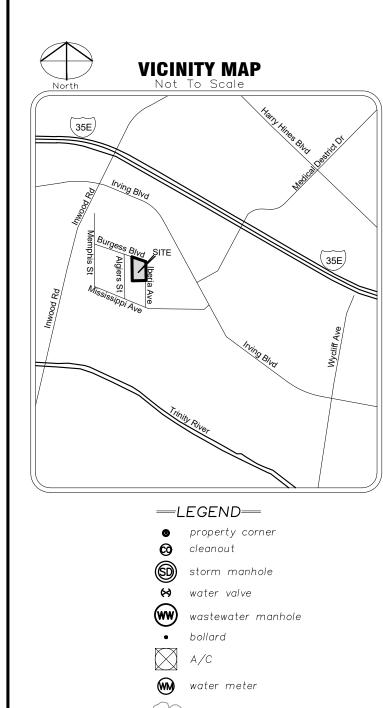
SCALE: 1" = 20'



#### OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That HJ3 Ventures, LLC, acting by and through its duly authorized agent, Jarrett Ouellette does hereby adopt this plat, designating the herein described property as HJ3 IBERIA 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, 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

By: HJ3 Ventures, LLC

Jarrette Oullette Owner

STATE OF TEXAS )(

COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Jarrett Ouelette known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC in and for the State of Texas

# LEGEND:

P.O.B. = Point of Beginning

\* wrought-iron fence

<del>0</del> chainlink fence

CIRS = 5/8" iron rod with Purple plastic cap stamped. "RPLS

XS = "X" Cut set

PKS = PK Nail set

MONA = 5/8" iron rod with a 3-1/4" metallic disk stamped, "IBERIA CONDOMINIUM ADDITION RPLS 6451" found

MONA\* = 3-1/4" metallic disk counter sunk in concrete stamped, "IBERIA CONDOMINIUM ADDITION RPLS 6451" found

MONA\*\* = 3-1/4" domed aluminum disk stamped, "I B A RPLS 5513" found

IRF = iron rod found

Instr. No. = Instrument Number

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

Vol., Pg. = Volume, Page

D.R.D.C.T. = Deed Records, Dallas County, Texas

M.R.D.C.T. = Map Records, Dallas County, Texas

R.O.W. = right-of-way

Sq. Ft. = Square Feet

(P=) = Plat Distance

(D=) = Deed Distance

# GENERAL PLAT NOTES:

The purpose of this plat is to create one (1) Lot from three (3) existing Lots.

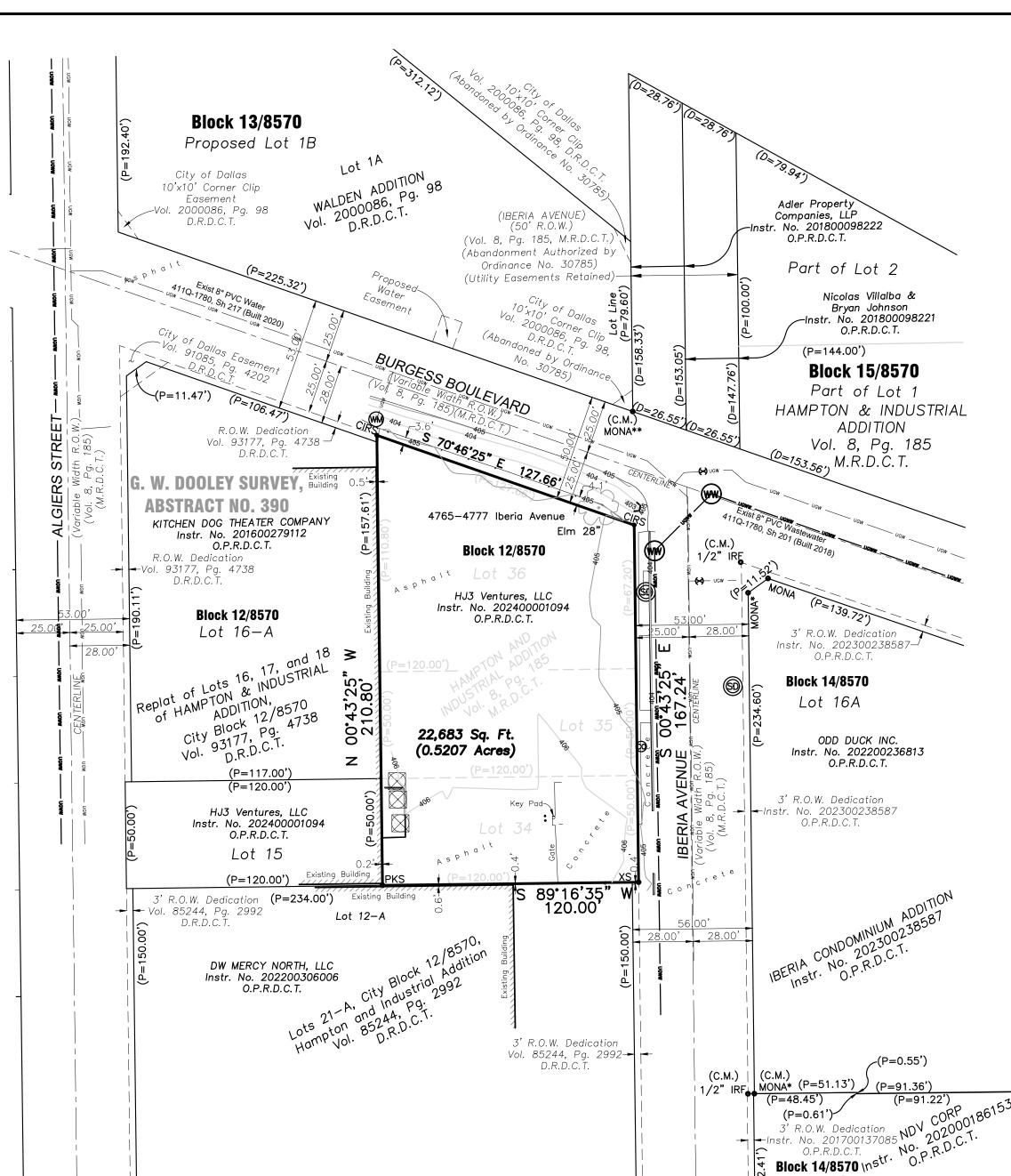
2. Lot—to—lot drainage is not permitted without Engineering Section approval.

. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

5. The subject property lies within Zone X (shaded), an area with reduced flood risk due to levee, according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23,

6. No structures exist on the site



# SURVEYOR'S STATEMENT

(P=234.00')

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_, day of \_\_\_\_\_, 2024.



Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS )( COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_ 2024.

NOTARY PUBLIC in and for the State of Texas

ENGINEER

Urban Strategy 4222 Main Street Dallas, Texas 75226 214-396-3154 douglasb@urbanstrategy.us SURVEYOR

Lot 11C Atlatic Housing

Foundation, Inc.

Instr. No. 202000222086 O.P.R.D.C.T.

ARS Engineers, Inc. 3440 Sojourn Dr., Suite 230 Carrollton, Texas 75006 Contact: Douglas Barrilleaux, P.E. Contact: Dustin D. Davison, RPLS 214-317-0685 ddavison@arsengineers.com

OWNER

HJ3 Ventures, LLC 1408 N Riverfront Drive Dallas, Texas 75207 Contact: Jarrett Ouellette 972-998-7479 Jarrett@williamwesley.com

#### OWNER'S CERTIFICATE

#### STATE OF TEXAS )( COUNTY OF DALLAS )(

WHEREAS, HJ3 Ventures, LLC, is the owner of a 22,683 square foot (0.5207 acre) tract of land situated in the G. W. DOOLEY SURVEY, ABSTRACT NO. 390, City of Dallas, Dallas County, Texas, same being all of Lots 34, 35, & 36, Block 12/8570, of HAMPTON AND INDUSTRIAL ADDITION, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 8, Page 185, Map Records, Dallas County, Texas (M.R.D.C.T.), further being that certain tract of land conveyed to HJ3 Ventures, LLC, by Special Warranty Deed recorded in Instrument Number 202400001094, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set at the intersection of the West right-of-way line of Iberia Avenue (Variable Width R.O.W.), (Vol. 8, Pg. 185, (M.R.D.C.T.), and the southwesterly right-of-way line of Burgess Boulevard (Variable Width R.O.W.), (Vol. 8, Pg. 185, (M.R.D.C.T.), same being the northeast corner of said Lot 36:

THENCE South 00 degrees 43 minutes 25 seconds East, departing said southwesterly right-of-way line and along said west right-of-way line, for a distance of 167.24 feet, to an "X" Cut set for the northeast corner of a 3 foot right-of-way dedication to the City of Dallas, recorded in Volume 85244, Page 2992, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being the southeast corner of the aforementioned Lot 34;

THENCE South 89 degrees 16 minutes 35 seconds West, departing said west right—of—way line, passing at a distance of 3.00 feet to the northwest corner of said right-of-way dedication, same being the northeast corner of Lot 12-A, Block 12/8570, of Lots 12-A, City Block 12/8570, Hampton and Industrial Addition, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 85244, Page 2992 (D.R.D.C.T.), continuing for a total distance of 120.00 feet, to a PK Nail set for the southwest corner of said Lot 34, same being the southeast corner of Lot 15 of the aforementioned HAMPTON AND INDUSTRIAL ADDITION;

THENCE North 00 degrees 43 minutes 25 seconds West, for a distance of 210.80 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the southwesterly right—of—way line of the aforementioned Burgess Boulevard, same being the northwest corner of the aforementioned Lot 36, further being the northeast corner of a R.O.W. Dedication to the City of Dallas, recorded in Volume 93177, Page 4738 (D.R.D.C.T.);

THENCE South 70 degrees 46 minutes 25 seconds East, along said southwesterly right-of-way line, for a distance of 127.66 feet to the POINT OF BEGINNING and containing 22,683 square feet or 0.5207 acres of land, more or less.

# CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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 PLAT **HJ3 IBERIA ADDITION**

**LOT 1A, BLOCK 12/8570** 

Being a Replat of 22,683 Square Feet, 0.5207 Acres All of Lots 34, 35, & 36, Block 12/8570, of HAMPTON AND INDUSTRIAL ADDITION as recorded in Volume 8, Page 185 Map Records, Dallas County, Texas AND BEING OUT OF THE

G. W. DOOLEY SURVEY, ABSTRACT NO. 390 City of Dallas, Dallas County, Texas CITY PLAN FILE NO. S234-189

September 11, 2024

SHEET 1 OF