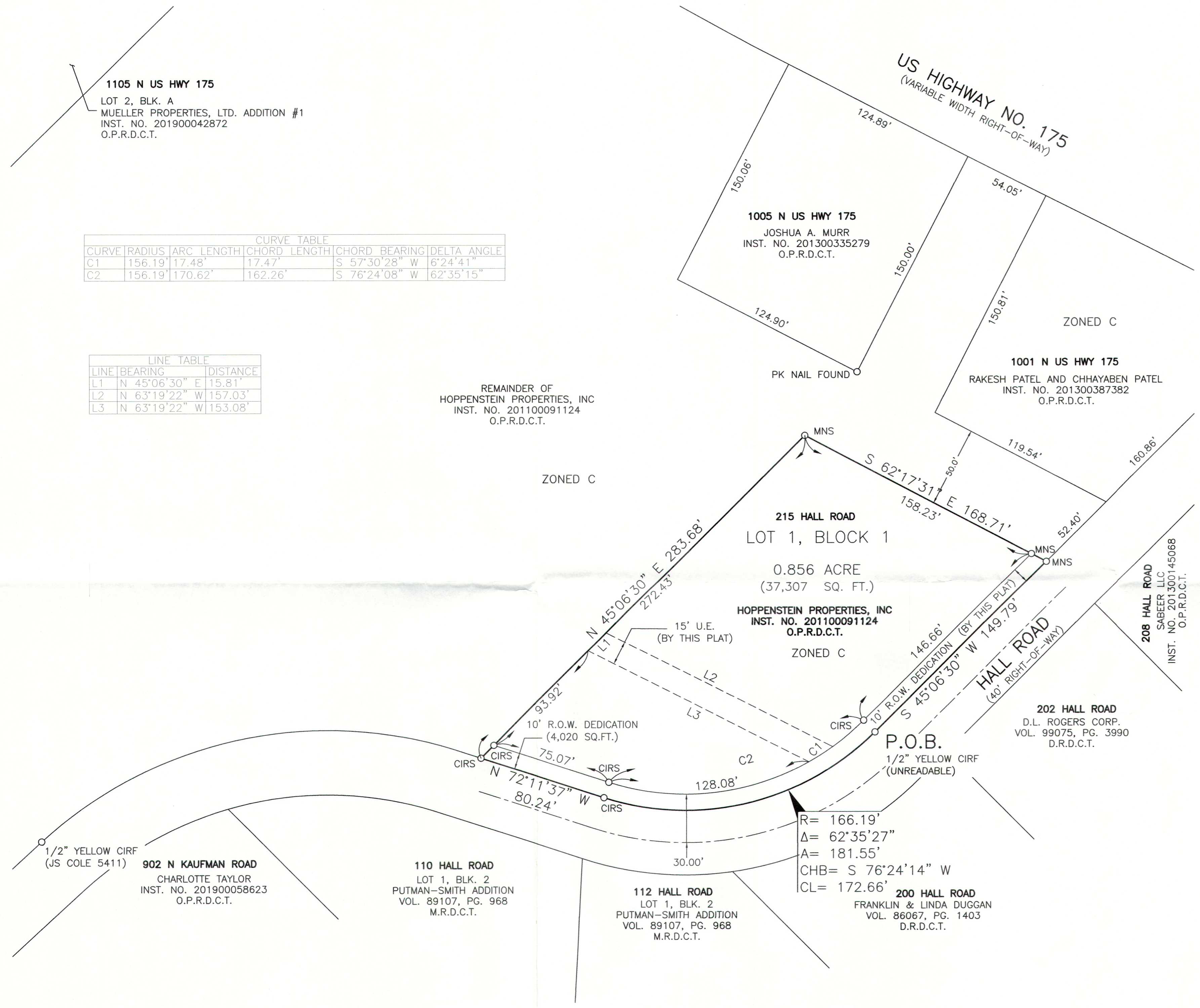


1105 N US HWY 175  
 LOT 2, BLK. A  
 MUELLER PROPERTIES, LTD. ADDITION #1  
 INST. NO. 201900042872  
 O.P.R.D.C.T.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	156.19'	17.48'	17.47'	S 57°30'28" W	62°24'41"
C2	156.19'	170.62'	162.26'	S 76°24'08" W	62°35'15"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°06'30" E	15.81'
L2	N 63°19'22" W	157.03'
L3	N 63°19'22" W	153.08'

REMAINDER OF  
 HOPPENSTEIN PROPERTIES, INC.  
 INST. NO. 201100091124  
 O.P.R.D.C.T.



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, Hoppenstein Properties, Inc. is the owner of a 0.949-acre tract of land located in the Reuben D. Falton Survey, Abstract No. 489, Seagoville, Dallas County Texas, being part of that parcel described in Special Warranty Deed to Hoppenstein Properties, Inc., as recorded in Instrument Number 201100091124, O.P.R.D.C.T., said 0.949 acre being more particularly described as follows:

BEGINNING at a 1/2-inch yellow capped iron rod (illegible) being in the northwesterly right of way of Hall Street (40' right-of-way) also being the beginning of a non-tangent curve to the right;

THENCE with a non-tangent curve to the right, having a central angle of 62 degrees 35 minutes 27 seconds, a radius of 166.19', an arc length of 181.55', a chord of South 76 degrees 24 minutes 14 seconds West, 172.66' to a 5/8-inch capped iron rod stamped (Adams Surveying Company, LLC);

THENCE North 72 degrees 11 minutes 37 seconds West a distance of 80.24 feet leaving the said northwesterly right-of-way of Hall Street to a 5/8-inch capped iron rod stamped (Adams Surveying Company, LLC);

THENCE North 45 degrees 06 minutes 30 seconds East a distance of 283.68 feet to a 5/8-inch capped iron rod stamped (Adams Surveying Company, LLC);

THENCE South 62 degrees 17 minutes 31 seconds East a distance of 168.71 feet to a 5/8-inch capped iron rod stamped (Adams Surveying Company, LLC) being in the said northwesterly right-of-way of Hall Street ;

THENCE South 45 degrees 06 minutes 30 seconds West a distance of 149.79 feet to the POINT OF BEGINNING containing 0.949 acre (41,327 square feet), more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Hoppenstein Properties, Inc., is the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **SEAGOVILLE SHOPPING CENTER ADDITION** an addition to the City of Seagoville, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity of any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns.

The City of Seagoville, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Seagoville, as amended, or the Seagoville Development Code, as amended.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s). This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Seagoville, Texas

Witness, my hand, this 29 day of June, 2022.

By: Norman J. Hoppenstein  
 Hoppenstein Properties, Inc. President

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Norman J. Hoppenstein, 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this 29<sup>TH</sup> day of JUNE, 2022.

Linda Blumen  
 Notary Public for and in the State of Texas  
 My commission expires: 3/27/23

**NOTES**

BEARINGS shown hereon are based on the northwesterly right-of-way line of Hall Street, as determined by found record monumentation and derived from The Texas State Plane Coordinate System, North American Datum Of 1983, North Central Zone 4202, all distances shown hereon have been scaled to surface using Dallas County's surface scale factor of 1.000136506

Selling a portion of any lot within this development by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.

Existing creeks or drainage traversing along or across the subdivided tracts will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the creeks or drainage channels.

The City will not be responsible for the maintenance and operation of drainageways for the control of erosion located on private property.

The City will not be responsible for any property damage, property loss, personal injury, or loss of life caused by flooding or flooding conditions.

**LEGEND**

P.O.B. = Point Of Beginning  
 O.P.R.D.C.T. = Official Property Records Dallas County, Texas  
 D.R.C.D.T. = Deed Records Dallas County, Texas  
 INST. NO. = Instrument Number  
 VOL. = Volume  
 PG. = Page  
 CIRF = Capped Iron Rod Found  
 CIRF = 5/8 Yellow Capped Iron Rod Set "Adams Surveying Company LLC"  
 U.E. = Utility Easement  
 R.O.W. = Right-of-Way  
 MNS = MAG Nail Set

**SURVEYOR'S CERTIFICATION**

I, Paul Hubert, 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, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Seagoville, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Seagoville Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

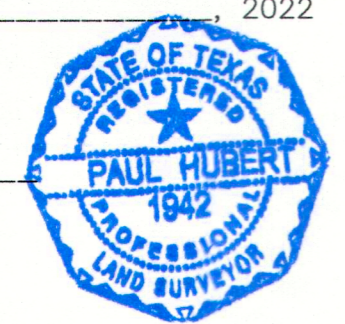
STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Paul Hubert, 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this 29 day of June, 2022.

Dated this the 27<sup>th</sup> day of June, 2022

Paul Hubert  
 Paul Hubert  
 Texas Registered Professional Land Surveyor No. 1942



Notary Public for and in the State of Texas  
Dwight Coburn Mills  
 My commission expires: 10-7-23

PRELIMINARY / FINAL PLAT  
**SEAGOVILLE SHOPPING CENTER ADDITION**

LOT 1, BLOCK 1  
 REUBEN D. FALTON SURVEY,  
 ABSTRACT NO. 489  
 CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS

FILED FOR RECORD  
 IN THE OFFICIAL RECORDS OF:  
 DALLAS COUNTY  
 ON: 9/9/2022 9:23:32 AM  
 IN THE PLAT RECORDS

Doc Number: 2022-202200242427  
 Number of Pages: 1  
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 By: KM

PAGE 1 OF 1  
 JUNE 21, 2022

OWNER  
 Hoppenstein Properties, Inc.  
 P.O. Box 207  
 Waco, Texas 76703

SURVEYOR  
 Adams Surveying Company, L.L.C.  
 1475 Richardson Drive, Suite 255  
 Richardson, Texas 75080.  
 Contact: Paul Hubert  
 Phone: (469) 317-0250

TBPELS Firm Registration No. 10177500