

OWNER'S CERTIFICATE

COUNTY OF DALLAS)(
STATE OF TEXAS)(

WHEREAS, OUELLETTE & COMPANY, INC., are the owner of four Lots of land situated in the GEORGE W. DOOLEY SURVEY, ABSTRACT 390, Dallas County, Texas, further being described as follows:

BEING a 0.737 acre tract of land situated in the GEORGE W. DOOLEY SURVEY, ABSTRACT 390, Dallas County, Texas, same being all of Lots 16, 17, 18 and 19, Block 14/8570, Hampton and Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 8, Page 185, Map Records, Dallas County, Texas, further being a certain tract of land conveyed to OUELLETTE & COMPANY, INC. by deed recorded in Instrument Number 201800234661, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Burgess Boulevard (50' R.O.W.), same being the east right-of-way line of Iberia Road (50' R.O.W.), also being in the northwesterly corner of Lot 19 of said Addition;

THENCE South 71 degrees 03 minutes 58 seconds East, departing said Iberia Road along said south right-of-way line, same being the north line of Lot 19 of said Addition, for a distance of 153.20 feet, to a capped iron rod with blue cap, stamped "KCI 10194365", found for the northeasterly corner of said Lot 19, same being in the west line of a certain tract of land conveyed to the City of Dallas as evidenced by Deed recorded in Volume 93169, Page 7660, Deed Records, Dallas County, Texas;

THENCE South 01 degrees 01 minutes 37 seconds East, departing said Burgess Boulevard along the west line of said tract, for a distance of 196.80 feet, to a capped iron rod with blue cap, stamped "KCI 10194365", found for the southeasterly corner of Lot 16 of said Addition, same being the northeasterly corner of a tract of land conveyed to NDV, INC., as evidenced by Deed recorded in Instrument Number 201400045337, Official Public Records, Dallas County, Texas;

THENCE South 88 degrees 58 minutes 23 seconds West, departing said City of Dallas tract, along the south line of said Lot 16, for a distance of 144.00 feet, to a 1/2" iron rod found for the southwesterly corner of said Lot 16, same being in the east line of aforementioned Iberia Road;

THENCE North 01 degrees 01 minutes 37 seconds West, along the east line of said Iberia Road, for a distance of 249.10 feet, to the POINT OF BEGINNING and containing 32,105 square feet or 0.737 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____ day of _____, 2019.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

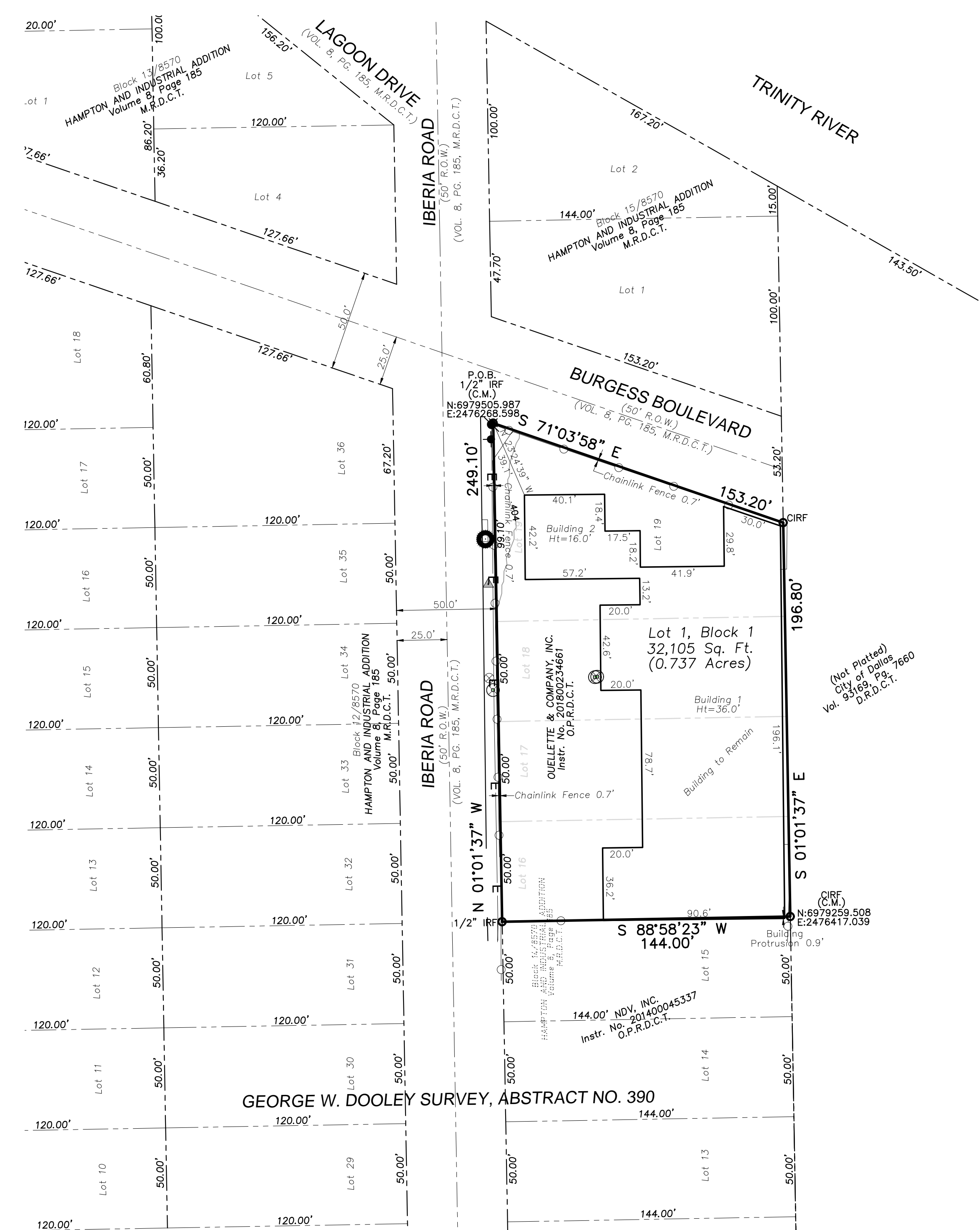
Given under my hand and seal of office, this ____ day of _____, 2019.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY PLAT
LOT 1, BLOCK 1
4770 IBERIA CONDOMINIUM ADDITION
Being a Replat of
32,105 Square Feet & 0.737 Acres
Lots 16-19, Block 14/8570,
HAMPTON AND INDUSTRIAL ADDITION
as recorded in Volume 8, Page 185
Map Records, Dallas County, Texas

SCALE 1" = 40'
May 13, 2019

CITY PLAN FILE NO. S189-212 SHEET 1 OF 1



OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT OUELLETTE & COMPANY, INC. do hereby adopt this plat, designating the hereon described property as LOT 1, BLOCK 1, 4770 IBERIA CONDOMINIUM 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, 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 at Dallas, Texas, this the ____ day of _____, 2019.

By: OUELLETTE & COMPANY, INC.

Owner

STATE OF TEXAS)(
COUNTY OF DALLAS)(

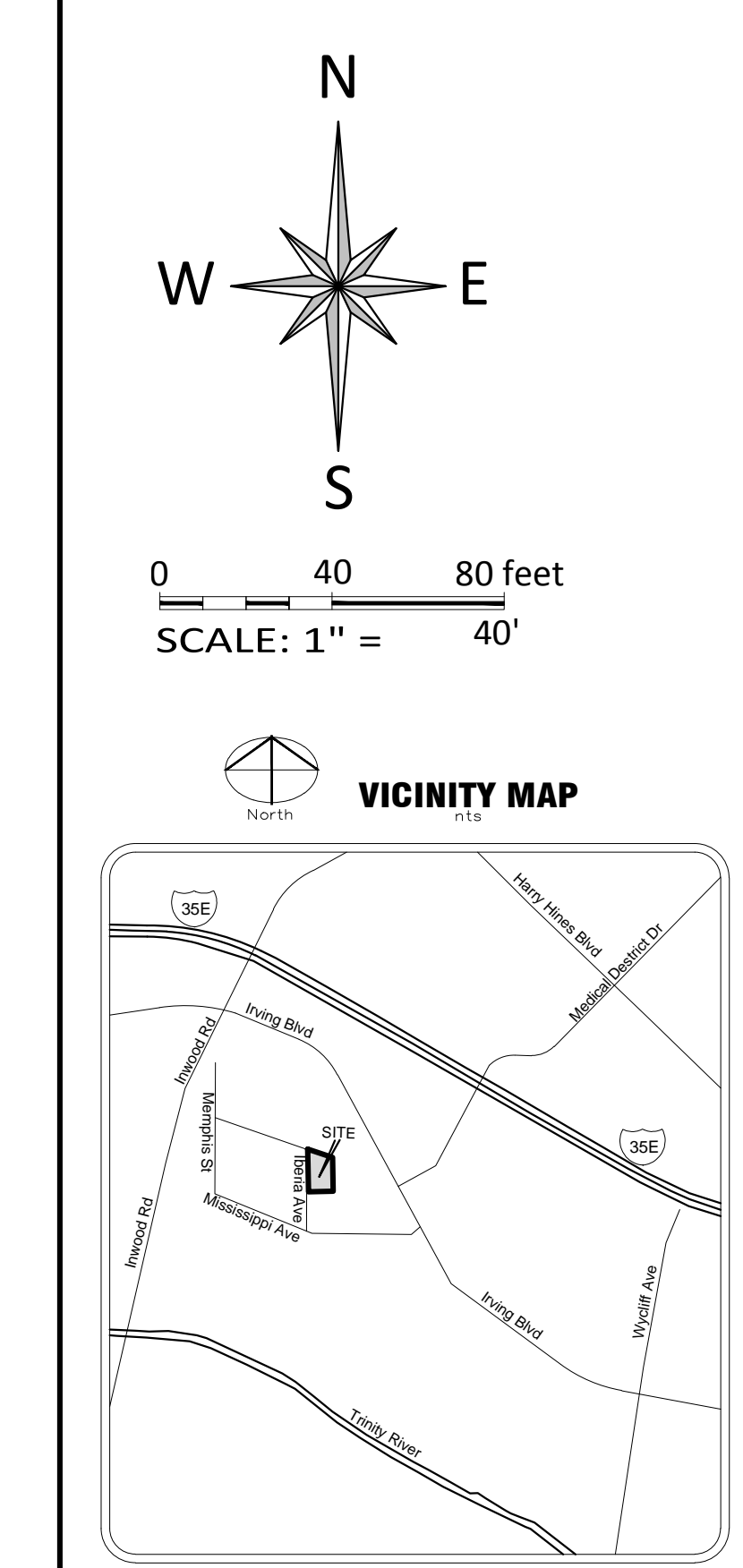
BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared OUELLETTE & COMPANY, INC. known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2019.

NOTARY PUBLIC in and for the State of Texas

OWNER
Ouellette and Company
1212 S. Riverfront Blvd Unit 100
Dallas, Texas 75207
Contact: Jarrett Ouellette
972-998-7479
Jarrett@williamslesley.com

SURVEYOR
Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com



- LEGEND
manhole
cleanout
fire hydrant
water meter
power pole
property corner
gas meter
chainlink fence
overhead electric

GENERAL PLAT NOTES:
CIRS = Capped Iron Rod Set
IRF = Iron Rod Found
(C.M.) = Controlling Monument
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
D.R.D.C.T. = Deed Records, Dallas County, Texas
R.O.W. = Right of Way
Vol. = Volume
Pg. = Page
Sq. Ft. = Square Foot
Instr. No. = Instrument Number
The purpose of this plat is to create 1 Lot from multiple Lots.
Lot-to-Lot drainage is not permitted without engineering section approval.
The subject property lies within Zone X (shaded), an area with reduced flood risk due to levee, according to FEMA's Flood Insurance Rate Map No. 4811300340 J, dated August 23, 2001.
Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.
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