



LEGEND

IRF IRON ROD FOUND
 ORS IRON ROD SET
 *NSI SURVEY MARK
 C.M. CAPPED IRON ROD FOUND
 C.M. CONTROLLING MONUMENT
 R.O.W. RIGHT-OF-WAY
 M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS

OWNER:
 HF COMMERCIAL PROPERTIES, LLC
 5101 DEERWOOD PARK DR
 ARLINGTON, TEXAS 76017

PROPERTY ADDRESS:
 WEST COMMERCIAL
 DALLAS, TEXAS



CERTIFICATE OF APPROVAL
 APPROVED THIS _____ DAY OF _____ 2015
 BY THE BOARD OF CITY ENGINEERING AND ZONING COMMISSION OF THE CITY OF DALLAS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____

ATTESTED

CITY SECRETARY _____

CERTIFICATE OF APPROVAL
 APPROVED THIS _____ DAY OF _____ 2015
 BY THE COMMISSIONERS COURT OF THE COUNTY OF DALLAS, TEXAS.

COUNTY JUDGE _____

APPROVED THIS _____ DAY OF _____ 2015
 BY THE COUNTY OF DALLAS, TEXAS.
DIRECTOR OF COUNTY PLANNING _____

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), AND 83 METERS ADJUSTED WITHOUT THE BENEFIT OF A COPY OF A CURRENT TITLE INSURANCE POLICY.
2. THIS SURVEY WAS PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DERIVATION OF THE RESULTS THEREON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASMENTS OR OTHER MATTERS THAT AFFECT THE PURPOSE OF THIS SURVEY THAT ARE NOT SHOWN HEREON.
3. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASMENTS OR OTHER MATTERS THAT AFFECT THE PURPOSE OF THIS SURVEY THAT ARE NOT SHOWN HEREON.
4. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. NO EXISTING STRUCTURES ON PROPERTY.
6. NO EXISTING STRUCTURES ON PROPERTY.

WEST COMMERCIAL ST.
 (A 60' R.O.W.)

WILBIG ROAD
 (A 40' R.O.W. VOLUME 2, PAGE 38)

W.M. COOMBS SURVEY
 A-230

FLOODPLAIN NOTES:
 ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND THE FLOOD HAZARD RISK (FHR) MAP, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) MINOR TO MODERATE FLOOD ZONE AS PERMITTED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FLOODED UNDER MY DIRECT SUPERVISION FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD SURVEYING, AND THE RESULTS THEREOF, I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, P.L.S., NO. 6094, ON MAY 1, 2015.

DATED THIS _____ DAY OF _____ 2015
 PRELIMINARY NOT TO BE RECORDED
 SHELBY J. HOFFMAN,
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6094
 COUNTY OF DALLAS
 STATE OF TEXAS

OWNERS CERTIFICATE

WHEREAS HF COMMERCIAL PROPERTIES, LLC, IS THE SOLE OWNER OF THIS 0.630 ACRE TRACT OF LAND, IN THE D. HUNTER SURVEY, ABSTRACT NO. 606, BEING ALL OF LOTS 17 THROUGH 20, BLOCK C, CAMPBELLS RESUBDIVISION OF ONEAL AND HUFFMAN'S ADDITION, AS SHOWN ON THE MAP OF THE COUNTY OF DALLAS, TEXAS, DEPOSITED IN THE PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ON MAY 1, 2012, AND THE SAID TRACT OF LAND IS BEING RECONVEYED TO THE SAID PROPERTY OWNER, HF COMMERCIAL PROPERTIES, LLC, BY DEED RECORDED IN INSTRUMENT NO. 201200065426, DEED RECORDS, DALLAS COUNTY, TEXAS (O.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 150.02 FEET TO THE WEST LINE OF SAID LOT 17, IN THE SOUTH LINE OF LOT 7, BLOCK B, OF SAID CAMPBELLS RESUBDIVISION;

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 POINT ON THE WEST LINE OF SAID LOT 17, IN THE WEST LINE OF WILBIG ROAD, A 40' R.O.W.;

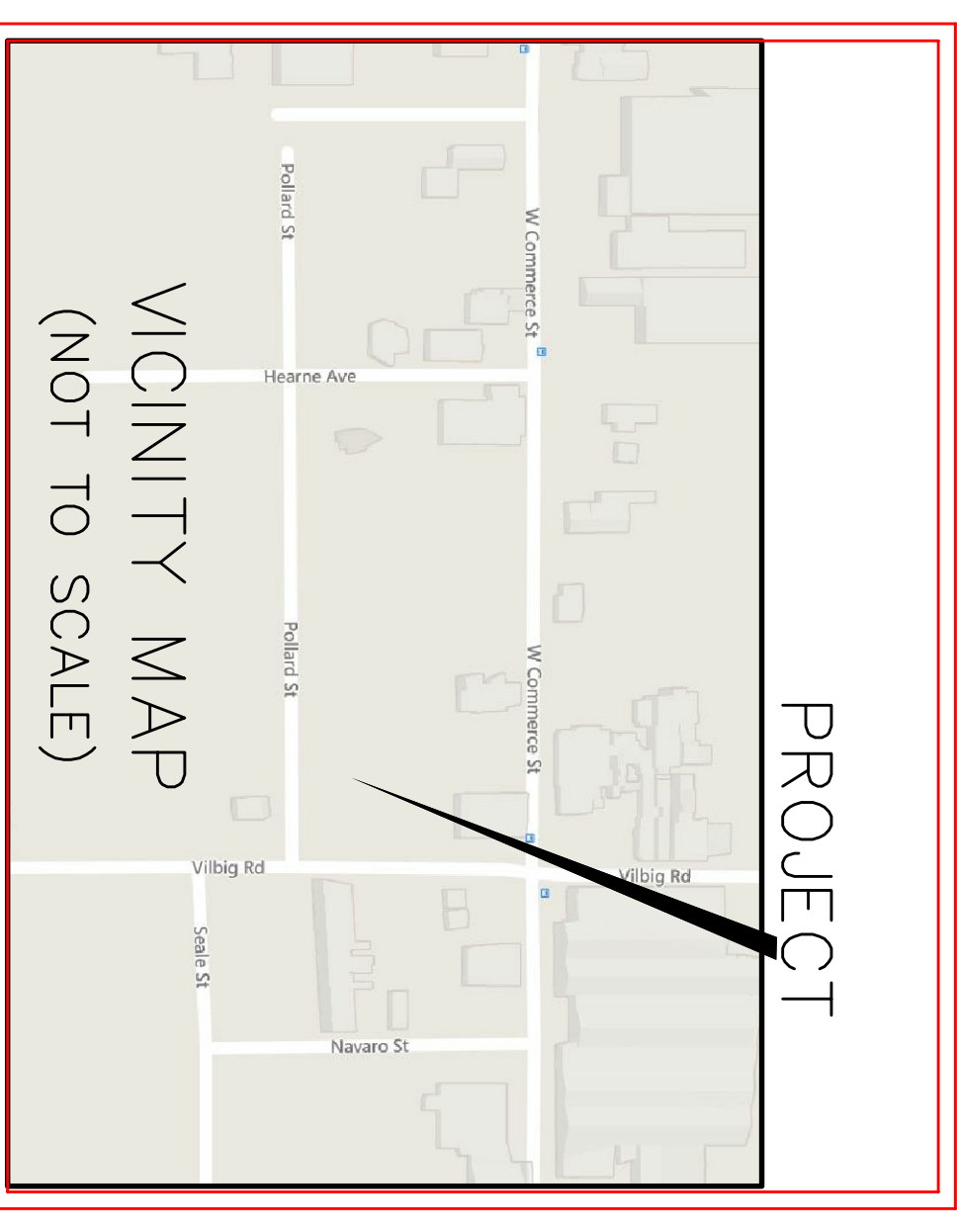
THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 17, AND WITH SAID LOT 7, AND CROSSING SAID HF TRACT N. 88°49'30" E. A DISTANCE OF 150.02 FEET TO THE WEST LINE OF SAID LOT 17, IN THE SOUTH LINE OF LOT 7, BLOCK B, OF SAID CAMPBELLS RESUBDIVISION;

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 150.02 FEET TO THE WEST LINE OF SAID LOT 17, IN THE SOUTH LINE OF LOT 7, BLOCK B, OF SAID CAMPBELLS RESUBDIVISION;

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 150.02 FEET TO THE WEST LINE OF SAID LOT 17, IN THE SOUTH LINE OF LOT 7, BLOCK B, OF SAID CAMPBELLS RESUBDIVISION;

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 150.02 FEET TO THE WEST LINE OF SAID LOT 17, IN THE SOUTH LINE OF LOT 7, BLOCK B, OF SAID CAMPBELLS RESUBDIVISION;

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 150.02 FEET TO THE WEST LINE OF SAID LOT 17, IN THE SOUTH LINE OF LOT 7, BLOCK B, OF SAID CAMPBELLS RESUBDIVISION;



STATE OF TEXAS
 COUNTY OF DALLAS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF DALLAS, STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM A MEMBER OF THE TEXAS NOTARY PUBLIC ASSOCIATION, INC. AND MY COMMISSION EXPIRES ON _____ 2015.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC _____

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS, I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF DALLAS, STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM A MEMBER OF THE TEXAS NOTARY PUBLIC ASSOCIATION, INC. AND MY COMMISSION EXPIRES ON _____ 2015.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2015.

NOTARY PUBLIC _____

FINAL PLAT
HF COMMERCIAL ADDITION,
SHOWING LOT 19 R, BEING A REPLAT OF LOTS 17-20,
CITY BLOCK C/7248
CAMPBELLS RESUBDIVISION OF THE ONEAL AND
HUFFMAN'S 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

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

SURVEYOR: _____

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