

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FUSION RECYCLING LLC, is the sole owner of a tract of land located in the JOHN B. RICHARDS SURVEY, Abstract No. 1192, City of Dallas, Dallas County, Texas, and being all of Tract 33, Block 4863, as shown in the black map of the City of Dallas, and being all of a called 1.739 acre tract of land conveyed from Marta Elizabeth Ruano to Fusion Recycling LLC, by General Warranty Deed in Instrument No. 201800254542, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of said 1.739 acre tract, and at the Southwest corner of a called 1.81 acre Tract IV conveyed to Southwest Perennials, Inc., by deed recorded in Instrument NO. 201400276687, Official Public Records, Dallas County, Texas, and on the Easterly boundary line of the Old Dallas-Corsicana Interurban Railroad;

THENCE, North 59 Degrees 50 Minutes 35 Seconds East, with the North line of said 1.739 acre tract and with the South line of said 1.81 acre Tract IV, a distance of 222.00 feet to a 3/8 inch iron rod found at the Northeast corner of said 1.739 acre tract and at the Northwest corner of a tract of land conveyed to Teresa Perez, by deed recorded in Instrument NO. 20070057617, Official Public Records, Dallas County, Texas;

THENCE, South 32 Degrees 08 Minutes 23 Seconds East, with the East line of said 1.739 acre tract and with the West line of said tract of land conveyed to Teresa Perez, a distance of 231.00 feet to a 1/2 inch iron rod and cap stamped "By-Line" found at the Northernly Southeast corner of said 1.739 acre tract and at the Northeast corner of a tract of land conveyed to Jesus Manuel Flores Sanchez and Hilda Marron Ramirez, by deed recorded in Instrument No. 201700286370, Official Public Records, Dallas County, Texas;

THENCE, South 59 Degrees 46 Minutes 53 Seconds West, with the Northernly South line of said 1.739 acre tract and the with North line of said tract of land conveyed to Jesus Sanchez, a distance of 75.00 feet to a 5/8 inch iron rod found at an ell corner of said 1.739 acre tract and at the Northwest corner of said tract of land conveyed to Jesus Sanchez;

THENCE, South 31 Degrees 40 Minutes 07 Seconds East, with the Southerly East line of said 1.739 acre tract and the with West line of said tract of land conveyed to Jesus Sanchez, at 170.00 feet passing a 5/8 inch iron rod found, continuing in all a total distance of 200.35 feet to a point for corner at the Southerly Southeast corner of said 1.739 acre tract and at the Southwest corner of said tract of land conveyed to Jesus Sanchez, and on or near the centerline of Simpson Stuart Road and the common lines of the John B. Richards Survey, Abstract No. 1192 and the Levi Dixon Survey, Abstract No. 380;

THENCE, South 58 Degrees 50 Minutes 35 Seconds West, with the Southerly South line of said 1.739 acre tract, and with the common lines of the John B. Richards Survey, Abstract No. 1192 and the Levi Dixon Survey, Abstract No. 380, a distance of 122.38 feet to a point for corner at the Southwest corner of said 1.739 acre tract and the intersection of the Easterly boundary line of the Old Dallas-Corsicana Interurban Railroad and the centerline of said Simpson Stuart Road;

THENCE, North 35 Degrees 09 Minutes 25 Seconds West, with the West line of said 1.739 acre tract and the Easterly boundary line of the Old Dallas-Corsicana Interurban Railroad, at 30.55 feet passing a 1/2 inch iron rod and cap stamped "By-Line" found for witness, continuing in all a total distance of 435.00 feet to the POINT OF BEGINNING and CONTAINING 1.74 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FUSION RECYCLING, LLC, acting by and through its duly authorized agent _____ does hereby adopt this plat, designating the herein described property as FUSION 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 line 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 line 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 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.

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

By:
FUSION RECYCLING, LLC

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared _____ Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF _____

That I, Wayne Beets, II, 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 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, Chapter 212. I 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.

This _____ day of _____, 2019.
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Wayne Beets, II
Registered Professional Land Surveyor No. 6039

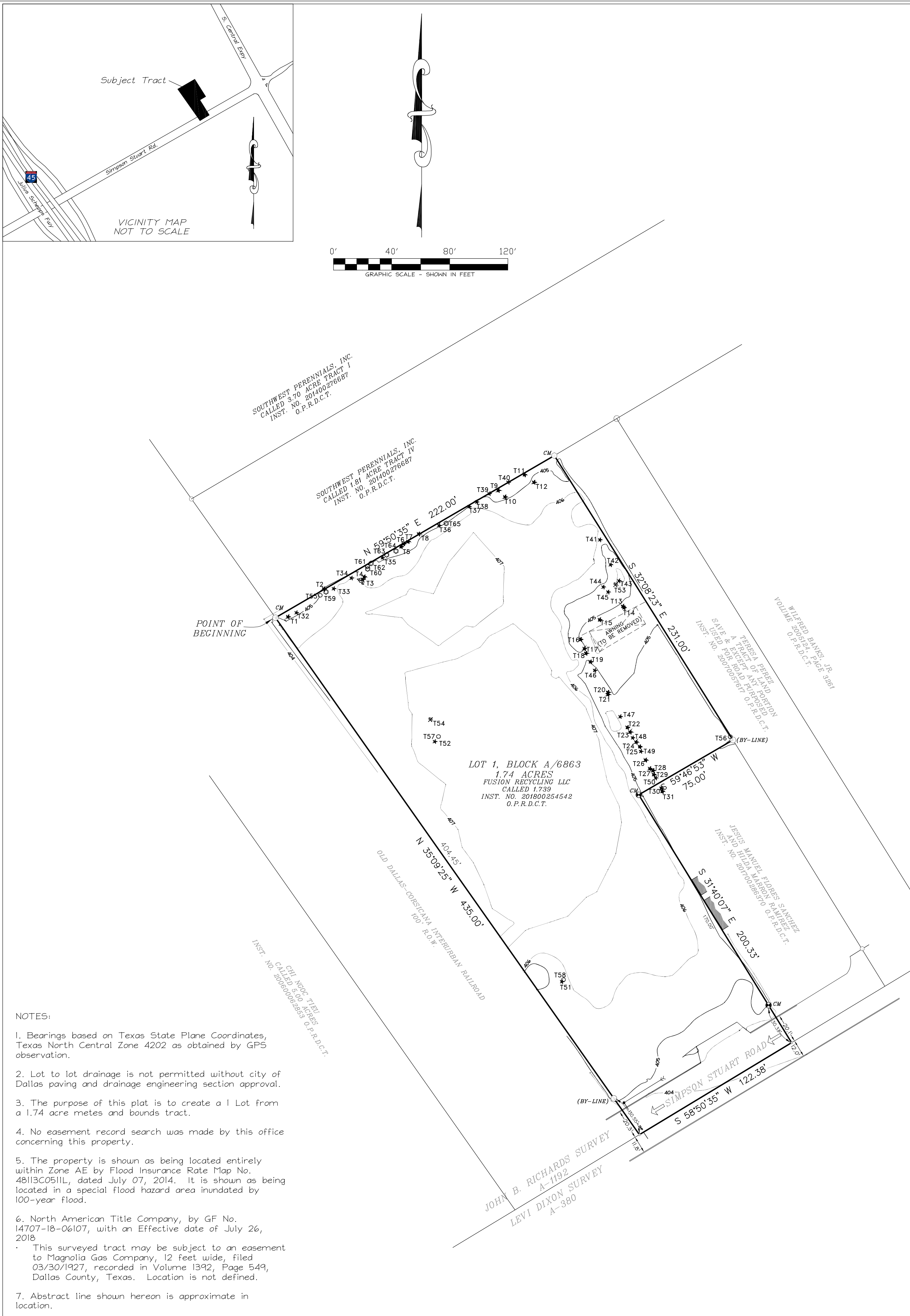
STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Wayne Beets, II, Registered Public Land Surveyor No. 6039, State of Texas, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission expires: _____



- NOTES:
- Bearings based on Texas State Plane Coordinates, Texas North Central Zone 4202 as obtained by GPS observation.
 - Lot to lot drainage is not permitted without city of Dallas paving and drainage engineering section approval.
 - The purpose of this plat is to create a 1 Lot from a 1.74 acre metes and bounds tract.
 - No easement record search was made by this office concerning this property.
 - The property is shown as being located entirely within Zone AE by Flood Insurance Rate Map No. 4813C0511L, dated July 07, 2014. It is shown as being located in a special Flood hazard area inundated by 100-year flood.
 - North American Title Company, by GF No. 14707-18-06107, with an Effective date of July 26, 2018. This surveyed tract may be subject to an easement to Magnolia Gas Company, 12 feet wide, filed 03/30/1927, recorded in Volume 1392, Page 549, Dallas County, Texas. Location is not defined.
 - Abstract line shown hereon is approximate in location.

TREE SIZE	COMMON	SCIENTIFIC
T1	32" ELM	ULMUS AMERICANA
T2	10" ELM	ULMUS AMERICANA
T3	8" ELM	ULMUS AMERICANA
T4	8" ELM	ULMUS AMERICANA
T5	24" ELM	ULMUS AMERICANA
T6	18" ELM	ULMUS AMERICANA
T7	12" ELM	ULMUS AMERICANA
T8	24" ELM	ULMUS AMERICANA
T9	6" ELM	ULMUS AMERICANA
T10	12" ELM	ULMUS AMERICANA
T11	16" ELM	ULMUS AMERICANA
T12	18" ELM	ULMUS AMERICANA
T13	6" ELM	ULMUS AMERICANA
T14	12" ELM	ULMUS AMERICANA
T15	12" ELM	ULMUS AMERICANA
T16	26" ELM	ULMUS AMERICANA
T17	18" ELM	ULMUS AMERICANA
T18	16" ELM	ULMUS AMERICANA
T19	14" ELM	ULMUS AMERICANA
T20	14" ELM	ULMUS AMERICANA
T21	10" ELM	ULMUS AMERICANA
T22	20" ELM	ULMUS AMERICANA
T23	18" ELM	ULMUS AMERICANA
T24	6" ELM	ULMUS AMERICANA
T25	6" ELM	ULMUS AMERICANA
T26	8" ELM	ULMUS AMERICANA
T27	10" ELM	ULMUS AMERICANA
T28	6" ELM	ULMUS AMERICANA
T29	12" ELM	ULMUS AMERICANA
T30	14" ELM	ULMUS AMERICANA
T31	14" ELM	ULMUS AMERICANA
T32	8" HACKBERRY	CELTIS OCCIDENTALIS
T33	8" HACKBERRY	CELTIS OCCIDENTALIS
T34	8" HACKBERRY	CELTIS OCCIDENTALIS
T35	8" HACKBERRY	CELTIS OCCIDENTALIS
T36	38" HACKBERRY	CELTIS OCCIDENTALIS
T37	18" HACKBERRY	CELTIS OCCIDENTALIS
T38	8" HACKBERRY	CELTIS OCCIDENTALIS
T39	36" HACKBERRY	CELTIS OCCIDENTALIS
T40	16" HACKBERRY	CELTIS OCCIDENTALIS
T41	10" HACKBERRY	CELTIS OCCIDENTALIS
T42	12" HACKBERRY	CELTIS OCCIDENTALIS
T43	16" HACKBERRY	CELTIS OCCIDENTALIS
T44	8" HACKBERRY	CELTIS OCCIDENTALIS
T45	12" HACKBERRY	CELTIS OCCIDENTALIS
T46	18" HACKBERRY	CELTIS OCCIDENTALIS
T47	12" HACKBERRY	CELTIS OCCIDENTALIS
T48	12" HACKBERRY	CELTIS OCCIDENTALIS
T49	12" HACKBERRY	CELTIS OCCIDENTALIS
T50	8" HACKBERRY	CELTIS OCCIDENTALIS
T51	12" HACKBERRY	CELTIS OCCIDENTALIS
T52	6" HACKBERRY	CELTIS OCCIDENTALIS
T53	24" BOIS D' ARC	MACLURA POMIFERA
T54	14" BOIS D' ARC	MACLURA POMIFERA
T55	24" POST OAK	QUERCUS STELLATA
T56	28" POST OAK	QUERCUS STELLATA
T57	54" POST OAK	QUERCUS STELLATA
T58	26" POST OAK	QUERCUS STELLATA
T59	26" RED CEDAR	JUNIPERUS VIRGINIANA
T60	6" RED CEDAR	JUNIPERUS VIRGINIANA
T61	12" RED CEDAR	JUNIPERUS VIRGINIANA
T62	14" RED CEDAR	JUNIPERUS VIRGINIANA
T63	12" RED CEDAR	JUNIPERUS VIRGINIANA
T64	12" RED CEDAR	JUNIPERUS VIRGINIANA
T65	6" RED CEDAR	JUNIPERUS VIRGINIANA

LEGEND

- CM CONTROLLING MONUMENT
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- TRAVEL DIRECTION
- GUY WIRE
- POWER POLE
- CHAINLINK FENCE
- BARBWIRE FENCE
- PIPE FENCE
- OVERHEAD POWER LINE
- CEDAR TREE
- ★ HACK TREE
- ★ ELM TREE
- OAK TREE
- ★ BOIS D' ARC TREE

OWNER/DEVELOPER - FUSION RECYCLING LLC
2704 PICKNICK LANE, PLANO, TX 75093 -
PHONE NUMBER: (214) 534-9934

PROJECT NAME:
FINAL PLAT OF THE
FUSION ADDITION
ADDRESS: 4917 Simpson Stuart Rd.
Dallas, TX 75241
ACREAGE: 1.74
ZONING: Industrial Research
PREPARED: 2/21/2019
BY-LINE JOB NO: 2019-073
SCALE: 1" = 40'
TECHNICIAN: TTB

BY-LINE SURVEYING LLC
P.O. Box 834
Emory, TX 75440
Ph: (903) 873-5150
Firm No: 10194233
www.bylinesurveying.com

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PRELIMINARY PLAT
THE FUSION ADDITION
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS
Being 1.74 acre of land out of the
John B. Richards Survey, Abstract No. 1192
CITY FILE NO. S189-140