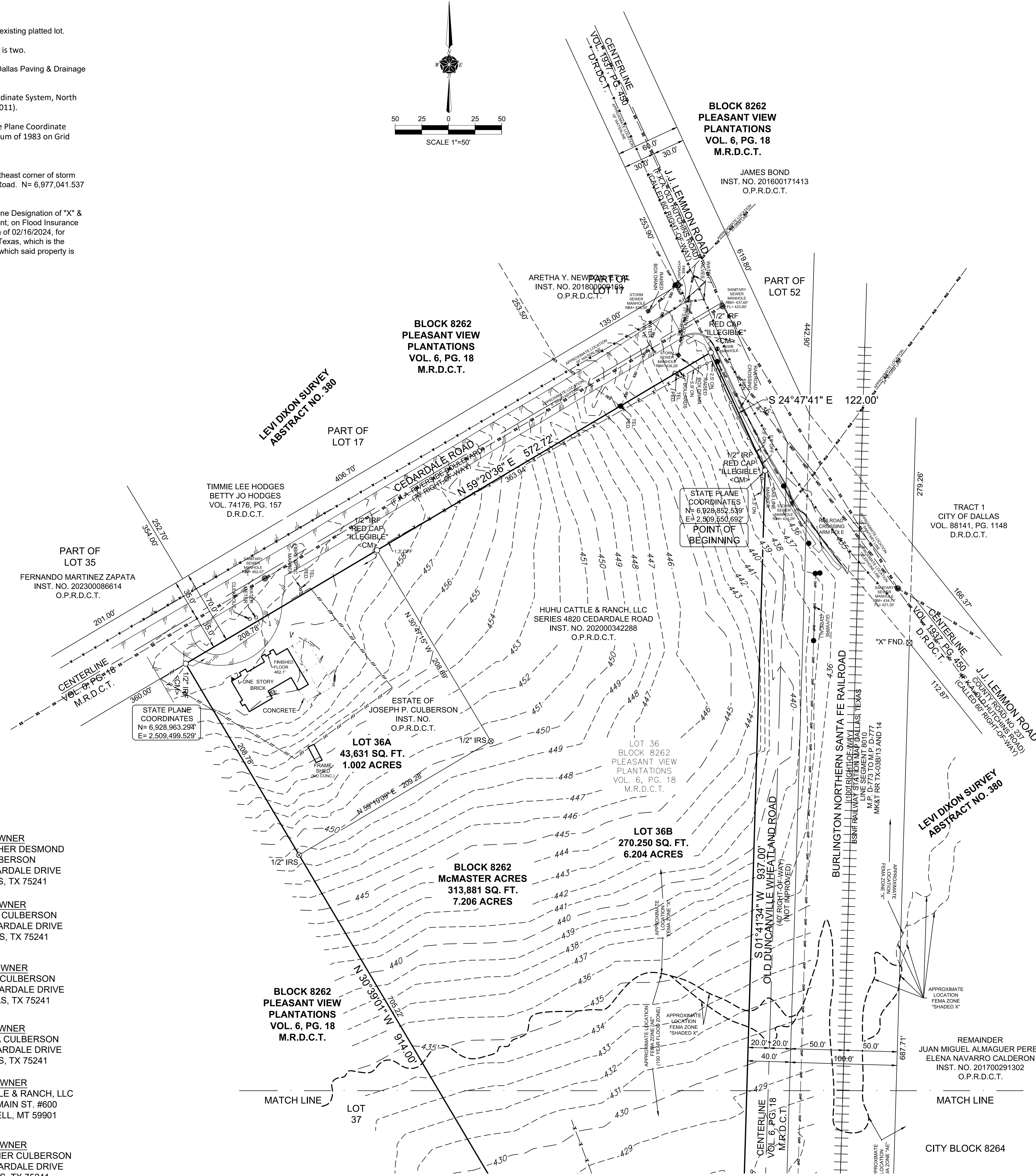
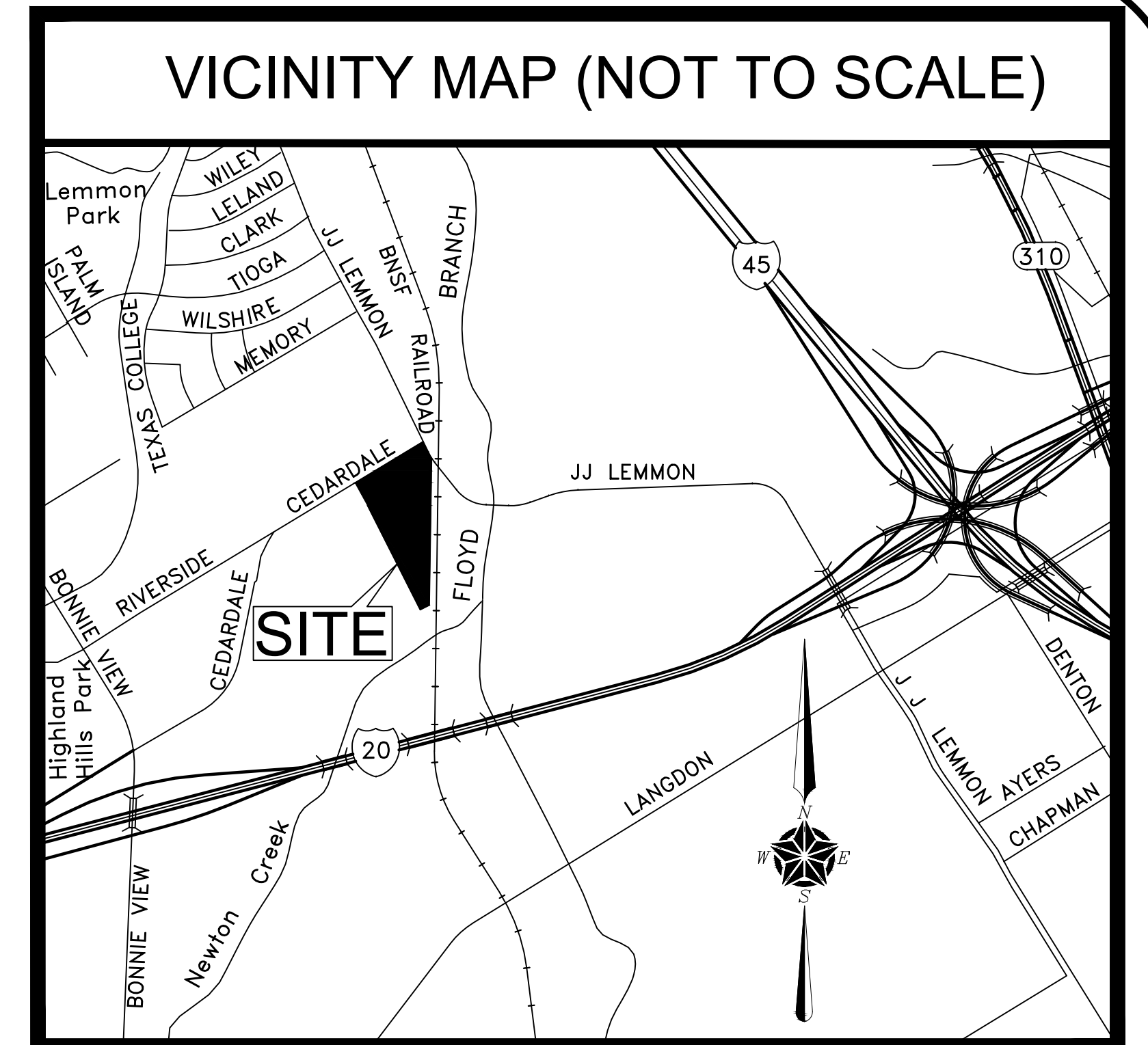
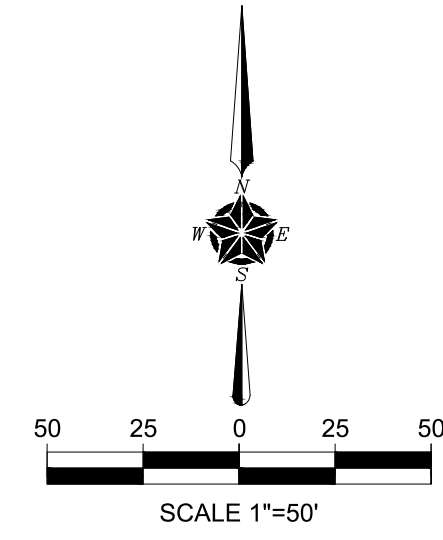


GENERAL NOTES:

- 1) The purpose of this plat is to create two lots out of an existing platted lot.
- 2) The maximum number of lots permitted by this plat is two.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 6) City of Dallas Water Dept. benchmarks used:  
#1420 48-E-2 City of Dallas benchmark top of curb northeast corner of storm inlet southwest corner of Highland Road and Jim Miller Road. N= 6,977,041.537 E= 2,521,524.159 Elevation= 524.90'
- 7) Subject property is located within an area having a Zone Designation of "X" & "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0551L, with a date of identification of 02/16/2024, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 8) Existing structure to remain on subject property.



**LEGEND**

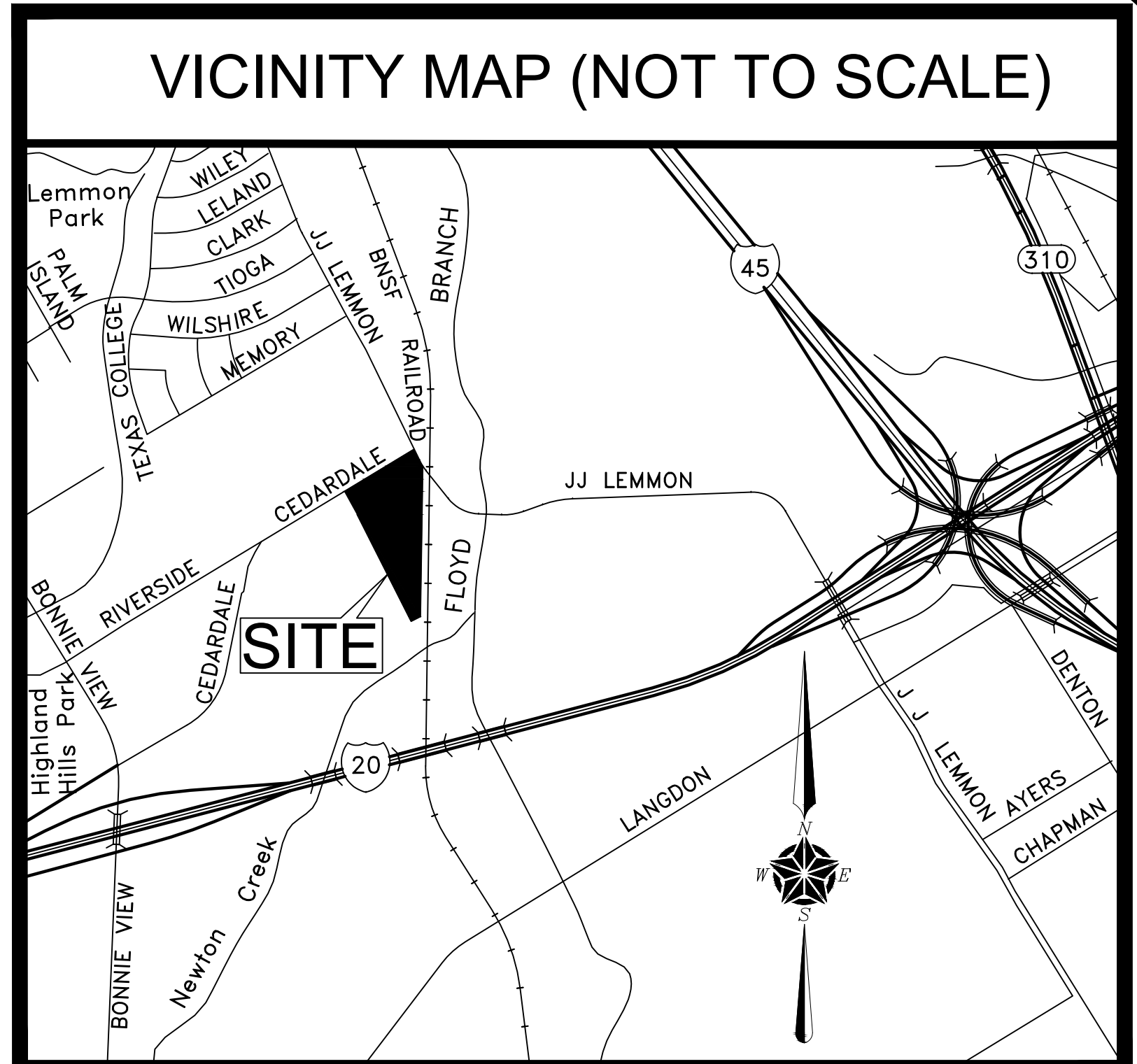
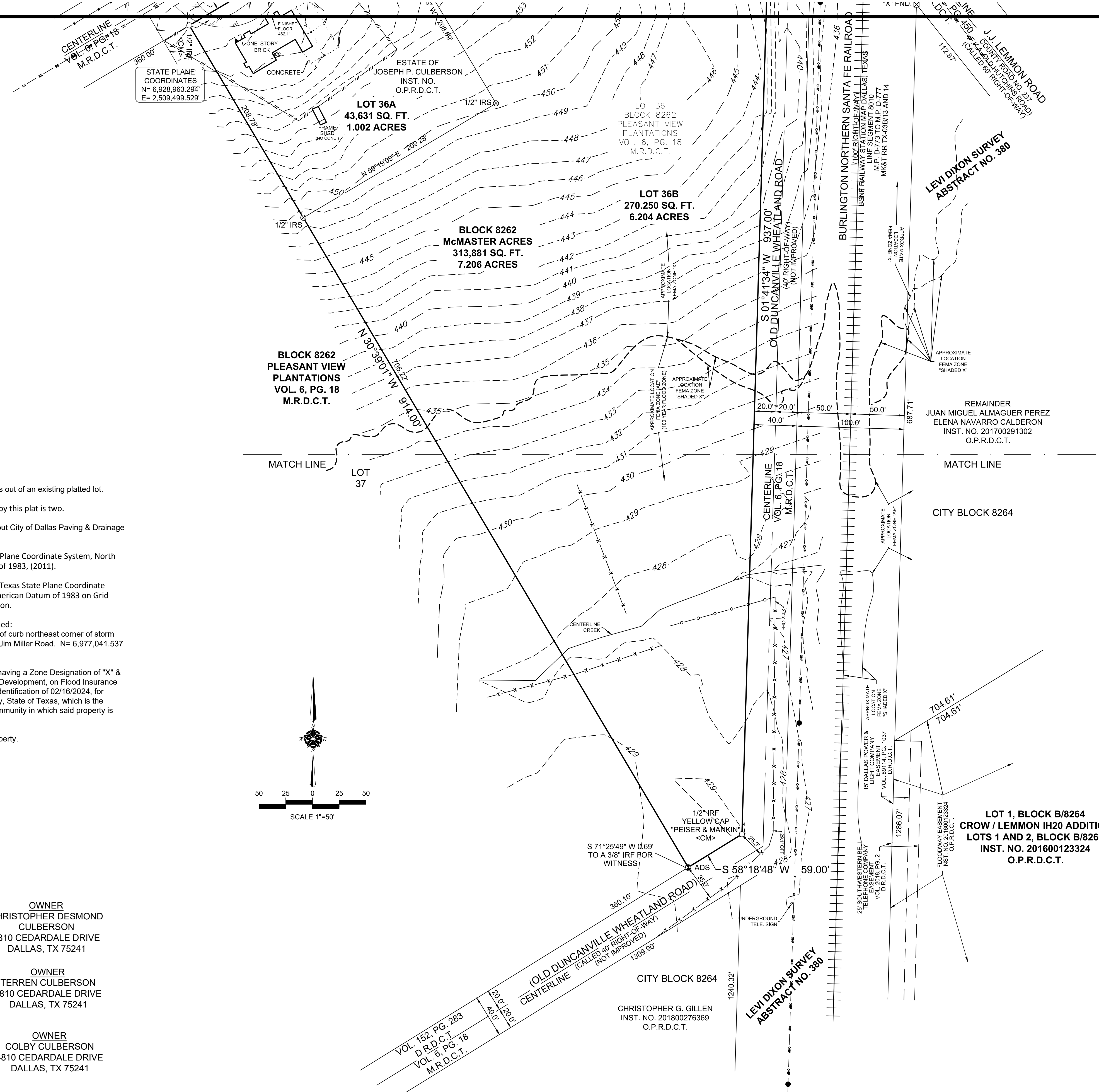
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "McMaster Acres & RPLS 5382" SET ON A 1/2 INCH IRON ROD FOR CORNER
X FND/SET	X CUT FOUND/SET
<CM>	CONTROL MONUMENT
FKA	FORMERLY KNOWN AS

ASPHALT	
EASEMENT LINE	
BUILDING LINE	
BOUNDARY LINE	
CENTERLINE	
MATCH LINE	
SANITARY SEWER LINE	
STORM SEWER LINE	
WATER LINE	
OVERHEAD SERVICE LINE	
OVERHEAD POWER LINE	
CHAINLINK FENCE	
BARBED WIRE FENCE	
PLASTIC FENCE	

<b>OWNER</b> ALVIN DENSON CULBERSON JR 4810 CEDARDALE DRIVE DALLAS, TX 75241	<b>OWNER</b> CHRISTOPHER DESMOND CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241
<b>OWNER</b> JOVON CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241	<b>OWNER</b> TERREN CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241
<b>OWNER</b> TELVIN CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241	<b>OWNER</b> COLBY CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241
<b>OWNER</b> ROBERT CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241	<b>OWNER</b> JOSHUNA CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241
<b>OWNER</b> ALBREESHA CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241	<b>OWNER</b> HUHU CATTLE & RANCH, LLC 1001 S. MAIN ST. #600 KALISPELL, MT 59901
<b>OWNER</b> JORYAN CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241	<b>OWNER</b> CHRISTOPHER CULBERSON 4810 CEDARDALE DRIVE DALLAS, TX 75241

**PRELIMINARY REPLAT  
McMASTER ACRES  
LOT 36A & 36B, BLOCK 8262**  
BEING A REPLAT OF  
LOT 36, BLOCK 8262  
PLEASANT VIEW PLANTATIONS  
SITUATED IN THE LEVI DIXON SURVEY,  
ABSTRACT NO. 380  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PLAT-26-000109

**TEXAS HERITAGE**  
SURVEYING, LLC  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300



- GENERAL NOTES:**
- 1) The purpose of this plat is to create two lots out of an existing platted lot.
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**LEGEND**

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X FND/SET	X CUT FOUND/SET
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FKA	FORMERLY KNOWN AS

ASPHALT	
EASEMENT LINE	
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SANITARY SEWER LINE	SS
STORM SEWER LINE	STM
WATER LINE	W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
CHAINLINK FENCE	○
BARBED WIRE FENCE	X
PLASTIC FENCE	///

- |  |  |
|--|--|
| <b>OWNER</b><br>ALVIN DENSON<br>CULBERSON JR<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241 | <b>OWNER</b><br>CHRISTOPHER DESMOND<br>CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241 |
| <b>OWNER</b><br>JOVON CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241              | <b>OWNER</b><br>TERREN CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241                 |
| <b>OWNER</b><br>TELVIN CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241             | <b>OWNER</b><br>COLBY CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241                  |
| <b>OWNER</b><br>ROBERT CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241             | <b>OWNER</b><br>JOSHUNA CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241                |
| <b>OWNER</b><br>ALBREESHA CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241          | <b>OWNER</b><br>HUHU CATTLE & RANCH, LLC<br>1001 S. MAIN ST. #600<br>KALISPELL, MT 59901     |
| <b>OWNER</b><br>JORYAN CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241             | <b>OWNER</b><br>CHRISTOPHER CULBERSON<br>4810 CEDARDALE DRIVE<br>DALLAS, TX 75241            |

  
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**PRELIMINARY REPLAT**  
**McMASTER ACRES**  
**LOT 36A & 36B, BLOCK 8262**  
 BEING A REPLAT OF  
 LOT 36, BLOCK 8262  
 PLEASANT VIEW PLANTATIONS  
 SITUATED IN THE LEVI DIXON SURVEY,  
 ABSTRACT NO. 380  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PLAT-26-000109

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, HUUH CATTLE & RANCH, LLC-SERIES 4820 CEDARDALE ROAD & JOSEPH P. CULBERSON, are the owners of a tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Block 8262, City of Dallas, Dallas County, Texas, being Lot 36, Block 8262, Pleasant View Plantations, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 6, Page 18, Map Records, Dallas County, Texas, and being that tract of land described in Quitclaim Deed to HUUH CATTLE & RANCH, LLC-SERIES 4820 CEDARDALE ROAD, recorded in Instrument No. 202000342288, Official Public Records, Dallas County, Texas, along with that tract of land described in General Warranty Deed to Joseph P. Culberson, recorded in Volume 98077, Page 4843, Deed Records, Dallas County, Texas, as affected by Affidavit of Heirship to Jovon Culberson, Joshuna Culberson Dawson, Terran Culberson, Telvin Culberson, Christopher Culberson, Robert Culberson, Joryan Culberson, Alvin Culberson Jr., Christopher Desmond Culberson and Colby Culberson, recorded in Instrument No. 202600022375, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with plastic red cap stamped "illegible" for the northeast corner of Lot 36, Block 8262, being the intersection of southwest right-of-way line of J.J. Lemmons Road (Old Dallas-Hutchins Road)(60' right-of-way) and the west right-of-way line of Old Duncanville Wheatland Road (40' right-of-way);

THENCE South 01 degrees 41 minutes 34 seconds East, along the said west right-of-way line of Old Duncanville Wheatland Road, a distance of 937.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Peiser & Mankin" for the southeast corner of said Lot 36, Block 8262, same being an angle point of said Old Duncanville Wheatland Road;

THENCE South 58 degrees 18 minutes 48 seconds West, along the now northwest line of said Old Duncanville Wheatland Road, a distance of 59.00 feet to a 3 1/4 aluminum disk set stamped "McMASTER ACRES & RPLS 5382" on an iron rod for the east corner of Lot 37, Block 8262 of said Pleasant View Plantations, from which a 3/8 inch iron rod found bears South 71 degrees 25 minutes 49 seconds West 0.69 feet for witness;

THENCE North 30 degrees 39 minutes 01 seconds West, along the northeast line of said Lot 37, Block 8262, a distance of 914.05 feet to a 1/2 inch iron rod found for the north corner of said Lot 37, Block 8262;

Thence North 59 degrees 20 minutes 36 seconds East, along the said southeast right-of-way line of Cedarale Road, passing a 1/2 inch iron rod found with plastic red cap stamped "illegible" at a distance of 208.97 feet and continuing for a total distance of 572.72 feet to a 1/2 inch iron rod found with plastic red cap stamped "illegible" for the intersection of the said southeast right-of-way line of Cedarale Road and the said southwest right-of-way line of J.J. Lemmons Road;

Thence South 24 degrees 47 minutes 41 seconds East, along the said southwest right-of-way line of J.J. Lemmons Road, a distance of 122.00 feet to the PLACE OF BEGINNING and containing 313,881 square feet of 7.206 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HUUH CATTLE & RANCH, LLC-SERIES 4820 CEDARDALE ROAD & JOSEPH P. CULBERSON, acting by and through their duly assigned agents, do hereby adopt this plat, designating the herein described property as McMASTER ACRES 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

HUUH CATTLE & RANCH, LLC-SERIES 4820 CEDARDALE ROAD

By: JAMES BELL - MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JAMES BELL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

OWNER'S DEDICATION CONTINUED

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: JOVON CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JOVON CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: ALBREESEA CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared ALBREESEA CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: CHRISTOPHER DESMOND CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared CHRISTOPHER DESMOND CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: TELVIN CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared TELVIN CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: ALVIN DENSON CULBERSON JR.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared ALVIN DENSON CULBERSON JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

OWNER'S DEDICATION CONTINUED

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: CHRISTOPHER CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared CHRISTOPHER CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: COLBY CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared COLBY CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: ROBERT CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared ROBERT CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: JOSHUNA CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JOSHUNA CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: JORYAN CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JORYAN CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

OWNER'S DEDICATION CONTINUED

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

By: TERREN CULBERSON

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared TERREN CULBERSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 Engineers and Land Surveyors, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/09/2026)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, \_\_\_\_\_, Chairperson or
I, \_\_\_\_\_, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of
Texas, hereby certify that the attached plat was duly filed for
approval with the City Plan Commission of the City of Dallas
on the \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_
and same was duly approved on the \_\_\_\_ day of
\_\_\_\_\_, A.D. 20 \_\_\_\_ by said Commission.
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest:
Secretary

PRELIMINARY REPLAT
McMASTER ACRES
LOT 36A & 36B, BLOCK 8262
BEING A REPLAT OF
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SITUATED IN THE LEVI DIXON SURVEY,
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TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

DATE: 01/08/2026 / JOB # 2400220-4 / SCALE= 1" = 50' / DRAWN: KO

Table with 4 columns: OWNER, ADDRESS, OWNER, ADDRESS, OWNER, ADDRESS, OWNER, ADDRESS, OWNER, ADDRESS. Lists owners and their addresses for the property.