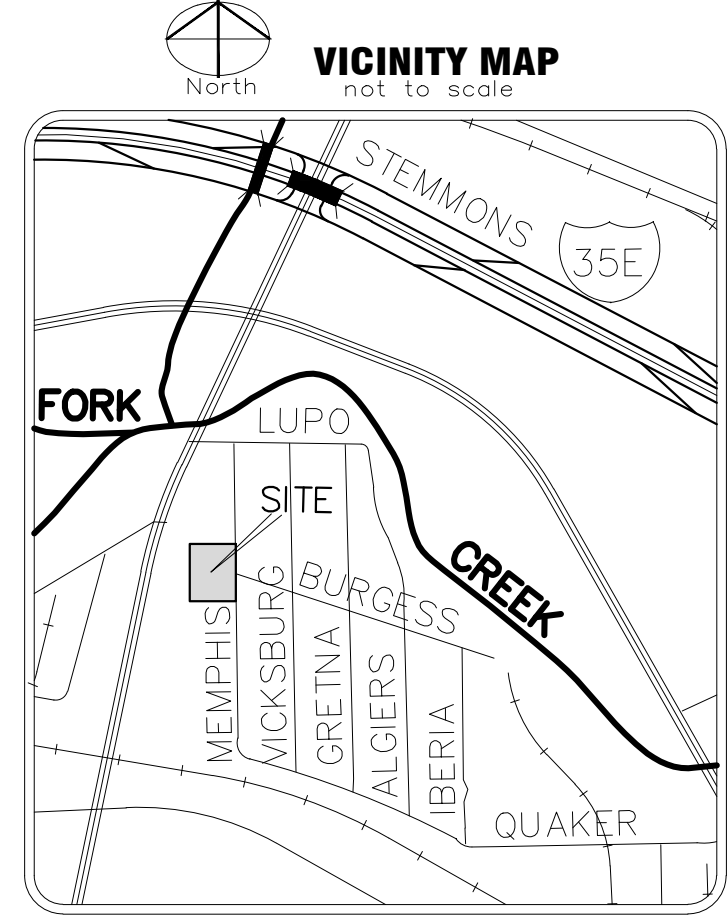


- LEGEND**
- manhole
  - vault
  - ⊕ electric meter
  - ⊗ cleanout
  - ⊙ water meter
  - power pole
  - ▲ property corner
  - ▲ gas meter
  - ☼ tree
  - aerial power line
  - chainlink fence
  - wrought-iron fence
  - wood fence
  - underground water
  - underground gas
  - underground wastewater



OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Jarrett Ouellette and David Cuellar do hereby adopt this plat, designating the hereon described property as **LOT 17R and 18R, BLOCK 2/8570, HAMPTON & INDUSTRIAL 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 \_\_\_\_\_, 2020.

By: JARRETT OUELLETTE

Owner

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2020.

By: DAVID CUELLAR

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 JARRETT OUELLETTE 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 \_\_\_\_\_, 2020.

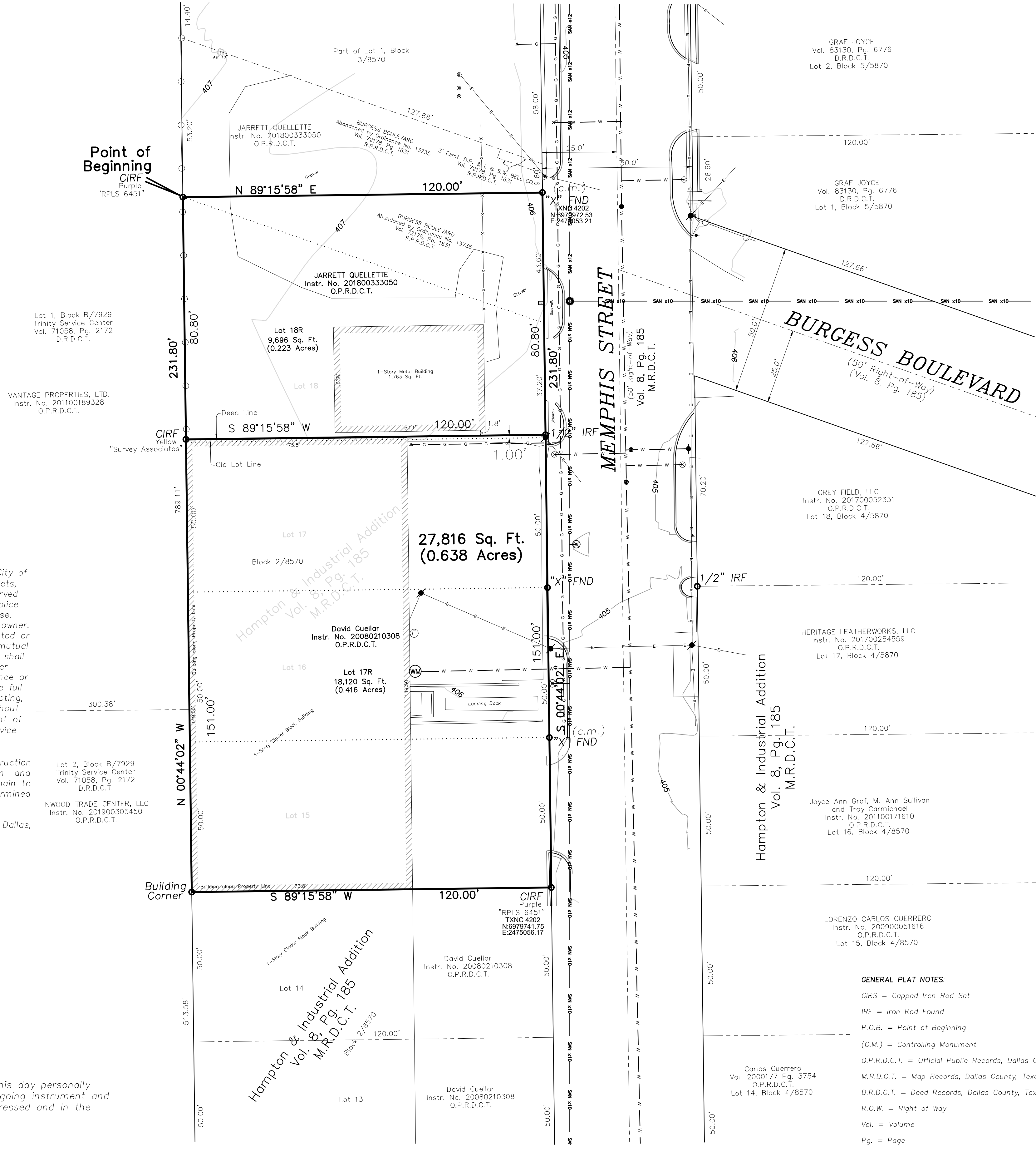
NOTARY PUBLIC in and for the State of Texas

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 DAVID CUELLAR 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Texas



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.

**OWNER'S CERTIFICATE**

COUNTY OF DALLAS )  
STATE OF TEXAS )

WHEREAS, Jarrett Ouellette and David Cuellar, are the owners of certain tracts of land situated in the GEORGE W. DOOLEY SURVEY, ABSTRACT 390, Dallas County, Texas, further being described as follows:

BEING all of Lots 15-18, Block 2/8570, of Hampton & Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 8, Page 185, Map Records, Dallas County, Texas, together with a portion of Burgess Boulevard, abandoned by City Ordinance No. 13735, recorded in Volume 72178, Page 1631, Deed Records, Dallas County, Texas, same being a portion of that certain tract of land described in Special Warranty Deed to JARRETT OUELLETTE, recorded in Instrument Number 201800333050, Official Public Records, Dallas County, Texas and a portion of that certain tract of land described in Warranty Deed with Vendor's Lien to David Cuellar, recorded in Instrument Number 20080210308, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with purple plastic cap stamped, "RPLS 6451" found for the northwest corner of said Lot 18, same being the southwest corner of said abandoned Burgess Boulevard;

THENCE North 89°15'58" East, over and across said abandoned Burgess Boulevard, for a distance of 120.00 feet to an "X" cut in concrete found in the west line of Memphis Street, dedicated on aforementioned plot of Hampton & Industrial Addition;

THENCE South 00°44'02" East, along said west line of Memphis Street, for a distance of 231.80 feet, to a 5/8" iron rod with purple plastic cap stamped, "RPLS 6451" found for the southeast corner of aforementioned Lot 15;

THENCE South 89°15'58" West, along the south line of said Lot 15, for a distance of 120.00 feet to an existing building corner at the southwest corner of said Lot 15, same being in the east line of Lot 2, Block B/7929, Trinity Service Center, an addition to the City of Dallas, recorded in Volume 71058, Page 2172, Deed Records, Dallas County, Texas;

THENCE North 00°44'02" West, along said east line, passing the northeast corner of said Lot 2 and continuing along the east line of Lot 1 of said addition, for a distance of 231.80 feet to the POINT OF BEGINNING and containing 27,816 square feet or 0.639 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 the plot 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 \_\_\_\_\_, 2020.

**PRELIMINARY**  
RELEASED 7/21/20 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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 \_\_\_\_\_, 2020.

NOTARY PUBLIC in and for the State of Texas

- GENERAL PLAT NOTES:**
- CIRS = Capped Iron Rod Set
  - IRF = Iron Rod Found
  - P.O.B. = Point of Beginning
  - (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 2 Lots from multiple Lots and a portion of abandoned Burgess Boulevard.
- Lot-to-lot drainage is not be allowed without proper City of Dallas Engineering Department approval.
- Topographic work was performed on February 12, 2020.
- 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. 48113C0340 J, dated August 23, 2001.

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

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

**PRELIMINARY PLAT**  
**LOT 17R and 18R, BLOCK 2/8570**  
**HAMPTON & INDUSTRIAL ADDITION**  
Being a Replat of  
**27,816 Square Feet, 0.639 Acres**  
**Lots 15-18, Block 2/8570 of**  
**HAMPTON AND INDUSTRIAL ADDITION**  
**as recorded in Volume 8, Page 185**  
**Map Records, Dallas County, Texas**

SCALE 1" = 20'  
July 20, 2020  
CITY PLAN FILE NO. S190-208 SHEET 1 OF 1