

PROJECT SUMMARY:

FIELD SURVEY DATE: 06/10/2024 & 9/2/2024
SITE ADDRESS: 2500 N HALL STREET, DALLAS, TX

PARCEL INFORMATION
OWNER: JACK R. SWAIN, III, AS TRUSTEE OF THE BEVERLY TONEY SWAIN GST NON-EXEMPT TRUST, ELIZABETH SABO HUDDLESTON, AS TRUSTEE OF THE ELIZABETH SABO HUDDLESTON EXEMPT TRUST, ELIZABETH SABO HUDDLESTON, AS TRUSTEE OF THE WAYNE LYLE SABO EXEMPT TRUST
OWNER ADDRESS: 2607 SAN JACINTO STREET DALLAS, TEXAS 75201
APN: 0006330800100000

TOTAL AREAS:
PARENT PARCEL: 0.244 ± OF AN ACRE
ACCESS EASEMENT: N/A UTILITY EASEMENT: N/A

BEARINGS & COORDINATES ARE BASED ON TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
COMMUNITY PANEL NO. : 48113C0345J DATED: 08/23/2001

ENCROACHMENT STATEMENT
AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE OR EASEMENT AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT(S).

LEGAL DESCRIPTION:

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, JACK R. SWAIN, III, AS TRUSTEE OF THE BEVERLY TONEY SWAIN GST NON-EXEMPT TRUST, ELIZABETH SABO HUDDLESTON, AS TRUSTEE OF THE ELIZABETH SABO HUDDLESTON EXEMPT TRUST, ELIZABETH SABO HUDDLESTON, AS TRUSTEE OF THE WAYNE LYLE SABO EXEMPT TRUST, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. GRIGSBY SURVEY, ABSTRACT 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, A PART OF THAT CERTAIN LOT 10 AND SIXTEEN FEET OF LOT 11 OF WILLIAM BUSTRIN'S ADDITION OUT OF BLOCK NO. 633 OF THE CITY OF DALLAS, TEXAS, AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 20170020975 AND 201800149711 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND AS SHOWN ON A PLAT, RECORDED IN VOLUME 95, PAGE 472 OF THE DEED RECORDS OF DALLAS COUNTY TEXAS, SAID LOT 10 AND 16 FEET OF LOT 11 TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE (SET) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.244 OF AN ACRE TRACT OF LAND, SAME BEING LOCATED IN THE EAST BOUNDARY LINE OF THE ABOVE REFERENCED LOT 11, ALSO BEING THE SOUTHEAST CORNER OF LOT 11A, BLOCK B/633 OF A M F SUBDIVISION, AS SHOWN ON A PLAT, RECORDED IN VOLUME 82187, PAGE 1417, AND BEING LOCATED IN THE WEST BOUNDARY LINE OF AN EXITING ALLEY, AS SHOWN ON A PLAT, RECORDED IN VOLUME 82187, PAGE 1417;

THENCE S 43°31'35" W, FOR A DISTANCE OF 70.00 FEET TO A POINT FOR CORNER, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 0.244 OF AN ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF THE ABOVE REFERENCED LOT 10, ALSO BEING LOCATED IN THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED EXISTING ALLEY, AND BEING LOCATED IN THE NORTH RIGHT-OF-WAY OF NORTH HALL STREET, FROM WHICH A 1/2 INCH IRON ROD (FOUND) FOR REFERENCE BEARS S 11°39'34" W, A DISTANCE OF 2.04 FEET;

THENCE N 45°14'45" W, FOR A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 0.244 OF AN ACRE TRACT OF LAND, SAME BEING LOCATED AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED LOT 10, ALSO BEING LOCATED IN THE WEST BOUNDARY OF STATE STREET, AND BEING LOCATED IN THE NORTH RIGHT-OF-WAY OF THE ABOVE MENTIONED NORTH HALL STREET, FROM WHICH AN "X" IN CONCRETE (FOUND) FOR REFERENCE BEARS S 21°13'00" E, A DISTANCE OF 1.26 FEET;

THENCE N 43°31'35" E, FOR A DISTANCE OF 70.00 FEET TO AN "X" IN CONCRETE (SET), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 0.244 OF AN ACRE TRACT OF LAND, SAME BEING LOCATED IN THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED LOT 11, ALSO BEING LOCATED IN THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED STATE STREET, AND BEING LOCATED IN THE SOUTH BOUNDARY LINE OF AN EXISTING ALLEY, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 2002096, PAGE 07119;

THENCE S 45°14'45" E, FOR A DISTANCE OF 150.00 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.244 OF AN ACRE OF LAND.

OWNER'S DEDICATION:

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

WHEREAS, THE BEVERLY TONEY SWAIN GST NON-EXEMPT TRUST, THE ELIZABETH SABO HUDDLESTON EXEMPT TRUST, AND THE WAYNE LYLE SABO EXEMPT TRUST (COLLECTIVELY, THE "OWNER") ACTING BY AND THROUGH THEIR RESPECTIVE DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WILLIAM BUSTRIN'S ADDITION FIRST AMENDMENT, 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, FENCE, 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 OF 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 LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING, ORDINANCE, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

SWAIN TRUST: BEVERLY TONEY SWAIN GST NONEXEMPT TRUST

BY: _____

JACK R. SWAIN, III, TRUSTEE

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2025

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

HUDDLESTON TRUST: ELIZABETH SABO HUDDLESTON EXEMPT TRUST

BY: _____

ELIZABETH SABO HUDDLESTON, TRUSTEE

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2025

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

SABO TRUST: WAYNE LYLE SABO EXEMPT TRUST

BY: _____

ELIZABETH SABO HUDDLESTON, TRUSTEE

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

13621 HWY. 110 S
TYLER, TX. 75707
(903) 939-8860
FIRM ID 1012800

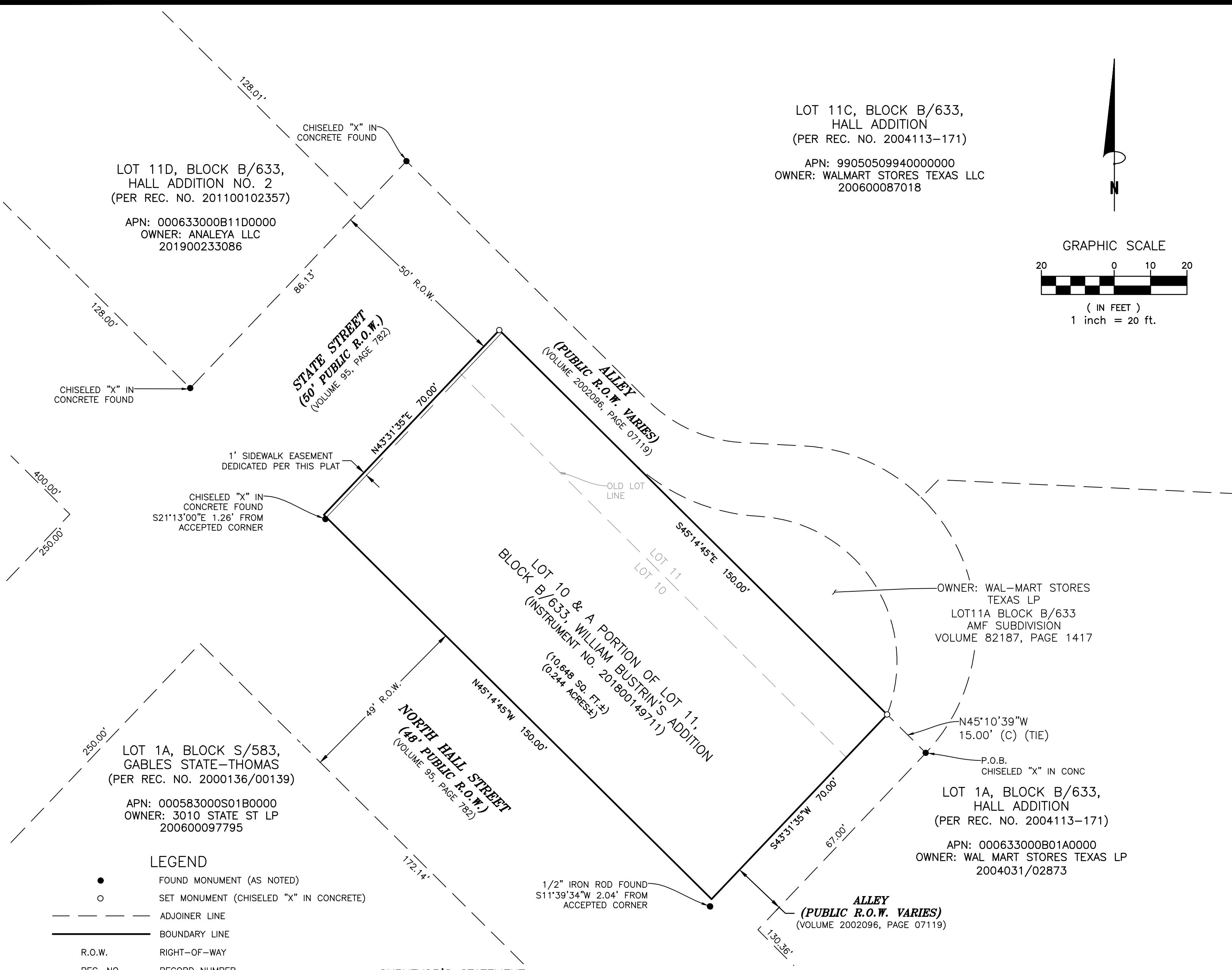
RMC
SURVEYING

No.	Description	By	Date

FIRST AMENDMENT
WILLIAM BUSTRIN'S
ADDITION

Project No.	250112	Drawn By: WMP	Date: 10/22/2024
		Checked By: RLM	Sheet 1 of 1

WILLIAM BUSTRIN'S ADDITION
FIRST AMENDMENT LOT 1, BLOCK B/633
J. GRIGSBY SURVEY, ABSTRACT 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5245-091
CITY ENGINEERING NO. _____



SURVEYOR'S STATEMENT:

I, R.L. McCrARY, 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 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, 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 _____ DAY OF _____, 2025.
RELEASED FOR REVIEW 10/22/2024 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.

R.L. McCrARY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5384

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 RICK McCrARY 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 OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
GENERAL NOTES:

- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATED SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 10 & 16 FEET OF LOT 11 INTO 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) ALL SANITARY SEWER LINES, WATER LINES, STORM SEWER LINES, AND GAS LINES ARE AN APPROXIMATE LOCATION PER UTILITY MAPS & LOCATION OF MANHOLES.
- 6) COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

SURVEYORS NOTES:

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA WHEATLAND ROAD, A PUBLIC RIGHT OF WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS SUSTAINABLE DEVELOPMENT AND CONSTRUCTION, ENGINEERING DIVISION APPROVAL.
8. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
9. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.

Site coordinated by:

Clark

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