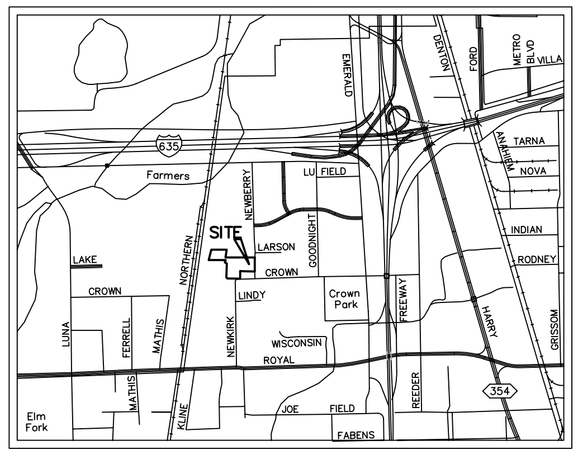
VICINITY MAP
N.T.S.



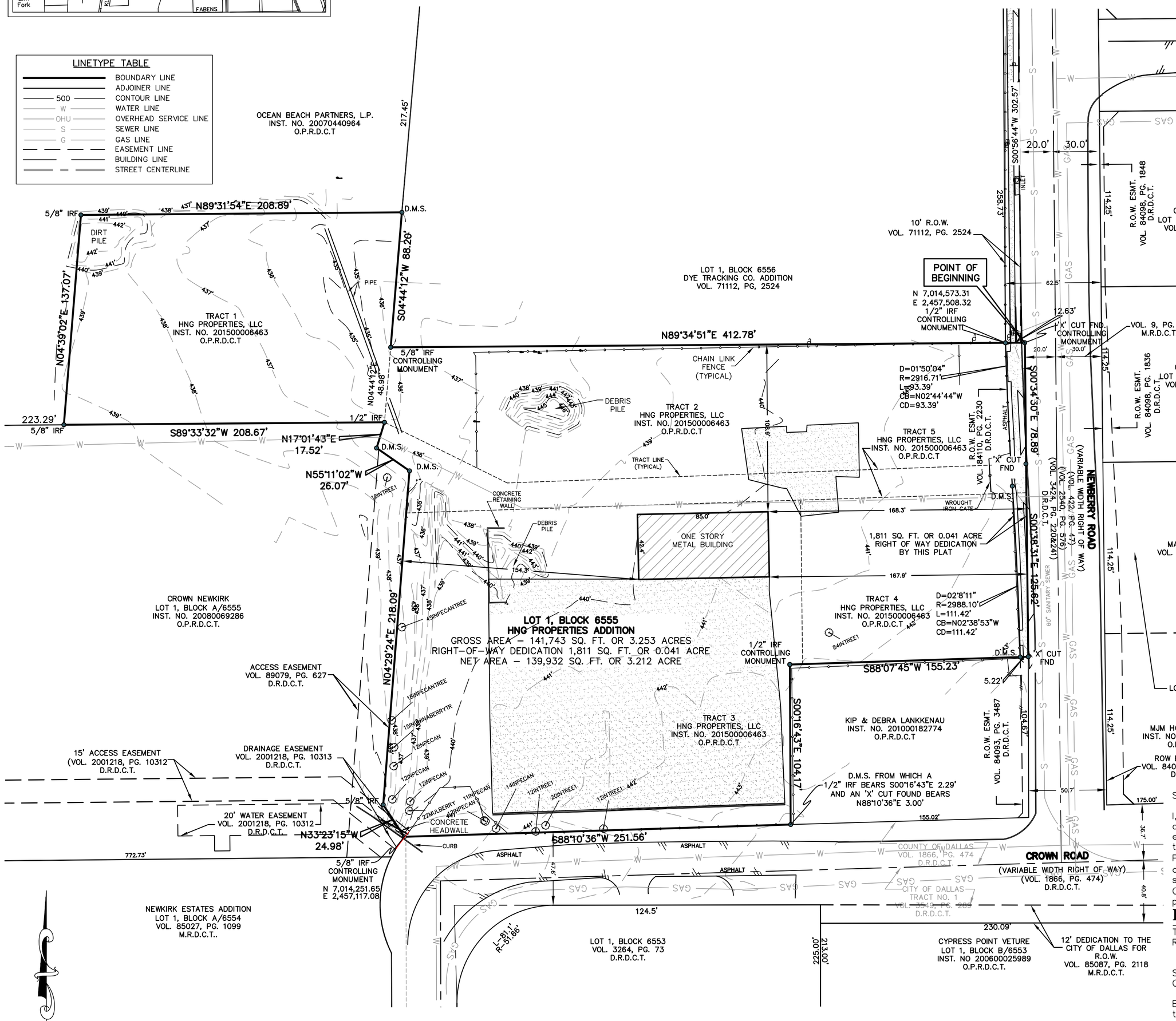
NOTES:
1. IRF – Iron Rod Found
2. Basis of Bearing – Based on the South line (North 89 deg. 05 min. 16 sec. West) of a called 2.691 acre tract of land to 11517 Newberry, LP, according to deed recorded in Volume 2003093, Page 10287, Deed Records, Dallas County, Texas
3. Lot to lot drainage is not allowed without Engineering Section approval.
4. The purpose of this plat is to create one lot from 5 tracts of land.
5. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
6. Benchmarks are based on the City of Dallas.
   22–C–3: A square is cut on top of Southeast concrete Bridge Abutment of south Service Road on Interstate highway 635 and 300' West of Newberry Street.
   22–C–4: a square is cut on top of concrete curb on the South side of Alberta Drive in center of Storm Sewer Drop Inlet and 20' East of Property Line of Newberry Street.
7. Existing structures to remain

LEGEND

1. M.R.D.C.T. – MAP RECORDS, DALLAS COUNTY, TEXAS
2. D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS
3. O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
4. IRF – IRON ROD FOUND
5. INST. NO. – INSTRUMENT NUMBER
6. VOL. – VOLUME
7. PG. – PAGE
8. D.M.S. – 3" ALUMINUM DISC SET STAMPED "HNG PROPERTIES ADDITION RPLS 6122"

LINETYPE TABLE

BOUNDARY LINE	
ADJOINER LINE	
500	CONTOUR LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
G	GAS LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTH

OWNER:
NORBERTO & HORACIO GONZALEZ
3171 ROBSON RANCH
NORTHLAKE, TEXAS

ENGINEER:
LUIS A. ORTIZ
5590 SPRING VALLEY ROAD
F–205
DALLAS, TEXAS 75254
214–724–5660

LIEN HOLDER'S 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.

LIEN HOLDER:
_____

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ (DATE) BY _____(NAME), AS _____ (TITLE) OF _____ (LENDER) ON BEHALF OF THE CORPORATION.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

Whereas **HNG PROPERTIES, LLC.** is the owner of a 3.253 acre tract of land situated in the William Cochran Survey, Abstract No. 279, City of Dallas, Dallas County, Texas, according to the Instrument Number 201500006463, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut found for the most easterly northeast corner of said HNG Properties tract, same being the southeast corner of that certain tract of land conveyed to 11517 Newberry, LP according to the deed recorded in Volume 2003093, Page 10287, Deed Records, Dallas County, Texas, same being in the west line of Newberry Road (a variable width right of way);

THENCE along the common line of said HNG Properties, and said Newberry Road as follows;

South 00 deg. 34 min. 30 sec. East, a distance of 78.89 feet to a "X" cut found for angle point;

South 00 deg. 38 min. 31 sec. East, a distance of 125.62 feet to an 'X' cut found for the most easterly southeast corner of said HNG Properties, LLC, same being in the west line of said Newberry Road, same being the northeast corner of that certain tract of land conveyed to Kip and Debra Lankkenau by Instrument Number 201000182774, Official Public Records, Dallas County, Texas;

THENCE South 88 deg. 07 min. 45 sec. West along the common line of said HNG Properties, tract and said Lankkenau tract, a distance of 155.23 feet to a ½ inch iron rod found for an internal corner for said HNG Properties, LLC, same being the northwest corner of said Lankkenau tract;

THENCE South 00 deg. 16 min. 43 sec. East, continuing along the common line of said HNG Properties, tract and said Lankkenau tract, a distance of 104.17 feet to a Disc Monument set, stamped "HNG Properties Addition, RPLS 6122"(herein after referred to as "Disc Monument set"), from which a ½ inch iron rod found bears South 00 deg. 16 min. 43 sec. East, a distance of 2.29 feet, and a "X" cut found bears North 88 deg. 10 min. 36 sec. East, a distance of 3.00 feet, for a southeast corner said HNG Properties, tract, same being the southwest corner of said Lankkenau tract, same being in the north line of Crown Road (a variable width right of way);

THENCE South 88 deg. 10 min. 36 sec. West, along the common line of said HNG Properties tract, and said Crown Road, a distance of 251.56 feet to a 5/8 inch iron rod found for a corner clip for HNG Properties tract, same being a corner clip for Lot 1, Block A/6555, Crown Newkirk Addition, an addition to the City of Dallas by Instrument Number 20080069286, Official Public Records, Dallas County, Texas.

THENCE along the common line of said HNG Properties tract, and said Crown Nerkirk Addition, as follows;

North 33 deg. 23 min. 15 sec. West, a distance of 24.98 feet to a 5/8 inch iron rod found for corner;

North 04 deg. 29 min. 24 sec. East, a distance of 218.09 feet to a Disc Monument Set for corner;

North 55 deg. 11 min. 02 sec. West, a distance of 26.07 feet to a Disc Monument Set for corner;

North 17 deg. 01 min. 43 sec. East, a distance of 17.52 feet to a ½ inch iron rod found for corner;

South 89 deg. 33 min. 32 sec. West, a distance of 208.67 feet to a 5/8 inch iron rod found for the most westerly southwest corner of said HNG Properties tract, same being in the north line of said Crown Newkirk Addition, same being a southeast corner of that certain tract of land conveyed to Ocean Beach Partners, LP by deed recorded in Instrument Number 20070440964, Official Public Records, Dallas County, Texas;

THENCE along the common line of said HNG Properties tract, and said Ocean Beach Partners, LP, as follows;

North 04 deg. 39 min. 02 sec. East, a distance of 137.07 to a 5/8 inch iron rod found for the most westerly northwest corner of said HNG Properties tract, same being an internal corner for said Ocean Beach Partners tract;

North 89 deg. 31 min. 54 sec. East, a distance of 208.89 to a Disc Monument set for the most northerly northeast corner of said HNG Properties tract, same being the most easterly southeast corner of said Ocean Beach Partners, LP, same being in the west line of aforesaid 11517 Newberry tract;

THENCE long the common line of said HNG Properties, LLC, sane said 11517 Newberry tract, as follows;

South 04 deg. 44 min. 12 sec. West, a distance of 88.20 feet to a 5/8 inch iron rod found for internal corner of said HNG Properties tract, same being the southwest corner of said 11517 Newberry tract;

North 89 deg. 34 min. 51 sec. East, passing a ½ iron found in the north line of said HNG Properties tract, same being in the south line of said 11517 Newberry tract, a total distance of 412.78 feet to the POINT OF BEGINNING and containing 141,743 square feet or 3.253 acres of computed land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **HNG PROPERTIES, LLC.** acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **HNG PROPERTIES 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, 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 and upon 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 easements 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 this the _____ day of _____, 2015.

_____
HNG PROPERTIES, LLC.
NORBERTO GONZALEZ, OWNER
STATE OF TEXAS:
COUNTY OF _____:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Norberto Gonzalez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2015.

_____
Notary Public in and for _____ County, Texas

My Commission Expires: _____

WITNESS my hand this the _____ day of _____, 2015.

_____
HNG PROPERTIES, LLC.
HORACIO GONZALEZ, OWNER
STATE OF TEXAS:
COUNTY OF _____:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Horacio Gonzalez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2015.

_____
Notary Public in and for _____ County, Texas

My Commission Expires: _____

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 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 it a precise representation of this Signed Final Plat.

PRELIMINARY–FOR REVIEW ONLY

_____ _____
Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, 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 or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____ 2015.

_____
Notary Public in and for Tarrant County, Texas

My Commission Expires: 08/15/2016

PRLIMINARY PLAT
HNG PROPERTIES ADDITION
LOT 1, BLOCK 6555

BEING A 3.253 ACRE TRACT OF LAND
SITUATED IN THE WILLIAM COCHRAN SURVEY, ABSTRACT NO. 279
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S145–189
THIS PLAT FILED IN DOCUMENT # _____

JOB NO.:	13–0412
DATE:	05/04/2015
FIELD DATE:	03/16/2015
SCALE:	1" = 40'
FIELD:	A.R.M.
DRAWN:	M.C.M.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817–481–1806 (O)
817–481–1809 (F)
FIRM NO. 100999–00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1