right-of-way of said Bear Creek Road, along the East line of said Lot 1A, Block B, a distance of 202.28 feet to a 1/2-inch iron rod found for corner;

THENCE North 88 degrees 49 minutes 40 seconds East, continuing along the East line of said Lot 1A, Block B, a distance of 40.00 feet to an "X" cut in concrete found for the Northwest corner of said Foodmaker Subdivision;

THENCE South 01 degrees 10 minutes 20 seconds East, along the West line of said Foodmaker Subdivision, a distance of 150.00 feet to an "X" curve in concrete found for the Southwest corner of said Foodmaker Subdivision;

THENCE North 88 degrees 49 minutes 40 seconds East, along the South line of said Foodmaker Subdivision, a distance of 230.06 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds, 15.599 acres or 679,502 square feet of land, more or less.

I hereby certify that the above and foregoing Plat of BEAR CREEK PLAZA ADDITION to the City of Glenn Heights was approved this _____ day of _____, 2025, by the Planning and Zoning Commission of the City of Glenn Heights.

Chairman, Planning and Zoning Commission

Date

Recording Secretary

Date

I hereby certify that the above and foregoing Plat of BEAR CREEK PLAZA ADDITION to the City of Glenn Heights was approved this _____ day of _____, 2025, by the Planning and Zoning Commission of the City of Glenn Heights.

Mayor

Date

Recording Secretary

Date

NOW THEREFORE, NOW ALL MEN BY THESE PRESENTS:

That, Margaux Bear Creek Partners, Ltd. and The Strip Skate Park, Inc. do hereby adopt this plat, designating the above described as **BEAR CREEK PLAZA ADDITION**, an addition to the City of Glenn Heights, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys 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 that utility). Water main and waste water 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 waste water 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 Glenn Heights, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of ____, 2025 .

By: _____

Brian Bell; Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brian Bell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Margaux Bear Creek Partners, Ltd., and that he/she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

(signature of notary public)

Notary Public in and for Dallas County, Texas

My Commission Expires _____

WITNESS, my hand at Dallas, Texas, this the ____ day of ____, 2025 .

By: _____

Mohammad Yousof Hakemy, President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Mohammad Yousof Hakemy, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2025.

(signature of notary public)

Notary Public in and for Dallas County, Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Leonard J. Lueker, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this final plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City of Glenn Heights, Texas.

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.

Leonard J. Lueker (Original signature in red ink)
Registered Professional Land Surveyor
Texas Registration No. 5714
l.lueker@winkelmann.com

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090 www.winkelmann.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2025.

(signature of notary public)

Notary Public in and for Dallas County, Texas

OWNER:

The Strip Skate Park, Inc.
2907 Highway 121
Bedford, Texas 76021

OWNER:

Margaux Bear Creek Partners, Ltd.
501 Cherry Street Suite 2355
Fort Worth, Texas 76102

SURVEYOR:

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

ENGINEER:

Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

REPLAT
LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B
BEAR CREEK PLAZA ADDITION
BEING 15.599 ACRES (679,502 SQ. FT.) OUT OF THE W. P. HOLMAN, ABSTRACT NO. 619, BEING A REPLAT OF LOT 1A, BLOCK B, OF BEAR CREEK PLAZA ADDITION RECORDED IN CC #201800034087, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND LOT 2A-1, BLOCK B, OF BEAR CREEK PLAZA ADDITION RECORDED IN CC #201900112593, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
PREPARED: April, 2025
CASE NO. _____

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
1500 W. CAMP STREET, SUITE 325
DALLAS, TEXAS 75202
TEL: 972-490-7090 FAX: 972-490-7095
Texas Engineers Registration No. 073102035
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W. P. HOLMAN SURVEY
ABSTRACT NO. 619
CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS
MARGAUX BEAR CREEK PARTNERS, LTD.
501 CHERRY STREET SUITE 2355, FORT WORTH, TEXAS 76102

REPLAT
BEAR CREEK PLAZA ADDITION
LOTS 1A-1R, 2A-1R, 2B-1 & 2B-2, BLOCK B

Date : 05.07.24
Scale : N/A
File : 34224.0D-RPLT
Project No. : 34224.0D

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