

OWNERS' CERTIFICATE

WHEREAS, James D. & Suzanne S. Gaberino, Ltd., is the sole owner of a tract of land located in the DAVID A. MURDOCK SURVEY, Abstract No. 988, Block 8038, City of Dallas, Dallas County, Texas, and being part of a tract of land described in a Special Warranty Deed to James D. & Suzanne S. Gaberino, Ltd., recorded in Instrument No. 201300311553, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at an "X" found for corner in the Southeast line of Hunnicutt Road, a 60-foot right-of-way, same being the Northwest line of said Block 8038, at the North corner of a tract of land described in deed to James D. & Suzanne S. Gaberino, Ltd., recorded in Instrument No. 201100256187, Official Public Records, Dallas County, Texas, same being the West corner of said James D. & Suzanne S. Gaberino, Ltd., recorded in Instrument No. 201300311553;

Thence North 44° 41' 07" East, along said Southeast line, and the Northwest line of the of said Block 8038, a distance of 180.86' to a 1/2" iron rod with 3 1/4" aluminum disk stamped "HUNNICUT AT HIGHLAND ADDITION RPLS 5310" set for reference in the present Southwest line of Highland Road, a variable width right-of-way, continuing a total distance of 200.99' to a Mag nail with a 2" metal washer stamped "HUNNICUT AT HIGHLAND ADDITION RPLS 5310" set for corner;

Thence South 44° 27' 59" East, along the Northeast line of said James D. & Suzanne S. Gaberino, Ltd., recorded in Instrument No. 201300311553, a distance of 233.50' to a 1/2" iron rod with 3 1/4" aluminum disk stamped "HUNNICUT AT HIGHLAND ADDITION RPLS 5310" set for corner;

Thence South 47° 22' 04" West, passing at a distance of 19.78' a 1/2" iron rod with 3 1/4" aluminum disk stamped "HUNNICUT AT HIGHLAND ADDITION RPLS 5310" set for corner in the said Southwest line Highland Road, at the North corner of FOREST CREEK CONDOMINIUMS, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 82053, Page 1072, Deed Records, Dallas County, Texas, continuing along the Northwest line of said FOREST CREEK CONDOMINIUMS, a total distance of 201.08' to a 1/2-inch iron rod found in the Northwest line of said James D. & Suzanne S. Gaberino, Ltd. tract, recorded in Instrument No. 201100256187;

Thence North 44° 27' 59" West, along said Northwest line of said James D. & Suzanne S. Gaberino, Ltd. tract, recorded in Instrument No. 201100256187, a distance of 224.08' feet to the PLACE OF BEGINNING and containing 45,980 square feet or 1.056 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

I, John S. Turner, 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 nomenclature shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-3.617 (a), (b), (c), (d), (e), and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

PRELIMINARY RELEASED 12-17-2016 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Texas Registered Professional Land Surveyor #5310

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day, personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNERS' DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That James D. & Suzanne S. Gaberino Ltd., acting by and through its duly authorized agent, James D. Gaberino, does hereby adopt this plat, designating the herein described property as **HUNNICUT AT HIGHLAND 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 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 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 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, the hydrants, water services and wastewater service lines. Such easements shall be subject to the curbs and pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all pitting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20____.

James D. & Suzanne S. Gaberino LTD.

BY: _____
NAME: James D. Gaberino
TITLE: President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a notary public in and for said county and state on this day personally appeared James D. Gaberino, known by 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 expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND OF OFFICE, this _____ day of _____, 20____.

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

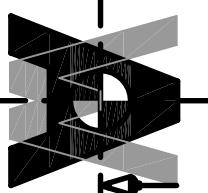
LEGEND	
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
P.G.	Page
INST. NO.	Instrument Number
SET DISK	not rod buried with a 3-1/4" aluminum disk marked "HUNNICUT AT HIGHLAND ADDITION RPLS 5310" set
MAG NAIL	Mag nail with a 2" metal washer marked, "HUNNICUT AT HIGHLAND ADDITION RPLS 5310" set
WWASHER SET	

PRELIMINARY PLAT

HUNNICUT AT HIGHLAND ADDITION
LOT 1, BLOCK 8038

BEING 1.056 ACRES OUT OF CITY BLOCK 8473
DAVID A. MURDOCK SURVEY, ABSTRACT NO. 988
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. S167-075

A&W SURVEYORS, INC.

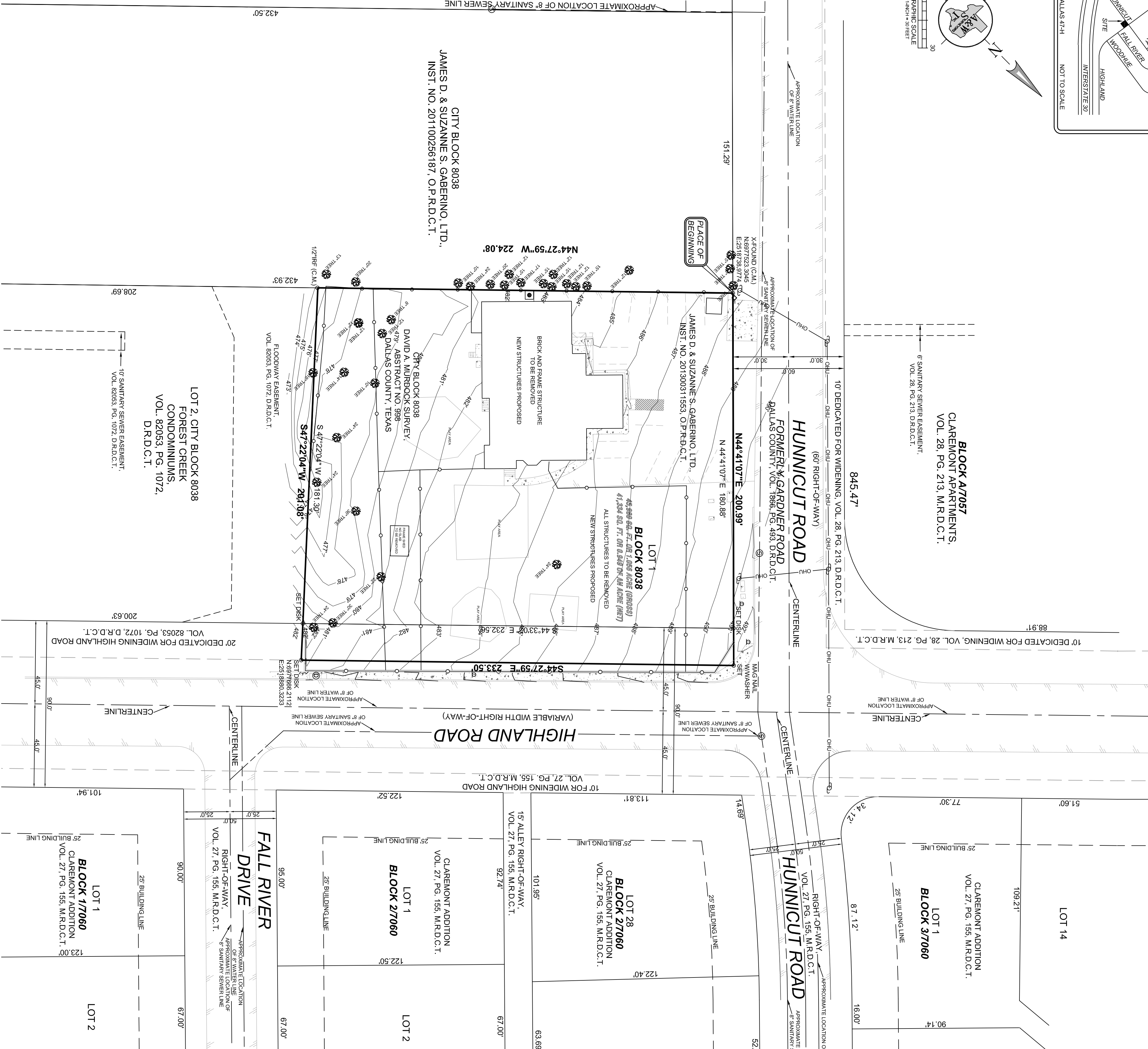


Professional Land Surveyors
TEXAS REGISTRATION NO. 10017440
P.O. BOX 87023, MESQUITE, TX. 75167
PHONE: (972) 681-4875 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner, James D. & Suzanne S. Gaberino Ltd.

- 3707 Dartmouth, Dallas, TX 75205 -

"A professional company operating in your best interest"



CITY BLOCK 8038
JAMES D. & SUZANNE S. GABERINO, LTD.,
INST. NO. 201100256187, O.P.R.D.C.T.

BLOCK A7057
CLAREMONT APARTMENTS,
VOL. 28, PG. 213, M.R.D.C.T.

HUNNICUT ROAD
FORMERLY GARDNER ROAD
DALLAS COUNTY, VOL. 155, PG. 483, D.R.D.C.T.

HIGHLAND ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 27, PG. 155, M.R.D.C.T.

LOT 2, CITY BLOCK 8038
FOREST CREEK
CONDOMINIUMS,
VOL. 82053, PG. 1072,
D.R.D.C.T.

10' SANITARY SEWER EASEMENT,
VOL. 82053, PG. 1072, D.R.D.C.T.

20' DEDICATED FOR WIDENING HIGHLAND ROAD
VOL. 82053, PG. 1072, D.R.D.C.T.