

OWNER'S CERTIFICATE

State of Texas ~
County of Dallas ~

Whereas Daniel Hernandez is the sole owner of a tract of land recorded in Instrument Number 201700346203 of the Official Public Records of Dallas County, Texas, said tract of land being in the Artemus Baker Survey, Abstract Number 81 and in the Walter Anderson Survey, Abstract Number 42, being part of Dallas City Block 8780, being Tract II in a Precise Land Surveying, Inc. Boundary Survey prepared by Robert T. Paul, Jr., Registered Professional Land Surveyor Number 4625, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the east corner of said Tract II, said point being at the south corner of a tract of land conveyed to Ronald Ellis Cox and Marilyn Cox, said point being at the south corner of Tract I of said Precise Survey, said point being South 45°00'00" West a distance of 698.00' from the intersection of Palomino Road and Jordan Valley Road;

THENCE South 45°00'00" West a distance of 697.61' measured (698.00' survey) along said Jordan Valley Road and along said Tract II to a 1/2" iron rod set with cap stamped "Ce-Tex 2466" for corner at the south corner of said Tract II, said corner being at the east corner of a tract of land conveyed to Randy Surley and Janda Surley described in a Warranty Deed recorded as Volume 2002250, Page 7506, Deed Records, Dallas County, Texas;

THENCE North 45°00'00" West a distance of 624.00' along the northeast line of said Surley tract and the southwest line of said Tract II to a 1/2" iron rod found (Control Monument) at the west corner of said Tract II, said point being at the south corner of a tract of land conveyed to Elias Guzman and Maria Del Los Angeles Guzman described in a General Warranty Deed recorded as Volume 2004137, Page 7966, Deed Records, Dallas County, Texas, said point being in the northeast line of said Surley tract;

THENCE North 45°00'00" East (Bearing Basis) a distance of 697.61' measured (698.00' survey) along the northwest line of said Tract II and the southeast line of said Guzman tract to a 1/2" iron rod found (Control Monument) for corner at the north corner of said Tract II, said point being at the west corner of said Tract I and in the southeast line of said Guzman tract;

THENCE South 45°00'00" East a distance of 624.00' along the northeast line of said Tract II and the southwest line of said Tract I to the POINT OF BEGINNING and containing 435,308 square feet or 9.993 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Daniel Hernandez does hereby adopt this plat designating the herein described property as **HERNANDEZ PLACE**, an addition to the City of Dallas, Dallas County, Texas, and does 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 the 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 buildings, 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 purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system 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 _____, Texas, this the _____ day of _____, 2018

By: _____
Daniel Hernandez

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. This the _____ day of _____, 2018

NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS

SURVEYOR'S STATEMENT:

I, Charles G. Starnes, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared from a Precise Land Surveying Inc. Boundary Survey prepared by Robert T. Paul, Jr., Registered Public Land Surveyor Number 4625; 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.

Dated this the _____ day of _____, 2018

PRELIMINARY. THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

Charles G. Starnes
Texas Registered Professional Land Surveyor No. 2466
Texas Licensed Surveying Firm Registration Number 10194149

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Charles G. Starnes, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. This the _____ day of _____, 2016

NOTARY PUBLIC IN AND FOR
TARRANT COUNTY, TEXAS

- NOTES:
1. The purpose of this plat is to create one lot from a 9.993 acre tract of land.
2. The basis of bearing is the southeast line of the Guzman tract being N45°00'00"E as recorded in Volume 2004137, Page 7966, Deed Records of Dallas County, Texas.
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. There are no proposed easements or common areas.
5. There are no existing structures on the Hernandez tract.

PRELIMINARY PLAT
HERNANDEZ PLACE
LOT 1, BLOCK 8780

ARTEMUS BAKER SURVEY, ABSTRACT NO. 81
AND WALTER ANDERSON SURVEY, ABSTRACT NO. 42
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FEBRUARY 7, 2018
CITY PLAN FILE NUMBER _____ S#178-114

Daniel Hernandez
4220 Cole Avenue
Dallas
Texas 75205

OWNER/DEVELOPER
(214) 543-5553

THE CIVIL ENGINEERING COMPANY OF TEXAS
Surveying Firm Registration No. 10194149
204 West Nash Street
Grapevine
Texas 76051

SURVEYOR
(817) 366-6955

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