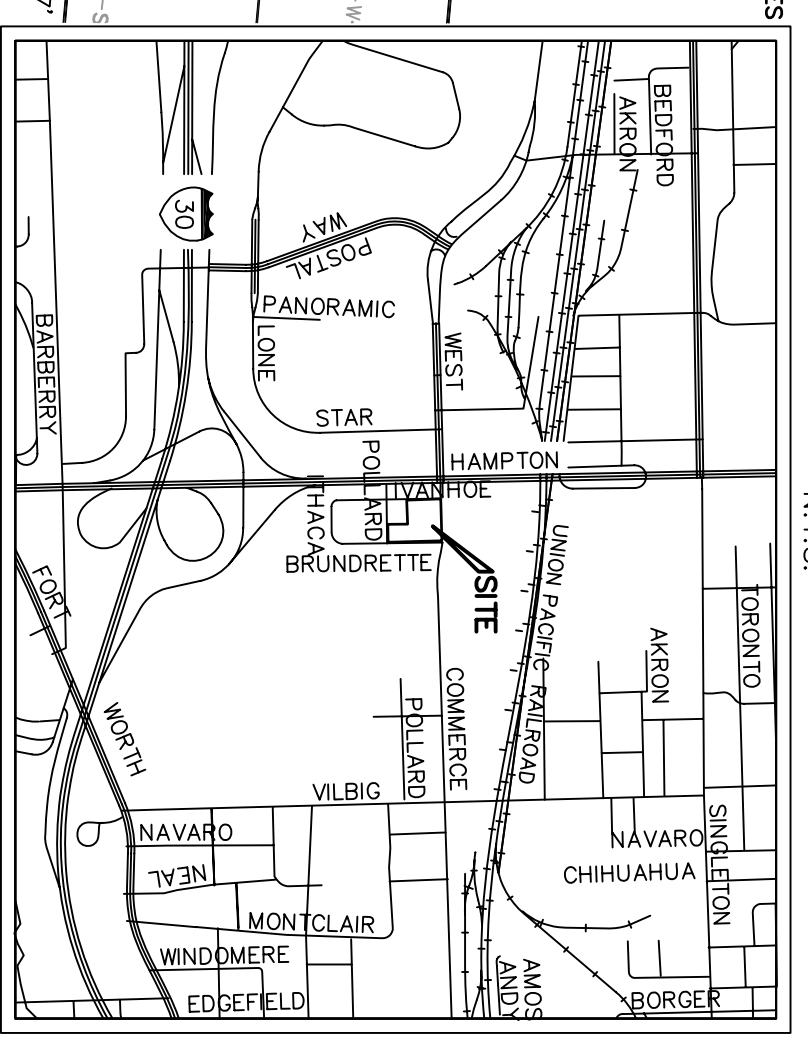


VICINITY MAP



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, LISTOON GROUP, LLC is the owner of that certain lot situated in the David Hunter Survey, Abstract No. 606, City of Dallas, Dallas County, Texas, and being the southeast corner of said Block B/7240, and the northeast corner of said Block B/7240, and the intersection of said Block B/7240 with the west right-of-way line of Brundrette Street (formerly known as Brundrette Avenue) (a variable width right-of-way);

And whereas, the said Block B/7240, and the southeast corner of said Block B/7240, and the northeast corner of said Block B/7240, and the intersection of said Block B/7240 with the west right-of-way line of Brundrette Street (formerly known as Brundrette Avenue) (a variable width right-of-way) are more particularly described as follows:

BEING a 3 1/2 inch iron rod stamped "Addition B/1527 (hereinafter referred to as Disk Monument Set)" for the southeast corner of said Block B/7240, with the east right-of-way line of Ivanhoe Lane (formerly known as Harris Avenue) (a 50' right-of-way);

THENCE North 89 deg. 47 min., 25 sec. East, along the south right-of-way line of said West Commerce Street, a distance of 305.00 feet to a Disk Monument Set for the northeast corner of said Block B/7240, some being the southeast intersection of the south right-of-way line of said West Commerce Street with the west right-of-way line of Brundrette Street (formerly known as Brundrette Avenue) (a variable width right-of-way);

THENCE South 00 deg. 12 min., 35 sec. East, along the east line of said Block B/7240, and the west right-of-way line of said Brundrette Street, a distance of 400.00 feet to a Disk Monument Set for the southeast corner of said Block B/7240, some being the northeast intersection of the west right-of-way line of said Brundrette Street with the north right-of-way line of Pollard Street (formerly known as West Commerce Street) (a 60' right-of-way);

THENCE South 89 deg. 47 min., 25 sec. West, along the south line of said Block B/7240, and the east right-of-way line of said Pollard Street, a distance of 415.10 feet to a Disk Monument Set for the southwest corner of said Block B/7240, some being in the center of a deed abandoned alley, some being the southeast corner of that certain tract of land to Lusty Absuda, by deed recorded in Instrument Number 20080338357, aforesaid Official Public Records;

THENCE North 00 deg. 15 min., 01 sec. West, along the center of said abandoned alley, and along the common line of said Listocon Group tract and said Absuda tract, a distance of 150.00 feet to a Disk Monument Set for the northeast corner of said Listocon Group tract, some being the northeast corner of said Absuda tract;

THENCE South 89 deg. 47 min., 25 sec. West, continuing along the common line of said Listocon Group tract, and said Absuda tract, crossing the west line of said abandoned alley, some being the southeast corner of aforesaid Lot 12, Block B/7240, and continuing along the common line of said Listocon Group tract, some being the southeast corner of said Absuda tract, some being the northwest corner of said Lot 12, some being in the west line of said Block B/7240, some being in the east right-of-way line of aforesaid Ivanhoe Lane;

THENCE North 00 deg. 19 min., 27 sec. West, along the west line of said Block B/7240, some being the east right-of-way line of said Ivanhoe Lane, a distance of 230.00 feet to the POINT OF BEGINNING and containing 99,014 square feet or 2,273 acres of computer land, more or less.

LINE/TYPE TABLE

--- (solid)	BOUNDARY LINE
--- (dashed)	CONTRACT LINE
--- (dotted)	WATER LINE
--- (dash-dot)	SEWER LINE
--- (long-dash)	OVERHEAD SERVICE LINE
--- (short-dash)	EASEMENT LINE
--- (dash-dot-dot)	BUILDING LINE
--- (long-short-dash)	STREET CENTERLINE

- LEGEND:
1. IRF - Iron Rod Found
  2. DMS - 5" aluminum disk set on 1/2" iron rod, stamped "HUERTA COMMERCE"
  3. ADDITIONAL DISK SET
  4. O.P.R.D.C.T. - Official Public Records, Dallas County, Texas
  5. D.R.D.C.T. - Deed Records, Dallas County, Texas

LOT 1, BLOCK A/7240  
EAL ADDITION  
VOL. 2, PAGE 885  
D.R.D.C.T.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 COMES WITHIN THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THE POLY ABUSADA O.P.R.D.C.T. NO. 20080338357 IS IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(9)(D)(E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE RELEASE FOR REVIEW 11/02/2017

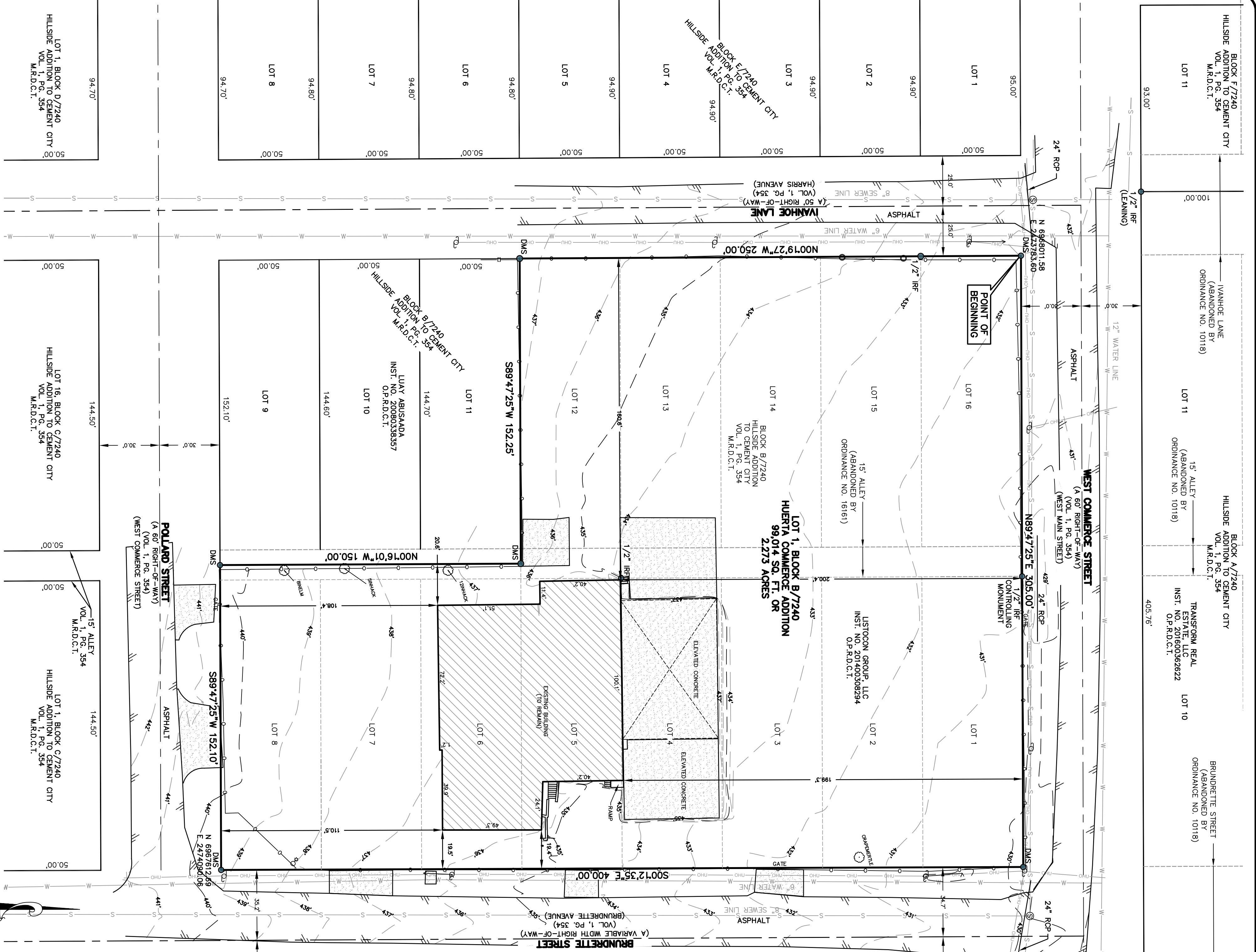
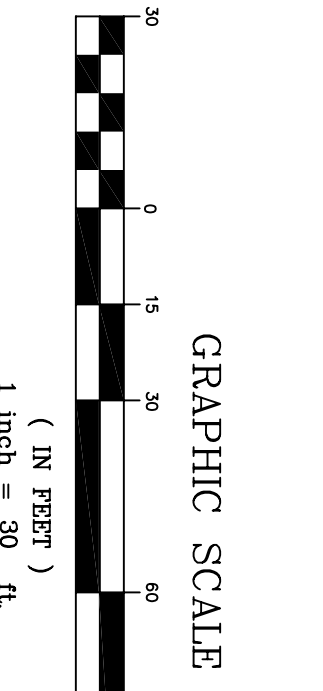
TIMOTHY R. MANKIN  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 HEREIN CERTIFICATE ARE TRUE. OATH STATED THAT THE STATEMENTS IN THE FOREGOING GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

- NOTES:
1. Basis of Bearing - State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
  2. Purpose of Plat - To create one lot from 13 lots and a portion of an abandoned alley, as shown.
  3. Structures to remain.

- LEGEND
- GAS METER
  - IRR CONTROL VALVE
  - TELEPHONE PEDestal
  - DOWN CITY
  - S.S. MANHOLE
  - CLEAN OUT
  - FIRE HYDRANT
  - WATER METER
  - FUEL PORT
  - TRANSFORMER PAD
  - ELECTRIC METER
  - STORM DRAIN MANHOLE
  - WATER MANHOLE
  - TRAFFIC SIGNAL POLE
  - TELEPHONE MANHOLE
  - S.S. MANHOLE
  - VAULT
  - HANDICAP SPACE
  - SIGN
  - LIGHT POLE
  - TYPICAL FENCE
  - ROLLED ASPHALT
  - COVERED AREA
  - A/C PAD



PRELIMINARY PLAT  
HUERTA COMMERCE ADDITION  
LOT 1, BLOCK B/7240  
BEING A LOTS 1-8 AND 12-16, AND ABANDONED ALLEY,  
BLOCK B/7240  
HILLSIDE ADDITION TO CEMENT CITY  
VOLUME 1, PAGE 354  
MAP RECORDS, DALLAS COUNTY, TEXAS  
DAVID HUNTER SURVEY, ABSTRACT NO. 606  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 578-029

DATE: 11/02/2017  
JOB NO.: 17-0098  
FIELD DATE: 09/22/2017  
SCALE: 1" = 30'  
DRAWN: JLM  
CHECKED: TMM

**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com

623 E. DALLAS ROAD  
GRAPEVINE, TEXAS 76051  
817-481-1806 (O)  
817-481-1889 (F)

REGISTERED PROFESSIONAL SURVEYORS  
MEMBER SINCE 1977