

LEGEND

- manhole
- cleanout
- fire hydrant
- water meter
- water valve
- power pole
- gas marker
- gas test
- property corner
- gas meter
- chainlink fence
- overhead electric
- metal fence

GENERAL PLAT NOTES:

CIRS = 5/8" Iron Rod with Purple Plastic Cap Stamped "RPLS 6451" Set

CIRF = 5/8" Iron Rod with Blue Plastic Cap Stamped "KCI 10194365" Found

*CIRF = 1/2" Iron Rod with Yellow Plastic Cap Stamped "C.B.G. Surveying" Found

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 Feet

Instr. No. = Instrument Number

Topographic work performed on May 08, 2019

The purpose of this plat is to create 1 Lot from multiple Platted Lots.

Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department 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. 48113C0340 J, dated August 23, 2001.

STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

Copyright 2020 Duenes Land Surveying, LLC. All Rights Reserved. This drawing is the property of Duenes Land Surveying, LLC. Any modification or use of this drawing without the express written authorization of Duenes Land Surveying, LLC, is prohibited. Not valid without a wet ink signature.

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 **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 _____, 2020.

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 _____, 2020.

NOTARY PUBLIC in and for the State of Texas

LIEN HOLDERS SUBORDINATION AGREEMENT

The lien holder or mortgage concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

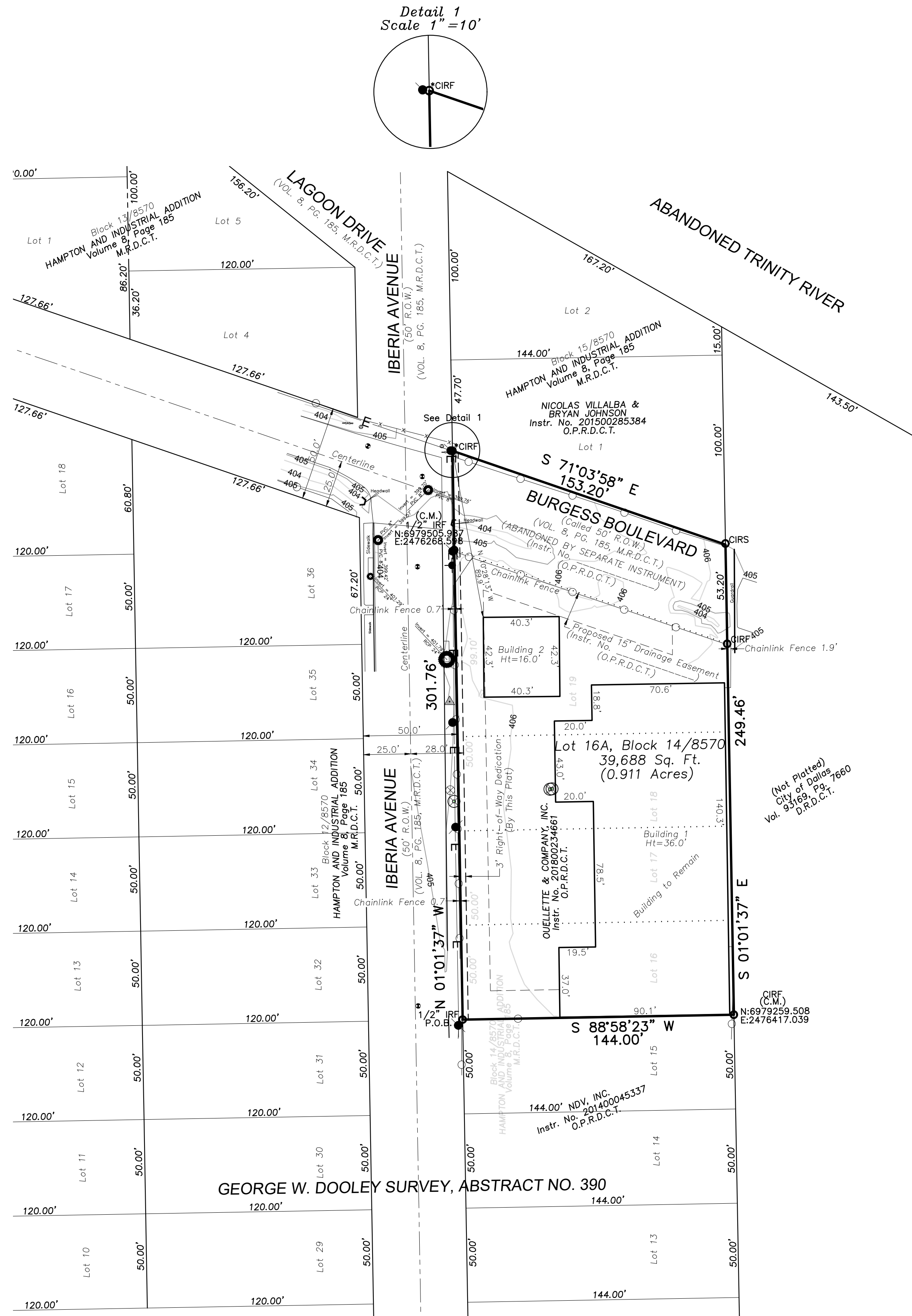
By: _____

Name: _____
Title: _____

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on this _____ day of October, 2020, by _____.

NOTARY PUBLIC in and for the State of Texas



GEORGE W. DOOLEY SURVEY, ABSTRACT NO. 390

OWNER
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
212 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com

REVISED PLAT
IBERIA CONDOMINIUM ADDITION
LOT 16A, BLOCK 14/8570
Being a Replat of
39,688 Square Feet & 0.911 Acres
Lots 16-19, Block 14/8570,
HAMPTON AND INDUSTRIAL ADDITION
with a Portion of Burgess Boulevard
GEORGE W. DOOLEY SURVEY, ABSTRACT NO. 390
City of Dallas, Dallas County, Texas

SCALE 1" = 40'
October 22, 2020
CITY PLAN FILE NO. S189-212R SHEET 1 OF 1

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 0.911 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, together with a portion of Burgess Boulevard as abandoned by Instrument Number _____ Official Public Records, Dallas County, Texas, further being that certain tract of land conveyed to **OUELLETTE & COMPANY, INC.** by Special Warranty 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 for the southwesterly corner of said Lot 16, same being in the east line of Iberia Avenue (50' R.O.W.), also being the northwesterly corner of Lot 15 of said Addition, further being a tract of land conveyed to **NDV, INC.**, as evidenced by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201400045337, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 01 minutes 37 seconds West, along said east line, for a distance of 301.76 feet, to a 1/2" Iron Rod with Yellow Plastic Cap Stamped "C.B.G. Surveying" Found in the north line of aforementioned Abandoned Burgess Boulevard, same being the southwesterly corner of Lot 1, Block 15/8570 of the aforementioned Addition;

THENCE South 71 degrees 03 minutes 58 seconds East, departing said east line, along said north line, for a distance of 153.20 feet, to a 5/8" Iron Rod with Purple Plastic Cap Stamped "RPLS 6451" Set for the northeast corner of said abandonment, same being in the west line of a certain tract of land conveyed to the City of Dallas as evidenced by Special Warranty Deed recorded in Volume 93169, Page 7660, Deed Records, Dallas County, Texas;

THENCE South 01 degrees 01 minutes 37 seconds East, along said west line, passing at a distance of 53.20 feet, to a 5/8" Capped Iron Rod with Blue Plastic Cap Stamped "KCI 10194365" Found for the northeasterly corner of aforementioned Lot 19, same being the southeast corner of aforementioned Abandoned Burgess Boulevard, continuing for a total distance of 249.46 feet, to a 5/8" Capped Iron Rod with Blue Plastic Cap Stamped "KCI 10194365" Found for the southeasterly corner of aforementioned Lot 16, same being the northeasterly corner of aforementioned Lot 15;

THENCE South 88 degrees 58 minutes 23 seconds West, departing said west line, along the common lines of said Lots 15 and 16, for a distance of 144.00 feet, to the POINT OF BEGINNING and containing 39,688 square feet or 0.911 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 Board of Professional Engineers and Land Surveyors, 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, 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 _____, 2020.

NOTARY PUBLIC in and for the State of Texas