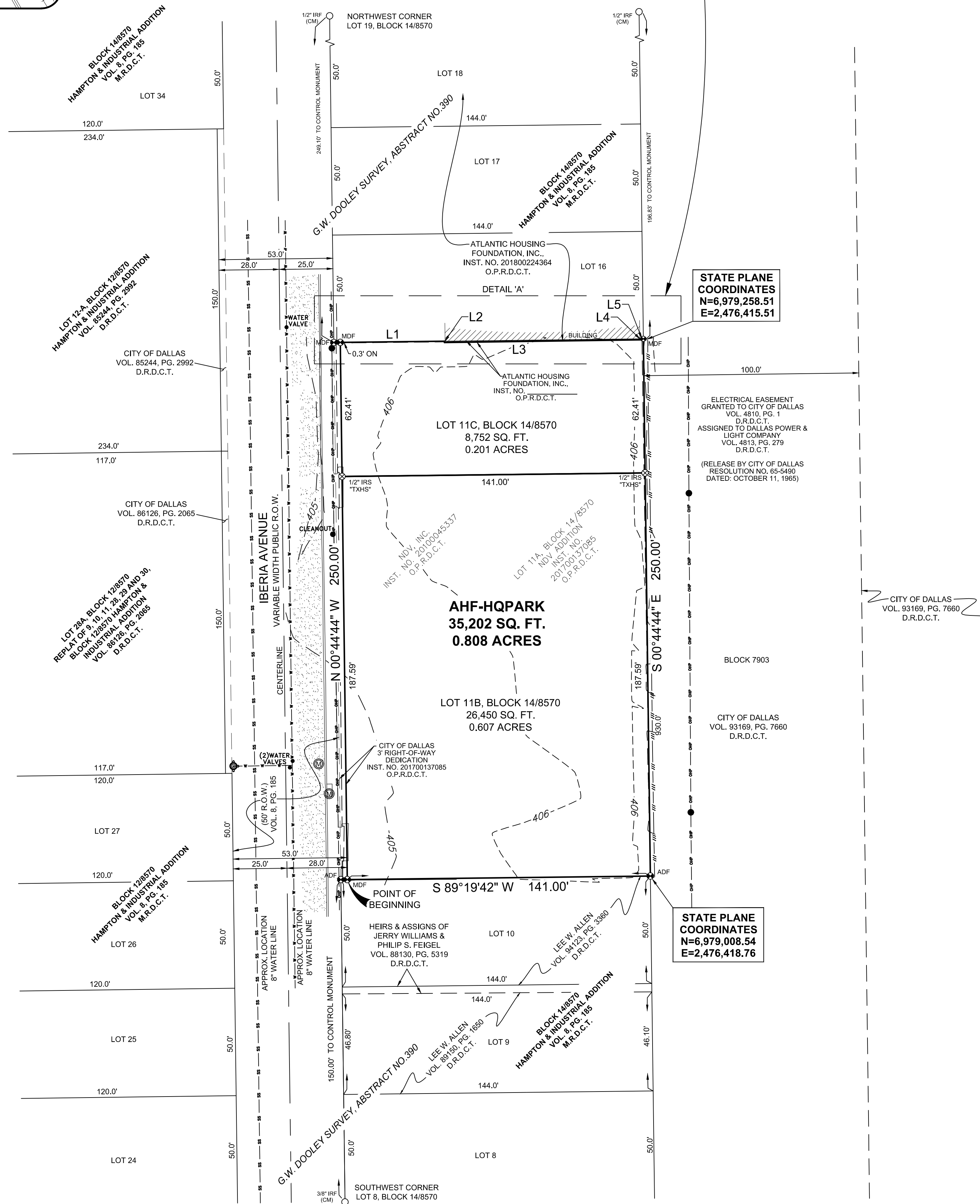


LINE #	LENGTH	DIRECTION
L1	48.45'	N89°19'42"E
L2	0.61'	S0°46'38"E
L3	91.22'	N89°13'22"E
L4	0.44'	N0°46'38"W
L5	1.33'	N89°19'42"E



STATE PLANE COORDINATES  
N=6,979,258.51  
E=2,476,415.51

STATE PLANE COORDINATES  
N=6,979,008.54  
E=2,476,418.76

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, NDV, Inc., a Texas corporation is the owner of a tract of land situated in the G. W. Dooley Survey, Abstract No. 390 in the City of Dallas, Dallas County, Texas, and being a portion of Lot 11A, Block 14/8570 of NVD Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument Number 201700137085, Official Public Records, Dallas County, Texas, same being a portion of the tract of land conveyed to NDV, Inc., a Texas corporation by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201400045337, Official Public Records, Dallas County, Texas, along with a Release of Lien recorded in Instrument No. 201500292648, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3 inch metallic disc stamped "NDV & RPLS 5299" found for corner, said point being the southwest corner of said Lot 11A, Block 14/8570 of NVD Addition, lying on the north line of Lot 10, Block 14/8570 of Hampton & Industrial Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 8, Page 185, Map Records, Dallas County, Texas, and lying on the easterly right-of-way line of Iberia Avenue (a variable width right-of-way);

Thence North 00 degrees 44 minutes 44 seconds West, along the west line of said Lot 11A, Block 14/8570 of NVD Addition, common with the easterly right-of-way line of said Iberia Avenue, a distance of 250.00 feet to a 3 inch metallic disc stamped "NDV & RPLS 5299" found for corner, said point being the northwest corner of said Lot 11A, Block 14/8570 of NVD Addition, lying on the south line of that certain tract of land as described in Special Warranty Deed with Vendor's Lien to Atlantic Housing Foundation, Inc., recorded in Instrument Number 201800224364, Official Public Records, Dallas County, Texas, same being the south line of Lot 16, Block 14/8570 of said Hampton & Industrial Addition, and also lying on the easterly right-of-way line of said Iberia Avenue;

Thence North 89 degrees 19 minutes 42 seconds East, along the north line of said Lot 11A, Block 14/8570 of NVD Addition, common with the south line of said Lot 16, Block 14/8570 of said Hampton & Industrial Addition, a distance of 48.45 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set, said point being the northwest corner of that certain tract of land as described in Warranty Deed to Atlantic Housing Foundation, Inc., recorded in Instrument Number \_\_\_\_\_, Official Public Records, Dallas County, Texas;

Thence South 00 degrees 46 minutes 38 seconds East, along the west line of said Atlantic Housing Foundation tract (\_\_\_\_\_), and traversing said Lot 11A, Block 14/8570 of NVD Addition, a distance of 0.61 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set, said point being the southwest corner of said Atlantic Housing Foundation tract (\_\_\_\_\_);

Thence North 89 degrees 13 minutes 22 seconds East, along the south line of said Atlantic Housing Foundation tract (\_\_\_\_\_), and traversing said Lot 11A, Block 14/8570 of NVD Addition, a distance of 91.22 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set, said point being the southeast corner of said Atlantic Housing Foundation tract (\_\_\_\_\_);

Thence North 00 degrees 46 minutes 38 seconds West, along the east line of said Atlantic Housing Foundation tract (\_\_\_\_\_), and traversing said Lot 11A, Block 14/8570 of NVD Addition, a distance of 0.44 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set, said point being the northeast corner of said Atlantic Housing Foundation tract (\_\_\_\_\_), and lying on the north line of said Lot 11A, Block 14/8570 of NVD Addition, said point also lying on the south line of aforementioned Lot 16, Block 14/8570 of said Hampton & Industrial Addition;

Thence North 89 degrees 19 minutes 42 seconds East, along the north line of said Lot 11A, Block 14/8570 of NVD Addition, common with the south line of said Lot 16, Block 14/8570 of said Hampton & Industrial Addition, a distance of 1.33 feet to a 3 inch metallic disc stamped "NDV & RPLS 5299" found for corner, said point being the northeast corner of said Lot 11A, Block 14/8570 of NVD Addition, common with the southeast corner of said Lot 16, Block 14/8570 of said Hampton & Industrial Addition, and lying on the westerly line of City of Dallas Block 7903;

Thence South 00 degrees 44 minutes 44 seconds East, along the east line of said Lot 11A, Block 14/8570 of NVD Addition, common with the westerly line of said City of Dallas Block 7903, a distance of 250.00 feet to 3 inch metallic disc stamped "NDV & RPLS 5299" found for corner, said point being the southeast corner of said Lot 11A, Block 14/8570 of NVD Addition, common with the northeast corner of aforementioned Lot 10, Block 14/8570 of said Hampton & Industrial Addition, and lying on the westerly line of City of Dallas Block 7903;

Thence South 89 degrees 19 minutes 42 seconds West, along the south line of Lot 11A, Block 14/8570 of NVD Addition, common with the north line of aforementioned Lot 10, Block 14/8570 of Hampton & Industrial Addition, a distance of 141.00 feet to the Point of Beginning and containing 35,202 square feet or 0.808 of an acre of land.

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) THE ENTIRE PROPERTY IS WITHIN A DESIGNATED ZONE X (500YR) FLOODPLAIN PER FEMA MAP PANEL NO. 48113C0340J, DATED AUGUST 23, 2001. THIS AREA PROTECTED FROM THE 100-YEAR FLOOD BY LEVEE, DYKE OR OTHER STRUCTURE SUBJECT TO FAILURE OR OVERTOPPING DURING LARGER FLOODS.
- 5) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) PROPERTY SUBJECT TO COVENANT AGREEMENT FOR PAVING AND/OR STORM DRAINAGE RECORDED IN INSTRUMENT NO. 201600131560, O.P.R.D.C.T.
- 7) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
- 8) THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY.

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
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- SQ.FT. SQUARE FEET
- ⊗ IRS IRON ROD SET WITH CAP STAMPED "TXHS"
- CM CONTROL MONUMENT
- PROPERTY LINE
- ⊕ 3" METALLIC DISC STAMPED "NDV & RPLS 5299" FOUND FOR CORNER
- ⊕ 1/2" METALLIC DISC WITH MAG NAIL STAMPED "NDV & RPLS 5299" FOUND FOR CORNER
- CHAIN LINK FENCE
- - - METAL FENCE
- - - GUARDRAIL
- - - OVERHEAD POWER LINE
- - - SANITARY SEWER LINE
- - - WATER LINE
- ⊕ STORM SEWER MANHOLE
- ⊕ FIRE HYDRANT

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

OWNER  
NDV, INC.  
1300 N. RIVERFRONT BLVD.  
DALLAS, TEXAS 75207  
(214)655-6820

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NDV, Inc., acting by and through it's duly authorized agent does hereby adopt this plat, designating the herein described property as **AHF-HQPARK**, a 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 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 Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.  
NDV, INC.

Nicolas Villalba, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Nicolas Villalba, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, Gary E. Johnson, 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 from 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, Section 212.1 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 file accompanying this plat is a precise representation of this Signed Final Plat.

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

**PRELIMINARY.** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/26/2019)

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

NOTARY CERTIFICATE  
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 Gary E. Johnson, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

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

**PRELIMINARY PLAT - AHF-HQPARK**

LOT 11B AND LOT 11C, BLOCK 14/8570  
REPLAT OF PORTION OF LOT 11A, BLOCK 14/8570  
NVD ADDITION  
G.W. DOOLEY SURVEY, ABSTRACT NO. 390  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-067

DATE: 12/13/19 / JOB # 1902310-3/ SCALE - 1" = 30' / JAM