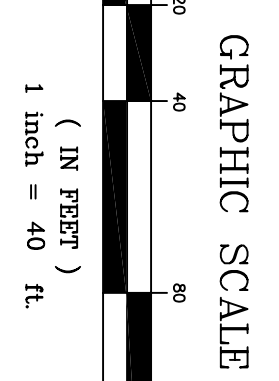
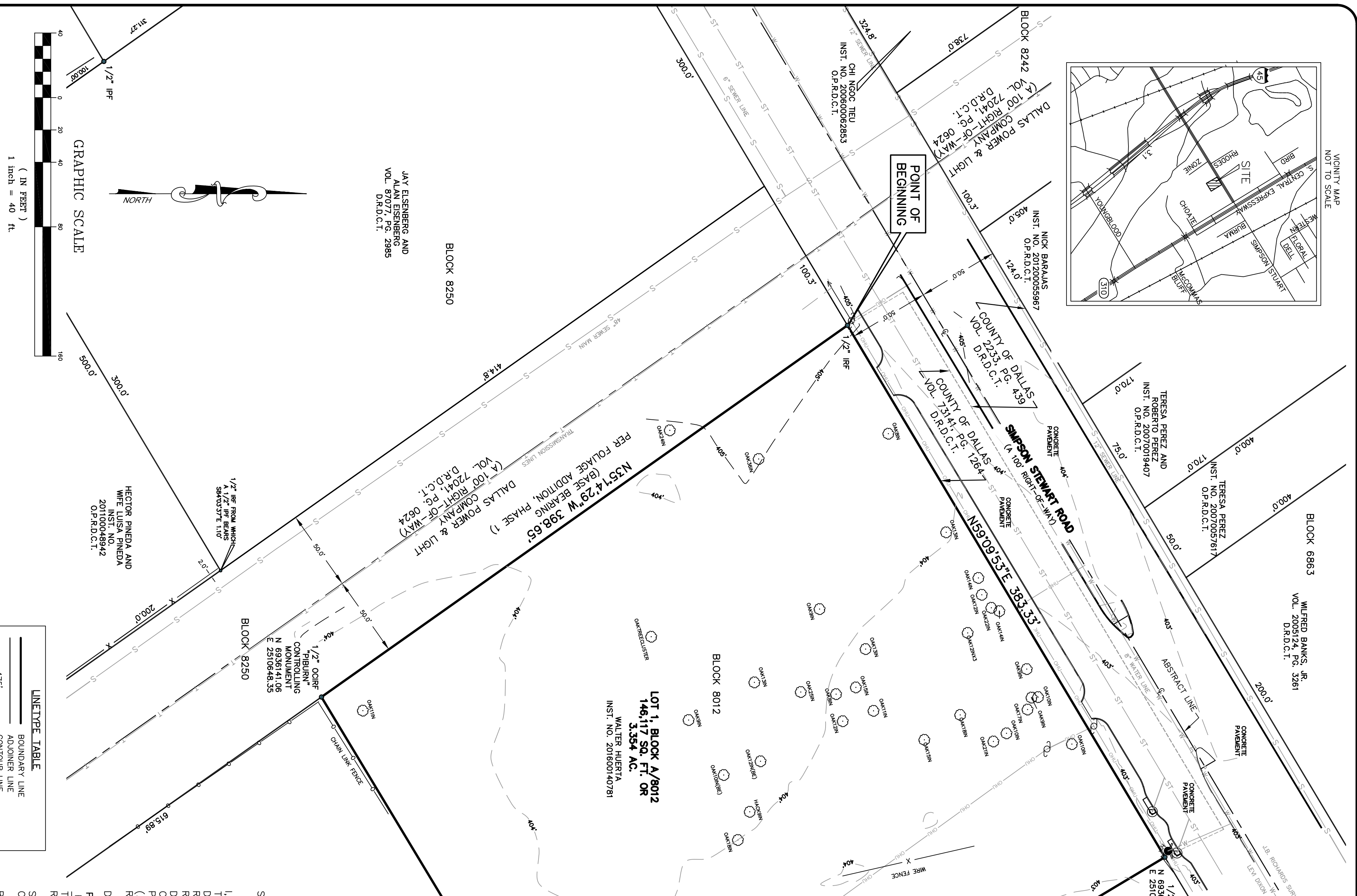
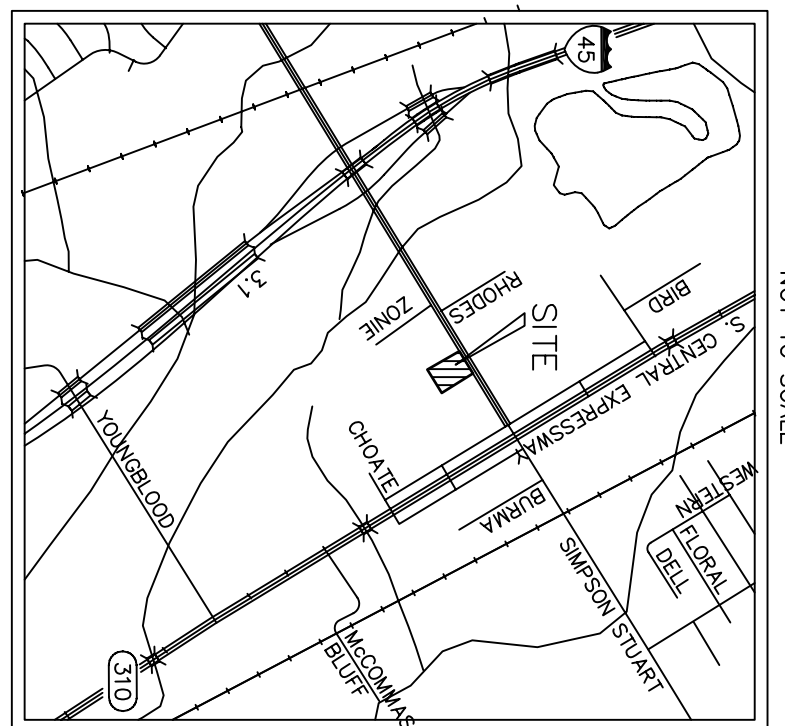


NEIGHBORING MAP NOT TO SCALE



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

**LINE/TYPE TABLE**

— 475' —	BOUNDARY LINE
— 475' —	ADJOINER LINE
— 475' —	CONTOUR LINE
— 475' —	WATER LINE
— 475' —	PERMITS SERVICE LINE
— 475' —	ST
— 475' —	GAS LINE
— 475' —	UNDERGROUND ELEC. LINE
— 475' —	ESSENTIAL LINE
— 475' —	BUILDING LINE
— 475' —	STREET CENTERLINE

GENERAL NOTES:  
1. BASIS OF BEARING - BASED ON THE SOUTHWEST LINE (NORTH 35 DEG. 14 MIN. 39 SEC. WEST) OF LOT 1, BLOCK A/8011, FOLIAGE ADDITION, PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 201400041308, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND SHOWN HEREON AS TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
4. ELEVATIONS ARE BASED ON CITY OF DALLAS BENCHMARKS: - A SQUARE IS ON CENTER OF RADIUS OF CONCRETE CURB, NORTHEAST CORNER OF INTERSECTION OF MORNING VIEW DRIVE & BARBARAS DRIVE. ELEVATION = 477.95'  
- A SQUARE IS CUT IN NOSE OF CONCRETE MEDIAN AT CENTRAL EXPRESSWAY, CENTRAL EXPRESSWAY (U. S. 75) DIVISION ROAD. ELEVATION = 402.33'  
5. STRIP DIVISION ROAD. ELEVATION = 402.33'  
6. STRIP DIVISION ROAD. ELEVATION = 402.33'  
7. STRIP DIVISION ROAD. ELEVATION = 402.33'  
8. SUBJECT PROPERTY LIES WITHIN ZONE 'AE', PER FEMA FIRM MAP NUMBER 481130051L, DATED 07/07/2014.

HUFFINES PROPANE, L.L.C.  
VOL. 2002150, PG. 4457  
D.R.D.C.T.

LOT 1, BLOCK A/8011  
FOLIAGE ADDITION, PHASE 1  
O.P.R.D.C.T.  
INST. NO. 201400041308

LOT 1, BLOCK A/8011  
FOLIAGE ADDITION, PHASE 1  
O.P.R.D.C.T.  
INST. NO. 201400041308

**LEGEND**

- 1. D.A.R.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- 2. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- 3. I.R.F. - IRON ROD FOUND
- 4. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- 5. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- 6. P.D. - PAGE
- 7. VOL. - VOLUME
- 8. FND. - FOUND

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, FROM OTHER RECORDED DOCUMENTATION, AND FROM THE BEST AVAILABLE INFORMATION. I HAVE REVIEWED THE RECORDED DOCUMENTATION AND THE FIELD NOTES AND AM SATISFIED THAT THE PLAT IS ACCURATE AND COMPLETES THE RULES AND 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.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017  
PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSE  
PURPOSE: RELEASE FOR REVIEW 06/05/2017  
TIMOTHY R. MANKIN  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122  
COUNTY OF TEXAS:

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 DESCRIBED IN THE FOREGOING CERTIFICATE, AND ACKNOWLEDGED TO ME THAT THE DEEDS AND THE FOREGOING CERTIFICATE ARE TRUE.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Walter Huerta is the owner of that certain tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas, and being part of City Block 8012, as described in Sheriff's Deed to Walter Huerta, as recorded in Instrument Number 201600140781, Official Public Records, Dallas County, Texas, and being more particularly described as follows:  
BEGINNING at a 1/2 inch iron rod found for the west corner of said Huerta tract, same being the north corner of that certain tract of land to Dallas Power & Light Company, by deed recorded in Volume 2004, Page 0624, Deed Records, Dallas County, Texas, same being the south end of a 40' right-of-way to County of Dallas, by Agreed Judgment filed in Volume 73141, Page 1264, said Deed Records, same being in the southeast right-of-way to County of Dallas, by Agreed Judgment filed in Volume 73141, Page 1264, said Deed Records, same being the west corner of that certain tract of land to Ross Congelose and Sam Congelose, by deed recorded in Volume 89137, Page 1851, said Deed Records;

THENCE North 59 deg. 09 min. 53 sec. East, along the common line of said Huerta tract, and the southeast right-of-way line of said Simpson Stewart Road, a distance of 383.33 feet, to a 1/2 inch iron rod found for the north corner of said Huerta tract, same being the west corner of that certain tract of land to Ross Congelose and Sam Congelose, by deed recorded in Volume 89137, Page 1851, said Deed Records;  
THENCE South 30 deg. 54 min. 29 sec. East, along the common line of said Huerta tract, and said Congelose tract, passing the south corner of said Congelose tract, same being the west corner of that certain tract of land to U.S. Realty Holdings, Ltd., by deed recorded in Instrument Number 200300123161, addressed Official Public Records, and continuing along the common line of said Huerta tract, and said U.S. Realty Holdings tract, passing the south corner of said U.S. Realty Holdings tract, same being the west corner of that certain tract of land to Dallas Power & Light Company, by deed recorded in Volume 2004, Page 0624, Deed Records, Dallas County, Texas, same being the south end of a 40' right-of-way to County of Dallas, by Agreed Judgment filed in Volume 73141, Page 1264, said Deed Records, same being in the southeast right-of-way to County of Dallas, by Agreed Judgment filed in Volume 73141, Page 1264, said Deed Records, same being the west corner of that certain tract of land to Ross Congelose and Sam Congelose, by deed recorded in Volume 89137, Page 1851, said Deed Records;

THENCE North 35 deg. 14 min. 29 sec. West, along the common line of said Huerta tract, and said Dallas Power & Light tract, a distance of 385.05 feet, to the POINT OF BEGINNING and containing 146,117 square feet or 3,334 acres or computed land, more or less.  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, WALTER HUERTA DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HUERTA 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 FLOWWAY 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 GROUNTS SHALL BE CONSTRUCTED 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 ANY PUBLIC UTILITY EASEMENTS AS SHOWN. SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF ANY PUBLIC UTILITY TO REPAIR, MAINTAIN, ENLARGE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS. 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 EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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.  
EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
BY: \_\_\_\_\_  
NAME: WALTER HUERTA  
STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WALTER HUERTA, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 \_\_\_\_\_, 2017.  
NOTARY PUBLIC IN AND FOR DALLAS COUNTY

PRELIMINARY PLAT  
HUERTA ADDITION

LOT 1, BLOCK A/8012  
PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO WALTER HUERTA, BY DEED RECORDED UNDER INSTRUMENT NUMBER 201600140781, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
LEVI DIXON SURVEY, ABSTRACT NO. 380  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5167-213  
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

ENGINEER:  
DAMI ENGINEERING, INC.  
3112 W. LBJ Fwy., Suite 100  
PHD, A.P., P.E., P.H.T., C.W.  
112 S. MADISON AVENUE  
DALLAS, TX 75208  
214-941-9412

OWNER:  
WALTER HUERTA  
3327 TOPPEKA  
DALLAS, TX 75212

JOB NO.: 17-0413  
DATE: 06/05/2017  
FIELD DATE: 06/07/2017  
SCALE: 1" = 40'  
FIELD: P.H.  
DRAWN: T.A.M.  
CHECKED: J.B.W.

PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com

623 E. DALLAS ROAD  
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