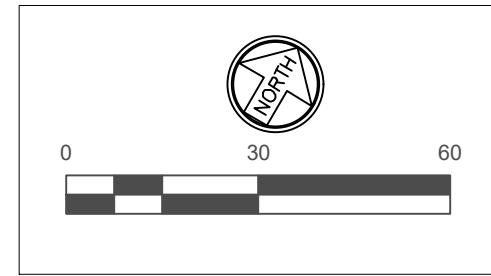


VICINITY MAP  
N.T.S.



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

**WHEREAS** HLB Enterprises LLC, is the sole owners of a tract of land located in the Robinson T. Smith Survey, Abstract No. 1376, City of Dallas, Dallas County, Texas, and being a portion of Lot 1, Block 7638, of Hines Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 206, Map Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to HLB Enterprises LLC, recorded in Instruments No. 20230022538, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found for corner, said corner lying along the Northeast line of Hull Avenue (variable width right-of-way), and being the West corner of herein described tract;

**THENCE** North 14°24'06" East, a distance of 14.20 feet to a found 1/2-inch Iron Rod found for corner, said corner lying along the Southeast line of Linfield Road (variable width right-of-way);

**THENCE** North 59°09'49" East, along said Southeast line of Linfield Road, a distance of 127.95 feet to a 5/8-inch iron rod found for corner;

**THENCE** South 75°50'15" East, a distance of 7.07 feet to a 5/8-inch iron rod found for corner, said corner lying along the Southwest line of Pete Street (50-foot right-of-way);

**THENCE** South 30°50'11" East, along said Southwest line of Pete Street, a distance of 49.14 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, and being the beginning of a tangent curve turning to the right, with a radius of 125.00 feet, and a chord bearing of South 00°42'54" East, and a chord length of 125.46 feet, through a central angle of 60°14'37", with an arc distance of 131.43 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for corner;

**THENCE** South 29°24'22" West a distance of 79.20 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for corner;

**THENCE** South 89°31'43" West a distance of 14.94 feet a 1/2-inch iron rod with yellow plastic cap stamped "CBG Surveying" found for corner, said corner lying along the aforementioned Northeast line of Hull Avenue;

**THENCE** North 30°20'52" West, along said Northeast line of Hull Avenue, a distance of 184.42 feet, which is the **POINT OF BEGINNING**, having an area of 23,123 square feet or 0.5308 acres more or less.

**OWNERS DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That HLB Enterprises LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HLB Enterprises LLC** 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 roadway 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By:

Herman Brown  
Owner

**NOTARY STATEMENT:**

STATE OF TEXAS  
COUNTY OF DALLAS

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_.

(Signature)

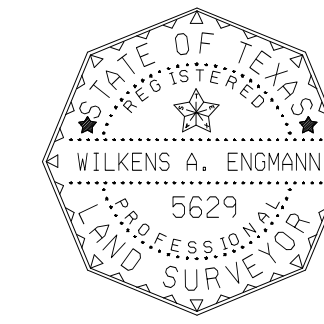
Notary Public in and for the State of Texas  
My commission expires:

**SURVEYORS STATEMENT:**

I, Wilkens Augustus Engmann, 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 \_\_\_\_\_, 20\_\_

Wilkens Augustus Engmann, R.P.L.S  
Texas Registered Professional Land Surveyor No. 5629



**NOTARY STATEMENT:**

STATE OF TEXAS  
COUNTY OF DALLAS

**BEFORE ME**, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Wilkens Augustus Engmann 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 \_\_\_\_\_, 20\_\_.

(Signature)

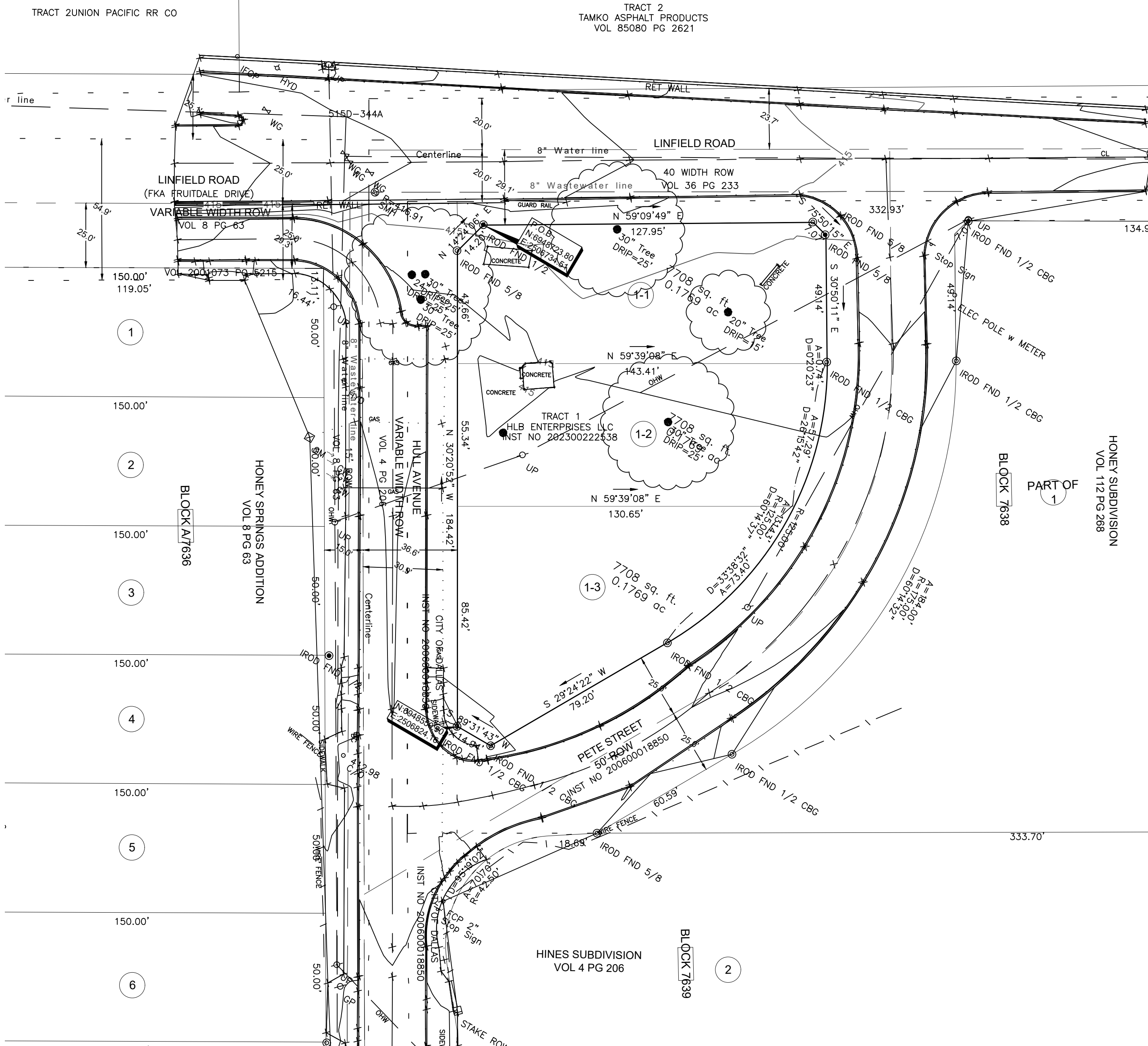
Notary Public in and for the State of Texas  
My commission expires:

**LEGEND:**

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- 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
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- ESMT - EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- BLDG BUILDING
- SQ. FT. SQUARE FEET
- AC ACRES
- BLCK 7638 -- CITY BLOCK 7638
- ① LOT NO. 1
- DIRECTION OF BEARING

**NOTES**

1. Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
2. The coordinates shown hereon are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinates values.
3. The property shown hereon is in either zone "X", areas determined to be outside the 0.2% annual flood plain or zone "D", areas in which flood hazards are undetermined, but possible, according to community panel 48113C0505J of the federal emergency management agency insurance rate map or flood hazard boundary map dated August 23, 2001.
4. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates
5. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section Approval.
6. The purpose of this plat is to create three Lots for the development
7. TXDOT approval may be required for any driveway modification or new access point(s).



**Preliminary**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a FINAL SURVEY document released.

04/10/2026 9:06:33 AM

**PLACE COUNTY RECORDING LABEL HERE**

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**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_ Chairperson or 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**

**HLB ENTERPRISES LLC ADDITION**

**LOTS 1-1, 1-2 & 1-3**

**BLOCK 7638**

**23,123 square feet or 0.5308 acres**

**REPLAT OF PART OF LOT 1, BLOCK 7638**

**HINES SUBDIVISION**

**ROBINSON T. SMITH SURVEY, ABSTRACT NO. 1376, CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**CITY PLAN FILE No. PLAT-26-000093**

**ENGINEERING No. DP-XX-XXXXX**

Designed:	Date:	Scale:	Sheet:	Drawing No.:	Customer/Project:
WE	04/25/25	1"=30'	1/1	SU1/2025	HLB ENTERPRISES LLC 7704 HULL AVE DALLAS TX 75216
AAA Plus Surveyors, LLC. 1500 Hickory Creek Lane Rockwall, TX 75032 (972)771-9888 plat@aaaoplussurveyors.com					
<b>HLB ENTERPRISES LLC ADDITION</b>					