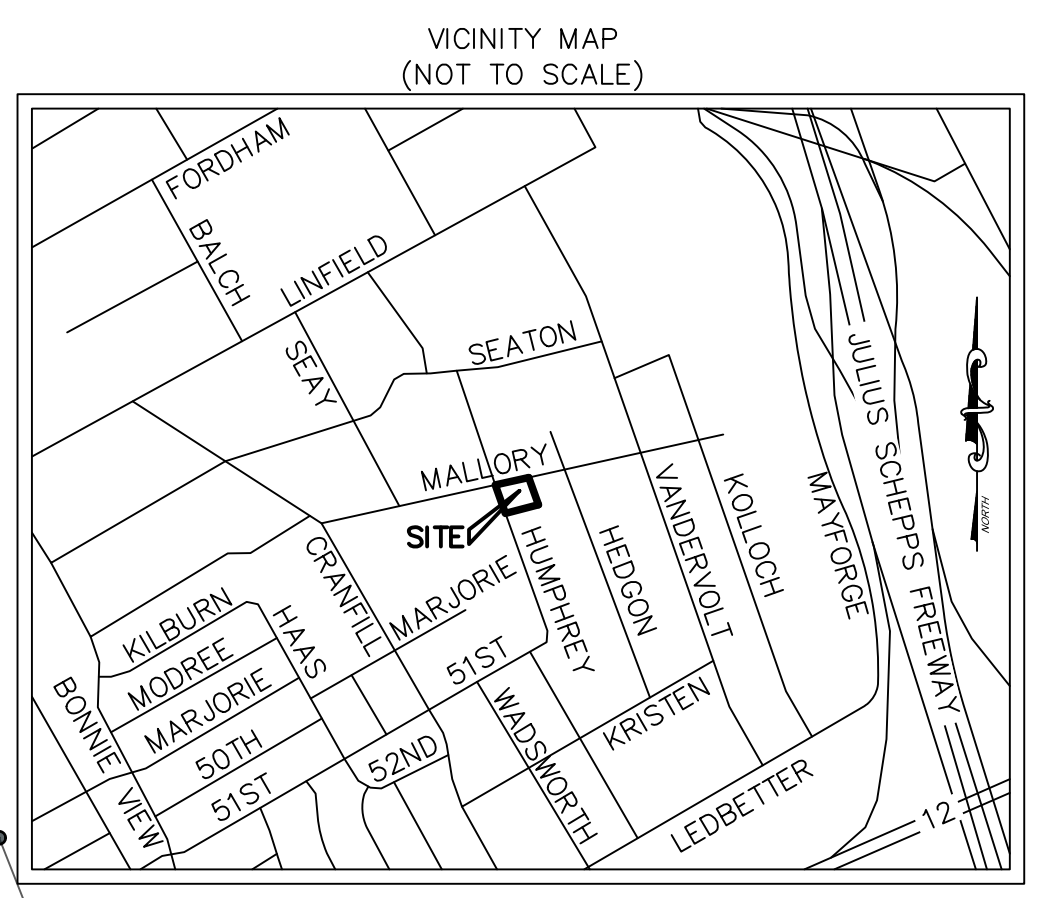


**LINETYPE TABLE**

---	BOUNDARY LINE
---	ADJOINER LINE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	CHAIN LINK FENCE
---	GAS LINE
---	EASEMENT LINE
---	STREET CENTERLINE

**NOTES:**

- Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000127373 was used to scale grid coordinates and distances to surface.
- The purpose of this plat is to create 4 lots from a portion of a block.
- This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing, and source information from plans and markings were combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, and excavation and/or a private utility locate request may be necessary to accurately depict all underground utilities.
- Elevations shown hereon refer to City of Dallas Water Utilities Benchmarks:
  - Primary: 56-T-15 located on concrete storm sewer inlet at southwest corner of Illinois Ave. and Beauchamp Ave., elevation=478.28'
  - Secondary: 56-T-25 located on concrete storm sewer inlet at northwest corner of Illinois Ave. and Humphrey Ave., elevation=459.61'
- Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Street names officially changed in Ordinance 11099 establishing Mallory Drive (formerly Parker Drive), Hedgdon Drive (formerly Thomas Drive), and Humphrey Drive (formerly Miller Drive and Cooper Drive).



**STATE OF TEXAS**  
**COUNTY OF DALLAS**

**OWNER'S CERTIFICATE:**

WHEREAS **KING HOME BUILDER'S, LLC** is the sole owner of a 0.9193 acre tract of land situated in the L. Van Cleave Survey, Abstract No. 1503, City Block 41/8617, City of Dallas, Dallas County, Texas, and being a portion of Block 41/8617, Fruitdale Acres Third Installment Addition, an addition to the City of Fruitdale, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 79, Map Records, Dallas County, Texas, now annexed into City of Dallas by Ordinance Number 10665 passed October 12, 1964, and being all that certain tract of land conveyed to King Home Builder's, LLC, by General Warranty Deed with mineral reservations, recorded in Instrument Number 202300225451, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

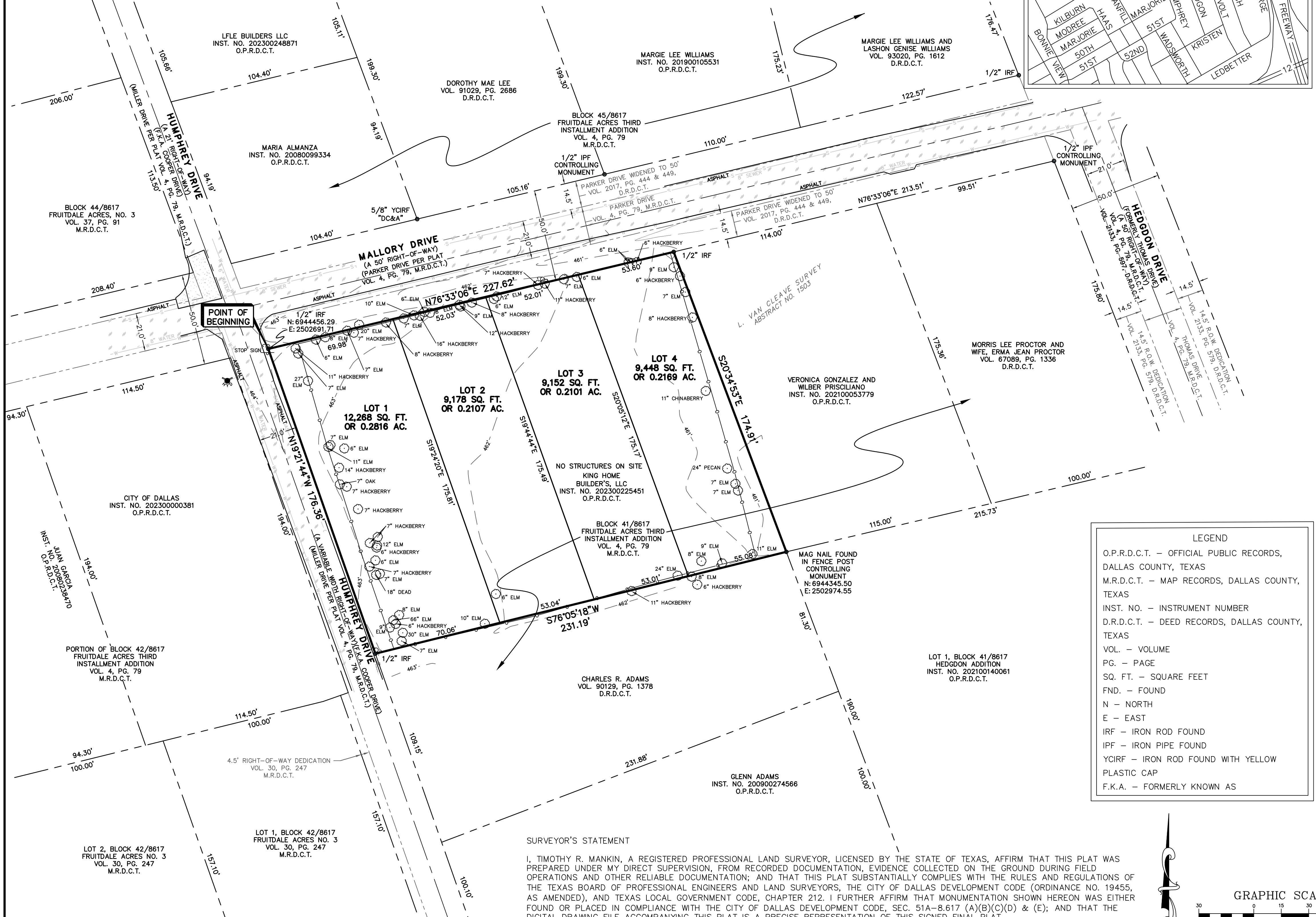
BEGINNING at a 1/2 inch iron rod found for the northwest corner of said King tract, same being the northwest corner of said Block 41/8617, same being in the intersection of Mallory Drive (a 50 foot right-of-way)(Parker Drive per plat recorded in Volume 4, Page 79, Map Records, Dallas County, Texas) and Humphrey Drive (a variable width right-of-way)(formerly known as Cooper Drive)(Miller Drive per plat recorded in Volume 4, Page 79, Map Records, Dallas County, Texas);

THENCE North 76 deg. 33 min. 06 sec. East, along the common line of said Block 41/8617, said King tract, and said Mallory Drive, a distance of 227.62 feet to a 1/2 inch iron rod found for the northeast corner of said King tract, same being the northwest corner of that certain tract of land conveyed to Veronica Gonzalez and Wilber Prisciliano, by deed recorded in Instrument Number 202100140061, Official Public Records, Dallas County, Texas;

THENCE South 20 deg. 34 min. 53 sec. East, through the interior of said Block 41/8617, and along the common line of said King tract and said Prisciliano tract, a distance of 174.91 feet to a mag nail found in fence post for the southeast corner of said King tract, same being the southwest corner of said Prisciliano tract, same being the northwest corner of Lot 1, Block 41/8617, Hedgdon Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 202100140061, Official Public Records, Dallas County, Texas, and being the northeast corner of that certain tract of land conveyed to Charles R. Adams, by deed recorded in Volume 90129, Page 1378, Deed Records, Dallas County, Texas;

THENCE South 76 deg. 05 min. 18 sec. West, continuing through the interior of said Block 41/8617, and along the common line of said King tract and said Adams tract, a distance of 231.19 feet to a 1/2 inch iron rod found for the southwest corner of said King tract, same being in the westerly line of said Block 41/8617, same being in the easterly right-of-way line of aforesaid Humphrey Drive;

THENCE North 19 deg. 21 min. 44 sec. West, along the common line of said King tract, said Block 41/8617, and said Humphrey Drive, a distance of 176.36 feet to the POINT OF BEGINNING and containing 40,046 square feet or 0.9193 acre tract of land, more or less.



**OWNER'S DEDICATION:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **KING HOME BUILDER'S, LLC**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, **JORGE LARIZ**, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **MALLORY AND HUMPHREY 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 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).

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 \_\_\_\_\_, 2024

KING HOME BUILDER'S, LLC

BY: \_\_\_\_\_  
JORGE LARIZ, AGENT

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 **JORGE LARIZ**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY

**LEGEND**

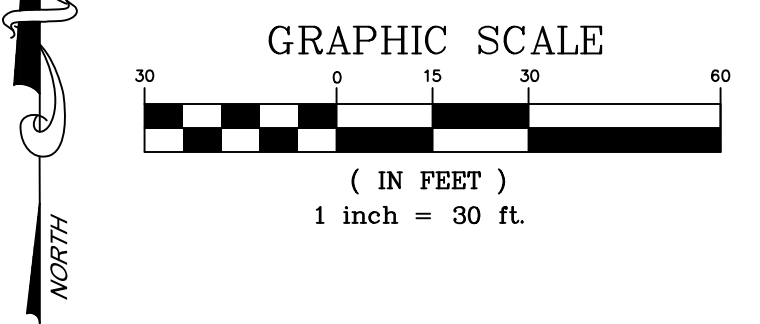
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. - INSTRUMENT NUMBER  
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
VOL. - VOLUME  
PG. - PAGE  
SQ. FT. - SQUARE FEET  
FND. - FOUND  
N - NORTH  
E - EAST  
IRF - IRON ROD FOUND  
IPF - IRON PIPE FOUND  
YCIRF - IRON ROD FOUND WITH YELLOW PLASTIC CAP  
F.K.A. - FORMERLY KNOWN AS

**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 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 11/06/2024**

TIMOTHY R. MANKIN DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122



COUNTY RECORDING LABEL FINAL PLAT

**CERTIFICATE OF APPROVAL**

I, **Tony Shildt**, 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**  
**MALLORY AND HUMPHREY ADDITION**  
**LOTS 1-4, BLOCK 41/8617**  
A REPLAT OF A PART OF BLOCK 41/8617, FRUITDALE ACRES THIRD INSTALLMENT ADDITION L. VAN CLEAVE SURVEY, ABSTRACT NO. 1503 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-039, ENGINEERING PLAN NO. \_\_\_\_\_

**LEGEND**

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	WATER MANHOLE	⊗	SIGN
⊗	IRR. CONTROL VALVE	⊗	WATER METER	⊗	TRAFFIC SIGNAL POLE	⊗	LIGHT POLE
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT	⊗	TELEPHONE MANHOLE	⊗	JUNCTION BOX
⊗	POWER POLE	⊗	WATER VALVE	⊗	SWB MANHOLE	⊗	CONCRETE BOLLARD
⊗	DOWN GUY	⊗	TRANSFORMER PAD	⊗	GAS MANHOLE	⊗	COVERED AREA
⊗	S.S. MANHOLE	⊗	ELECTRIC METER	⊗	VAULT	⊗	A/C PAD
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE	⊗	HANDICAP SPACE		

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 COMPANYY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

ENGINEER:  
SHOLA MOROGUNFOLA  
OKM ENGINEERING, INC.  
112 S. MADISON AVE.  
DALLAS TX 75208

OWNER:  
KING HOME BUILDER'S LLC  
104 E OVILLA ROAD #507  
RED OAK, TX 75154  
CONTACT: JORGE LARIZ

JOB NO.: 24-0212  
DATE: 11/06/2024  
FIELD DATE: 04/02/2024  
SCALE: 1" = 30'  
FIELD: J.W.  
DRAWN: J.B.W.  
CHECKED: T.R.M.

**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com

1612 HART STREET  
SUITE 207  
SOUTH LAKE, TEXAS 76092  
817-481-1806 (0)

COMMERCIAL  
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MORTGAGE

Texas Society of Professional Surveyors  
Member Since 1977

FIRM No. 100999-00

SHEET 1 OF 1