

LOCATION MAP  
NTS

ROSA LANDAVERDE  
INSTRUMENT NO. 20070055621  
O.P.R.D.C.T.

BLOCK 6361  
ALISHA EIBER, WAYLAND TAM  
& BEAU HONG  
INSTRUMENT NO. 201600031963  
O.P.R.D.C.T.

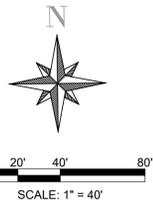
CF-HAWN, LLC  
INSTRUMENT NO. 201300061752  
O.P.R.D.C.T.

MECCA APRIL, INC.  
INST. NO. 200600172600  
O.P.R.D.C.T.

FRANK BUBANK  
VOL. 5262, PG. 489  
JUDGEMENT  
CAUSE NO. 9015-A

FRANK BUBANK  
VOL. 410, PG. 791  
JUDGEMENT  
CAUSE NO. 9015-A

STATE PLANE COORDINATES  
N= 6946547.14  
E= 2528492.29



SARAH PERRY SURVEY,  
ABSTRACT NO. 1164

BLOCK B/6357  
NICK'S B.G. TRUCK SALES, LLC  
INSTRUMENT NO. 201500158923  
O.P.R.D.C.T.

LOT 1, BLOCK B/6357  
JASSO ESTATES ADDITION  
INSTRUMENT NO. 201900027330  
O.P.R.D.C.T.  
&  
TRACT 1  
ASBER EXPRESS SERVICE LLC  
INSTRUMENT NO. 202300161922  
O.P.R.D.C.T.

LOT 2, BLOCK B/6357  
JASSO ESTATES ADDITION  
INSTRUMENT NO. 201900027330  
O.P.R.D.C.T.  
&  
TRACT 3  
ASBER EXPRESS SERVICE LLC  
INSTRUMENT NO. 202300161922  
O.P.R.D.C.T.

BLOCK B/6357  
SILVESTRE VENEGAS  
INSTRUMENT NO. 201300062669  
O.P.R.D.C.T.

TRACT 4  
ASBER EXPRESS SERVICE LLC  
INSTRUMENT NO. 202300161922  
O.P.R.D.C.T.

LOT 1  
BLOCK B/6357  
313,321 SQ. FT.  
OR 7.193 ACRES

TRACT 2  
ASBER EXPRESS SERVICE LLC  
INSTRUMENT NO. 202300161922  
O.P.R.D.C.T.

BLOCK B/6357  
ISABEL NAVARRO &  
TRINIDAD CRESENCIO  
INSTRUMENT NO. 201400126253  
O.P.R.D.C.T.

**PRELIMINARY PLAT  
ASBER ADDITION**  
LOT 1, BLOCK B/6357  
BEING A REPLAT OF  
LOTS 1 AND 2, BLOCK B/6357  
JASSO ESTATES ADDITION  
BEING A TRACT OF LAND IN CITY BLOCK 6357  
SITUATED IN  
SARAH PERRY SURVEY, ABSTRACT NO. 1164  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S234-094  
ENGINEER PLAN NO. 311T-9306

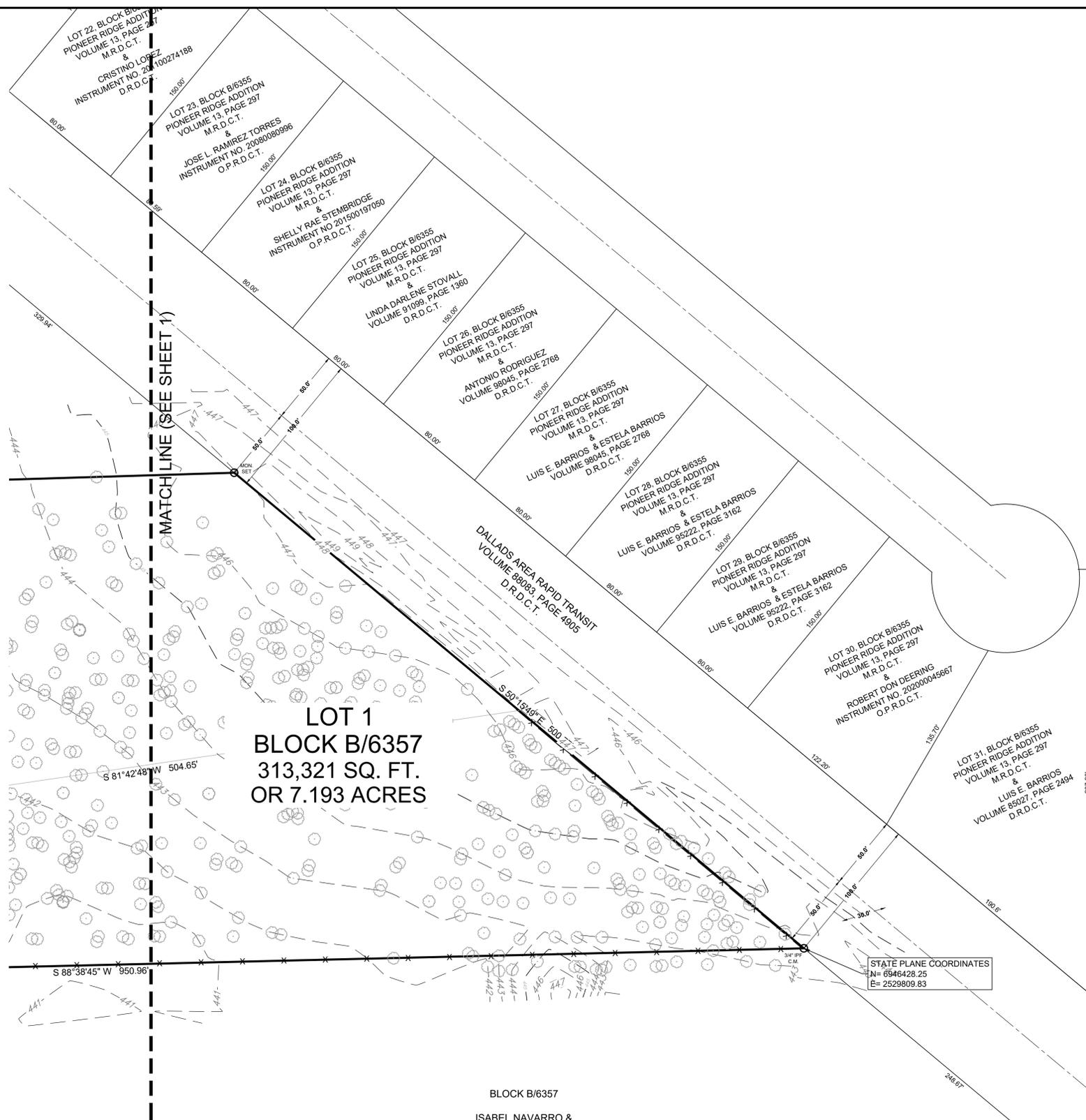
- LEGEND:
- IRF - IRON ROD FOUND
  - IRFC - IRON ROD FOUND CAPPED
  - R.O.W. - RIGHT-OF-WAY
  - CM - CONTROLLING MONUMENT
  - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. - INSTRUMENT NUMBER
  - P.O.B. - POINT OF BEGINNING
  - FND. - FOUND
  - ESMT - EASEMENT
  - VOL. - VOLUME
  - PG. - PAGE
  - C.U.D. - COMMUNITY UNIT DEVELOPMENT
  - F.M.M. - FLOODWAY MONUMENT SET
  - MON SET - 3 1/4" METAL CAP STAMPED "ASBER ADDITION RPLS NO. 1740"

- GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
  2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO CONVERT 2 PLATTED LOTS AND ACREAGE INTO ONE COMMERCIAL LOT FOR TUCK PARKING.
  4. 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.
  5. NO STRUCTURES ON PROPERTY. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
  5. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

OWNER/DEVELOPER:  
ASBER TRUCKING LLC  
507 CARLETON DRIVE  
RICHARDSON, TX 75081  
PHONE: 469-494-1082  
KIDANE GIRMA TESEMA

NO.	DATE	REVISION
1.		
2.		
3.		

<b>CENTRO RESOURCES</b> TBPS No. 10193888		JOB NO.:	24-086
		DATE:	MARCH 2, 2024
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		SCALE:	1" = 50'
		DRAWN BY:	RM



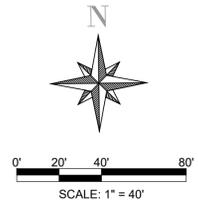
**LOT 1**  
**BLOCK B/6357**  
**313,321 SQ. FT.**  
**OR 7.193 ACRES**

BLOCK B/6357  
 ISABEL NAVARRO &  
 TRINIDAD CRESENCIO  
 INSTRUMENT NO. 201400126253  
 O.P.R.D.C.T.

STATE PLANE COORDINATES  
 N= 6946428.25  
 E= 2529809.83

- LEGEND:
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  - IRFC - IRON ROD FOUND CAPPED
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  - M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
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  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
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  - F.M.M. - FLOODWAY MONUMENT SET
  - MON SET - 3 1/4" METAL CAP STAMPED "ASBER ADDITION RPLS NO. 1740"
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**PRELIMINARY PLAT**  
**ASBER ADDITION**  
**LOT 1, BLOCK B/6357**  
 BEING A REPLAT OF  
 LOTS 1 AND 2, BLOCK B/6357  
 JASSO ESTATES ADDITION  
 BEING A TRACT OF LAND IN CITY BLOCK 6357  
 SITUATED IN  
 SARAH PERRY SURVEY, ABSTRACT NO. 1164  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S234-094  
 ENGINEER PLAN NO. 311T-9306



OWNER/DEVELOPER:  
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		DATE:	MARCH 2, 2024
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		SCALE:	1" = 50'
		DRAWN BY:	RM

(817) 354-1445  
 (817) 798-4039 CELL  
 surveygroup@att.net

OWNER'S CERTIFICATE

STATE OF TEXAS ~  
COUNTY OF DALLAS ~

WHEREAS ASBER TRUCKING LLC IS THE SOLE OWNER OF A 7.193 ACRE TRACT OF LAND SITUATED IN THE SARAH PERRY SURVEY, ABSTRACT NO. 1164, CITY BLOCK B/6357 AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO ABSER TRUCKING LLC BY WARRANT DEED WITH VENDOR'S LIEN DEED AS RECORDED IN INSTRUMENT NO. 202300161922, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, BLOCK B/6357, JASSO ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201900027330, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO NICK'S B.G. TRUCK SALES, LLC BY DEED AS RECORDED IN INSTRUMENT NO. 201500158923, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS, SAME POINT BEING IN THE EAST LINE OF PLEASANT (A 60.0' R.O.W.) (VOL. 1869, PAGE 10 M.R.D.C.T.);

THENCE N 88°15'38" E, ALONG THE COMMON LINE OF SAID NICK'S B.G. TRUCK SALES, LLC TRACT AND SAID ABSER TRUCKING, LLC TRACT, A DISTANCE OF 942.81 FEET TO A CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING IN THE NORTHEAST CORNER OF SAID ABSER TRUCKING, LLC TRACT, SAME POINT BEING SOUTHEAST CORNER OF SAID NICK'S B.G. TRUCK SALES, LLC TRACT, SAME POINT BEING IN THE SOUTHWEST CORNER IF THAT CERTAIN TRACT OF LAND CONVEYED TO DALLAS AREA RAPID TRANSIT BY DEED AS RECORDED IN VOLUME 88083, PAGE 4905, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 50° 15'49" E, ALONG THE COMMON LINE OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED A, A DISTANCE OF 500.77 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED, SAME POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO ISABEL NAVARRO AND TRINIDAD CRESENCIO BY DEED AS RECORDED IN INSTRUMENT NO. 201400126253, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 88° 38'45" W, ALONG THE COMMON LINE OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED AND NAVARRO AND CRESENCIO TRACT, A DISTANCE OF 950.96 FEET TO CITY OF DALLAS MONUMENT SET FOR CORNER, SAID POINT BEING THE SOUTHERLY SOUTHWEST CORNER OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED, SAME POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SILVESTRE VENEGAS BY DEED AS RECORDED IN INSTRUMENT NO. 201300062669, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 01° 30'28" W, ALONG THE COMMON LINE OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED AND SAID VENEGAS TRACT, A DISTANCE OF 150.00 FEET TO A MONUMENT FOUND FOR CORNER, SAID POINT BEING IN THE NORTHEAST CORNER OF SAID VENEGAS TRACT, SAME POINT BEING AN ANGLE POINT OF SAID VENEGAS TRACT;

THENCE S 88° 38'46" W, CONTINUING ALONG THE COMMON LINE OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED AND SAID VENEGAS TRACT, A DISTANCE OF 363.00 FEET TO A MONUMENT FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 7.193 ACRE TRACT OF LAND BEING DESCRIBED, SAME POINT BEING THE NORTHWEST CORNER OF SAID VENEGAS TRACT;

THENCE N 01° 28'32" W, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 67 AND GENERALLY ALONG A FENCE AND ALONG THE COMMON LINE OF SAID INDUSTRIAL PARTNERS, LLC TRACT AND SAID JERRINE SEERY LIFE ESTATE TRACT, A DISTANCE OF 302.35 FEET TO A STEEL POST FOUND FOR CORNER;

THENCE N 04° 53'41" W, CONTINUING GENERALLY ALONG A FENCE AND ALONG THE COMMON LINE OF SAID INDUSTRIAL PARTNERS, LLC TRACT AND SAID JERRINE SEERY LIFE ESTATE TRACT, A DISTANCE OF 477.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 313,321 SQUARE FEET OR 7.193 ACRES OF COMPUTED LAND

LEGEND:

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- IRFC - IRON ROD FOUND CAPPED
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- MON SET - 3 1/4" METAL CAP STAMPED "ASBER ADDITION RPLS NO. 1740"

GENERAL NOTES:

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2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ASBER TRUCKING LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1, Block B/6357, ASBER 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

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

ASBER TRUCKING LLC

BY: \_\_\_\_\_

PRINTED NAME : Kidane Girmay Tesema

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Kidane Girmay Tesema, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 Dallas County

Floodway Easement Statement  
(Within a Common Area)

The existing water courses, creek or creeks described as Floodway Easement traversing along Block L/2313 within the limits of this addition, will remain as an open channel at all times and will be maintained by the Homeowner's Association. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block L/2313, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The Homeowner's Association shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Homeowner's Association to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block L/2313, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

SURVEYOR'S STATEMENT

I, Larry Turman, 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 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.

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

Larry Turman \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, 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 company.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas

<p>CERTIFICATE OF APPROVAL</p> <p>I, TONY SHIDD, 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.</p> <p style="text-align: center;">_____ CHAIRPERSON OR VICE CHAIRPERSON CITY PLAN COMMISSION DALLAS, TEXAS</p> <p>ATTEST:</p> <p style="text-align: center;">_____ SECRETARY</p>
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**PRELIMINARY PLAT**  
**ASBER ADDITION**  
**LOT 1, BLOCK B/6357**  
 BEING A REPLAT OF  
**LOTS 1 AND 2, BLOCK B/6357**  
**JASSO ESTATES ADDITION**  
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