IRON ROD FOUND
IRON ROD SET
WITH CAP STAMPED
"GSI SURVEYING"
CAPPED IRON ROD FOUND
CONTROLLING MONUMENT
RIGHT-OF-WAY
MAP RECORDS DALLAS COUNTY T ('0.021)HE. CITY PROPERTY ADDRESS: ???? VLBIG ST DALLAS, TEXAS CERTIFICATE OF APPROVAL
APPROVED THIS _____DAY OF___
BY THE COMMISSIONERS COURT OF APPROVED THIS _____DAY OF_ BY THE COMMISSIONERS COURT COUNTY JUDGE THE COUNTY 유 DALLAS, (145.0') TEXAS. CK C/7248 ELLS SION OF AND ADDITION PAGE 38 T. DITION SE 38 \$ **' ?** Φ 1. ALL BEARINGS, AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE (4202), NAD 83 (CORS 96).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EACH COULD EXIST AND ARE NOT SHOWN.
4. THE PURPOSE OF THIS RE-PLAT IS TO CREATE ONE LEGAL LOT OUT OF THE FOUR LOTS (LOTS 17-20, BLOCK 5. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY AS SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY, 1 2015. (145.0') WES A PORTION OF HF COMMERCIAL PROPERTIES, LLC INSTRUMENT NO. 201200065426 J.R.D.C.T. CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38 LOT 8, L NO EXISTING STRUCTURES ON PROPERTY LOT 18, RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T. POLLARD START (A 40' R.O.W. VOLUME 2, PAGE 3 COMMERCE (A 60' R.O.W.) (145.0') LOT 2, BLUE O'NEAL AND HUFFMAN'S ADDITION VOLUME 118, PAGE 303 M.R.D.C.T. 0.630 Acres
27446.1 Sq. Feet
LOT 19, BLOCK C/7248 |
CAMPBELLS
RESUBDIVISION OF
O'NEAL AND
HUFFMAN'S ADDITION
VOLUME 2, PAGE 38
M.R.D.C.T. (V) ZONING D.R. Z789-315 LOTHUNTER SURVEY A-606 CENTERLINE 19R (145.0') 101 O'NEAL AND
O'NEAL AND
FMAN'S ADDITION
ME 118, PAGE 303
M.R.D.C.T. 3"01'35'10"E C) CAMPBELL'S CUT SET VOLUME 2, PAGE 3 VILBIG ROAD RESULTS THEREOF ON THIS OR OTHER MATTERS THAT CENTERLINE RESUBDIVISION. RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T. N:6967707.39 E:2476236.33 NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
THAT I SEAN HOLLIDAY, AGENT FOR HF COMMERCIAL PROPERTIES, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATED AS 19R, CITY BLOCK C/7248, HF COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS—OF—WAY, ALLEYS, AND EASEMENTS SHOWN THEREON. ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL GROWTHS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THENCE, WITH WEST LINE OF SAID VILBIG ROAD, S 01°36'10" E, A DISTANCE OF 150.00 FEET, TO AN X-CUT SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF SAID POLLARD ST.; BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 17, SAME BEING THE SOUTHEAST CORNER OF LOT 16, OF SAID CAMPBELLS RESUBDIVISION, IN THE NORTH LINE OF POLLARD ST. A 40' RIGHT-OF-WAY (R.O.W.); WHEREAS HF COMMERCIAL PROPERTIES, LLC., IS THE SOLE OWNER OF THIS 0.630 ACRE TRACT OF LAND, IN THE D. HUNTER SURY ABSTRACT NO. 606, BEING ALL OF LOTS 17 THROUGH 20, BLOCK C, CAMPBELLS RESUBDIVISION OF ONEAL AND HUFFMAN'S ADDIT RECORDED IN VOLUME 2, PAGE 38, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) IN DALLAS CITY BLOCK 7248, BEING A POTHE SAME PROPERTY CONVEYED TO HF COMMERCIAL PROPERTIES, LLC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 201200065426, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 16, AND WITH SAID LOT 17, N 02°07'45" W, A DISTANCE OF 150.02 FEET TO A CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 17, IN THE SOUTH LINE OF LOT 7, BLOCK B, OF SAID CAMPBELLS RESUBDIVISION; THENCE, WITH THE NORTH LINE OF SAID POLLARD ST. S 88'49'22" W, A DISTANCE OF 182.29 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 0.630 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY 1, 2015. ALL BEARINGS, RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS 96). THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 17, AND WITH SAID LOT 7, AND CROSSING SAID HF TRACT, N 88°49'30° E, A DISTANCE OF 183.67 FEET TO AN X-CUT SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF VILBIG ROAD, A 40° R.O.W.; SHELBY J. HOFFMAN,
REGISTERED PROFESSSIONAL LAND SURVEYOR, NO. 6084 DATED THIS THE ______
PRELIMINARY NOT ISHELBY J. HOFFMAN, 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. 51—A 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. ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48113CO34OJ, EFFECTIVE AUGUST 23, 2001, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100—YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOODPLAIN NOTES: SEAN HOLLIDAY AGENT HF COMMERCIAL PROPERTIES, LLC MITNESS MY HAND THIS THE CITY BLOCK C/7248

CAMPBELLS RESUBDIVISION OF THE ONEAL AND HUFFMANS ADDITION, AN ADDITION TO THE CITY OF DALLAS, AS RECORDED IN VOLUME 2, PAGE 38, MAP RECORDS, DALLAS COUNTY, TEXAS.

D. HUNTER SURVEY, ABSTRACT NO. 660

CASE FILE NO. S156-008 HF COMMERCIAL ADDITION, SHOWING LOT 19 R, BEING A REPLAT OF LOTS 17-20, DAY OF ______
TO BE RECORDED 2015. 2015 OWNERS CERTIFICATE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SEAN HOLLIDAY, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF DAY OF

OFFICE THIS THE

2015.

FINAL PLAT

Scale:1"=20' Date:10/13/15 DWG: 2012003-Drawn: OF Checked: SJH Job: 2012-003

2012003-FINAL

PLAT

GEOMATIC SOLUTIONS, INC. 3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS OFFICE: 817-487-8916

SURVEYOR

TON VICINITY 70 SCALE) MAP PRO.