

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...

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...

This plot 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

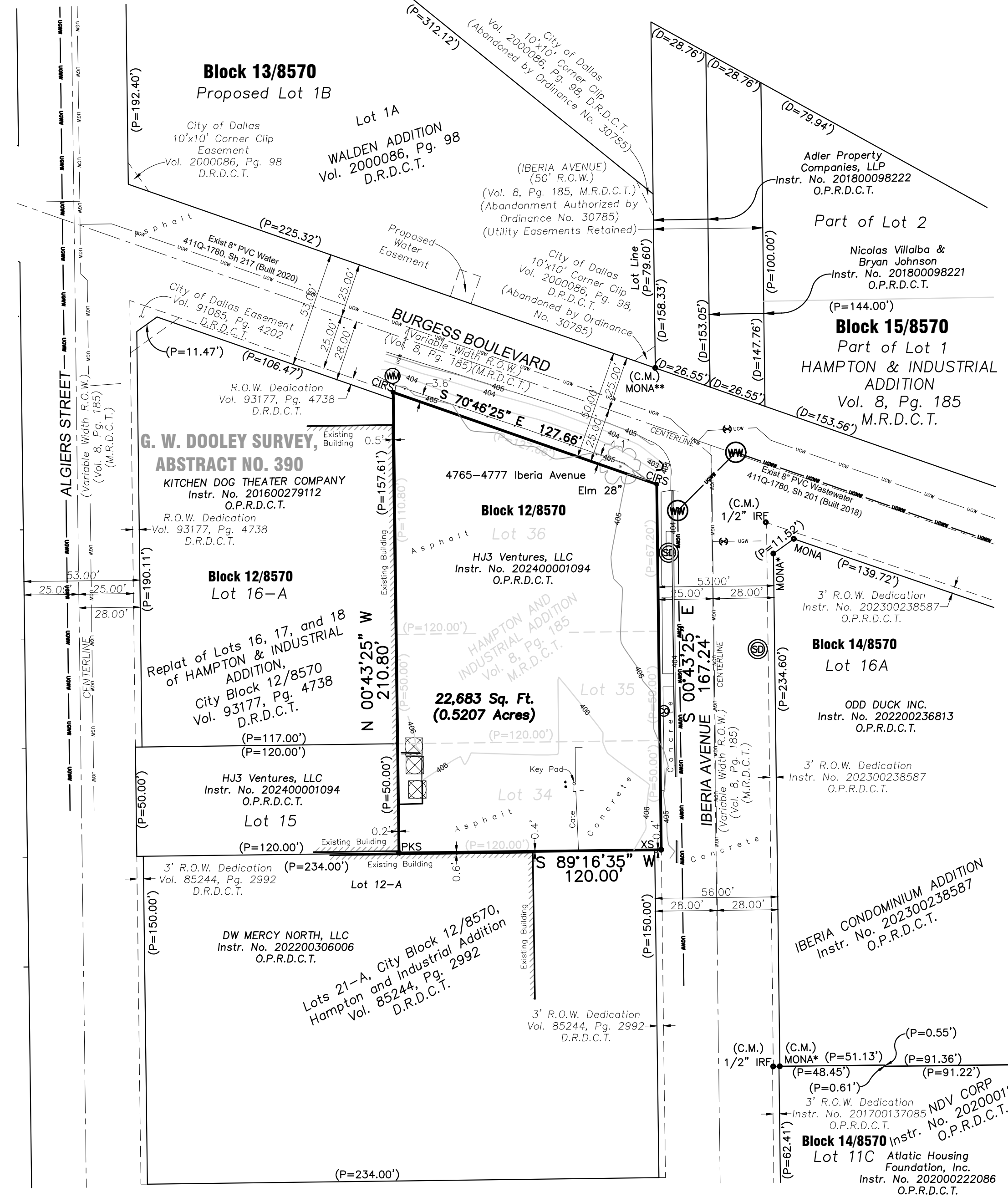
Jarrette Ouellette
Owner

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 Ouellette 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



SURVEYOR'S STATEMENT

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...

Dated this the ____ day of _____, 2024.

PRELIMINARY
RELEASED 09/11/24 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

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...

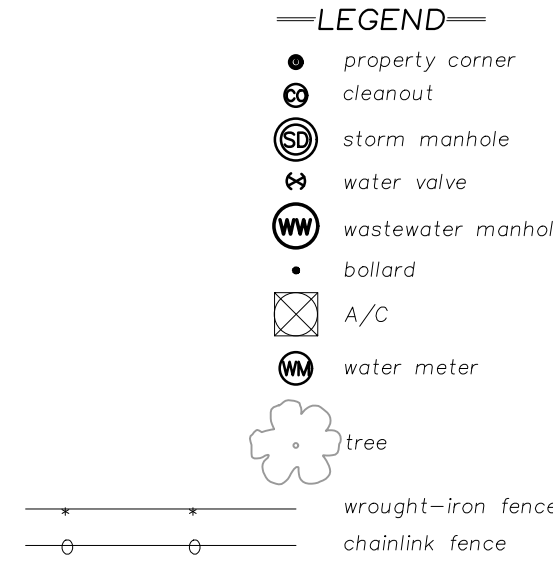
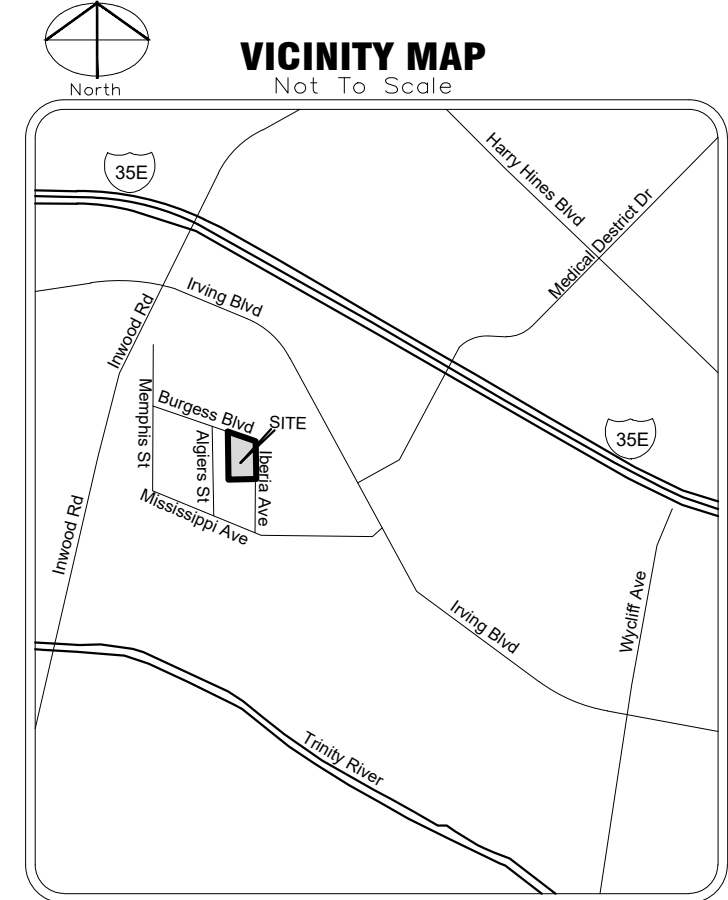
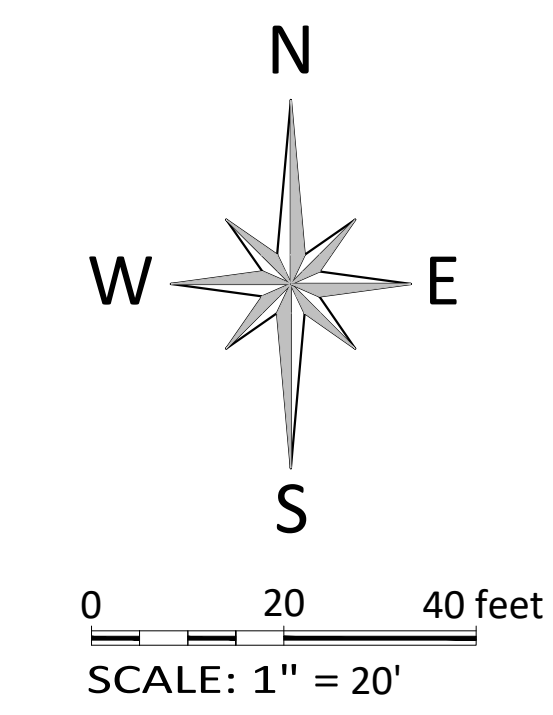
BEGINNING at a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set at the intersection of the West right-of-way line of Iberia Avenue (Variable Width R.O.W.), (Vol. 8, Pg. 185, (M.R.D.C.T.), and the southwesterly right-of-way line of Burgess Boulevard (Variable Width R.O.W.), (Vol. 8, Pg.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



- LEGEND:
P.O.B. = Point of Beginning
CIRS = 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set
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:

- 1. 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.
3. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. 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, 2001.
6. No structures exist on the site

CERTIFICATE OF APPROVAL
I, Tony Shiddi, 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 1

ENGINEER: Urban Strategy, 4222 Main Street, Dallas, Texas 75226
SURVEYOR: ARS Engineers, Inc., 3440 Sojourn Dr., Suite 230, Carrollton, Texas 75006
OWNER: HJ3 Ventures, LLC, 1408 N Riverfront Drive, Dallas, Texas 75207

Plotted by: DSD/09/11/24 10:06 AM. PLOT: HJ3 IBERIA ADDITION LOT 1A, BLOCK 12/8570. DATE: 09/11/24 10:06 AM. USER: DSD. PLOT: HJ3 IBERIA ADDITION LOT 1A, BLOCK 12/8570. DATE: 09/11/24 10:06 AM. USER: DSD.