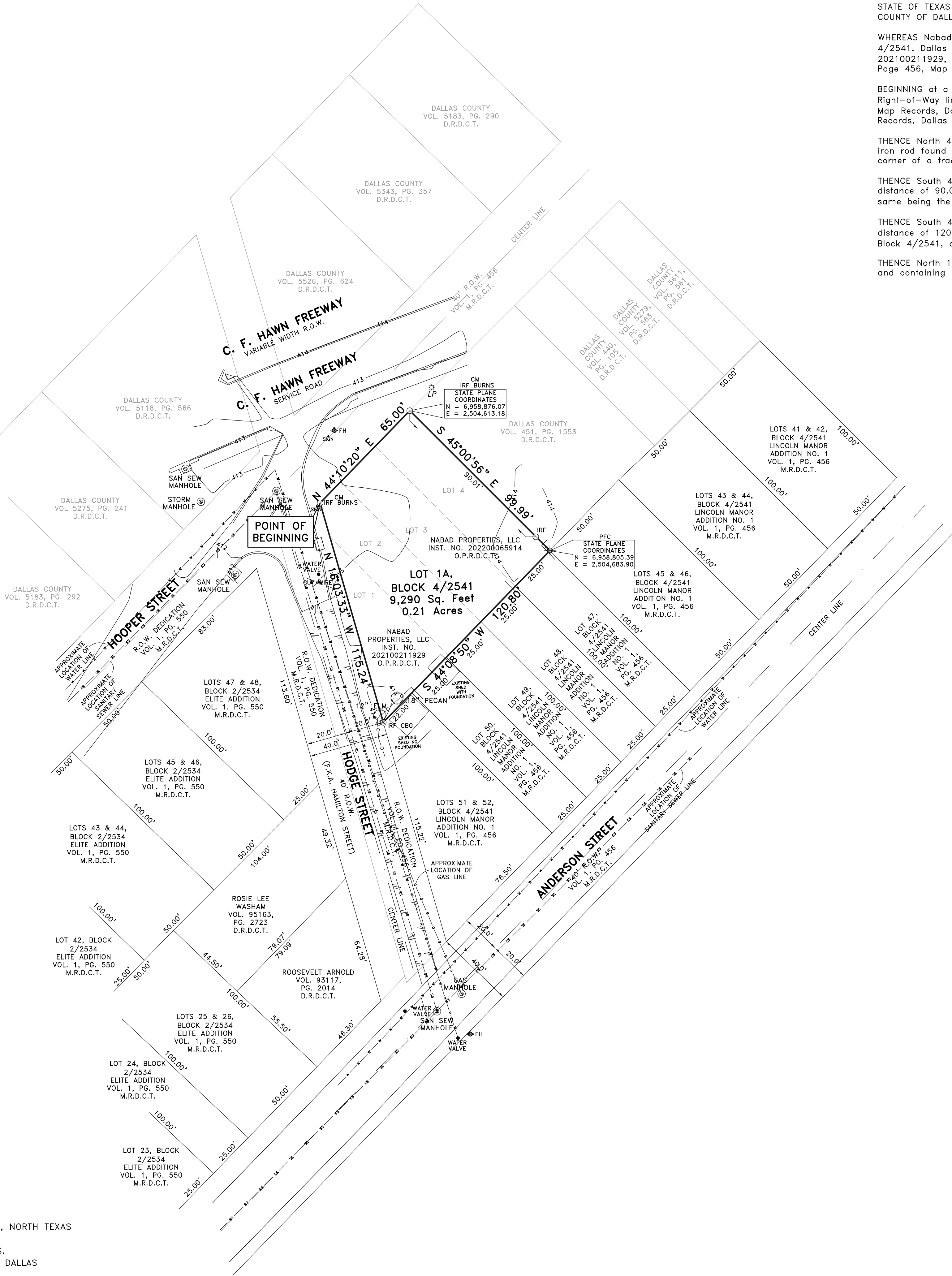
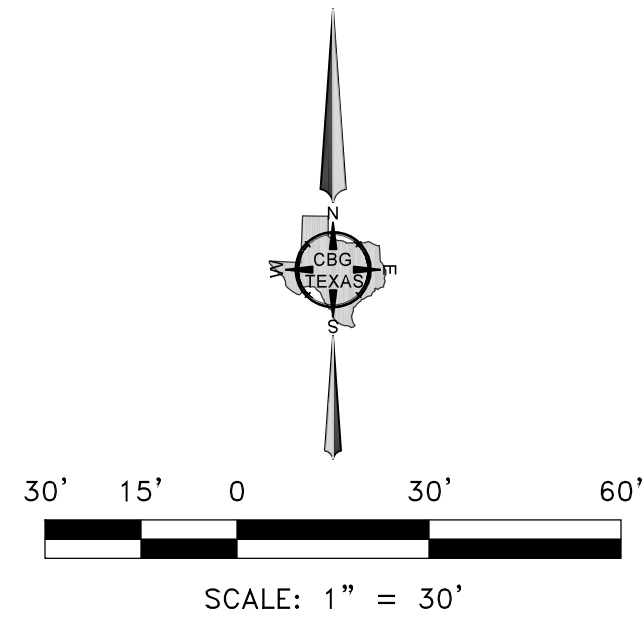


VICINITY MAP
NOT TO SCALE



LEGEND

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
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NO.
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = 1/2 INCH IRON ROD FOUND
IRF CBG = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "CBG SURVEYING"
IRF BURNS = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "BURNS SURVEYING"
PFC = POINT FOR CORNER

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF FOUR LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Nabad Properties, LLC are the owners of a 0.21-acre tract of land situated in the John M. Crockett Survey, Abstract No. 353, City of Dallas Block 4/2541, Dallas County, Texas, same being the tracts of land conveyed to Nabad Properties, LLC by deeds recorded in Instrument No. 20220065914 & 202100211929, Official Public Records, Dallas County, Texas, same being Lots 1-4, Block 4/2541, of Lincoln Manor Addition No. 1, recorded in Volume 1, Page 456, Map Records, Dallas County, Texas;

BEGINNING at a 1/2 inch iron rod found with a yellow cap stamped "Burns Surveying" for corner, said corner being at the intersection of the Northeast Right-of-Way line of Hodge Street (a 40 foot Right-of-Way) recorded in Volume 1, Page 456, Map Records, Dallas County, Texas and Volume 1, Page 550, Map Records, Dallas County, Texas, and the Southeast Right-of-Way line of Hooper Street (a 40 foot Right-of-Way) recorded in Volume 1, Page 456, Map Records, Dallas County, Texas;

THENCE North 44 degrees 10 minutes 20 seconds East, along the Southeast Right-of-Way line of said Hooper Street, a distance of 65.00 feet to a 1/2-inch iron rod found with a yellow cap stamped "Burns Surveying" for corner, said corner lying along the Southeast line of said Hooper Street, same being the West corner of a tract of land conveyed to Dallas County, by deed recorded in Volume 451, Page 1553, Deed Records, Dallas County, Texas,

THENCE South 45 degrees 00 minutes 56 seconds East, along the Southwest line of said Dallas County tract, passing a 1/2-inch iron rod found at a distance of 90.01 feet, and continuing a total distance of 99.99 feet to a point for corner, said corner being the South corner of said Dallas County tract, same being the West corner of Lot 46, Block 4/2541, of said Lincoln Manor Addition No. 1;

THENCE South 44 degrees 08 minutes 50 seconds West, along the Northwest property line of Lot 47, Block 4/2541, of said Lincoln Manor Addition No.1, a distance of 120.80 feet, to a 1/2-inch iron rod found with a yellow cap stamped "CBG Surveying" for corner, said corner being the West corner of Lot 52, Block 4/2541, of said Lincoln Manor Addition No. 1, same lying along the Northeast line of said Hodge Street;

THENCE North 16 degrees 03 minutes 33 seconds West, along the Northeast line of said Hodge Street, a distance of 115.24 feet to the POINT OF BEGINNING and containing 9,290 square feet or 0.21 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Harun Hersi, representative of Nabad Properties, LLC, does hereby adopt this plat, designating the herein described property as **HODGE 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).

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 the _____ day of _____, 2023.

BY: _____
Nabad Properties, LLC (Owner)
Harun Hersi (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Harun Hersi 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2023.

RELEASED FOR REVIEW 02/23/2023 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2023.

Notary Public in and for the State of Texas

FINAL REPLAT
HODGE ADDITION
LOT 1A, BLOCK 4/2541,
A REPLAT OF LOTS 1-4, BLOCK 4/2541,
LINCOLN MANOR ADDITION NO. 1
LAND SITUATED IN THE JOHN M.
CROCKETT SURVEY, ABSTRACT NO. 353
CITY PLAN FILE NO. S223-102



OWNER: NABAD PROPERTIES, LLC
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DALLAS, TX, 75212
PHONE: 832-744-3233
EMAIL: HARUN.HERSI@GMAIL.COM

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Garland, TX 75043
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F 214.349.2216
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=30' / DATE: 02/23/2023 / JOB NO. 2220828 / DRAWN BY: ANR