

STATE OF COUNTY C OF DALL

OWNER'S

CERTIFICATE

Whereas Mayra Hernandez—Prado is the sole owner of a tract of land conveyed to Mayra Hernandez Prado by General Warranty Deed recorded in Instrument No. 201500230347, Official Public Records, Dallas County, Texas, and being a portion of City Block 8830 situated in the William Latham Survey, Abstract No. 838, City of Dallas, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner of land conveyed to Anel Palacios, a married person by Warranty 201600322165, Official Public Records, Dallas County, Texas, said of way line of Garden Grove Road (60 foot right of way); being the period corner the Northwest corner of a recorded in Instrument No. er being along the Northeas tract right

THENCE North 22 degrees 06 minutes 55 seconds West along the Northeast line of said Garden Grove Road, a distance of 130.00 feet to a 3 inch aluminum disk stamped "HP and RPLS 5513" set over 1/2 inch iron rod set for corner, said corner being the Southwest corner of a tract of land conveyed to Adolfo Chacon and wife, Maria Chacon by Warranty Deed recorded in Volume 2001156, Page 8992, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod bears, North 58 degrees 02 minutes 35 seconds East, 0.47 feet for witness;

THENCE North 85 degrees 02 minutes 51 seconds East along the South line of said Chacon tract, distance of 521.00 feet to a 3 inch aluminum disk stamped "HP and RPLS 5513" set over 1/2 inch rod set for corner, said corner being the Northwest corner of a tract of land conveyed to Alejandr Estrada and Mabel Villagran by Warranty Deed recorded in Volume 2001156, Page 9002, Deed Reco Dallas County, Texas, from which a metal post bears, South 56 degrees 26 minutes 00 seconds Ec 0.56 feet for witness; a ron ro ords, ast,

THENCE South 03 degrees 11 minutes 21 seconds East along the West line tract, a distance of 158.85 feet to a 3 inch aluminum disk stamped "HP cinch iron rod set for corner, said corner being along the North line of said wood post bears, North 21 degrees 35 minutes 18 seconds East, 0.52 feet st line of said Estrada "HP and RPLS 5513" se of said Palacios tract, the strate of the said Palacios tract, the said Palacios tract, the said Palacios tract, the said Palacios tract, the said Palacios tracts are said Palacios. da and Villagran The set over 1/2 St, from which a

THENCE South 89 degrees distance of 479.00 feet to land. 11 minutes the POINT ( seconds West along the I BEGINNING and containing le of said Palaci square feet or 今

BLOCK 8828 DCRT REVENUE & TAXATION INST. NO. 20080273818 O.P.R.D.C.T. 0408 SWBELL 6" CEDAR

SWBELL 6" CEDAR

6" CEDAR

6" CEDAR 1/2" IRF FOR WITNESS N 58°02'35" E 0.47' Ţ.**©** ESMT. TO MAGNOLIA GAS COMPANY, VOL. 1392, PG. 551, MODIFIED VOL. 4448, PG. 493, (NO POINT OF BEGINNING ام م¥ CALLED 30 FOOT VOL. 793, PG. 50' GAS LINE ESMT. **⊕**§ **₩** OAK 9" 6" OAK 89°11'06" o width), D.R.D.C.T. (NO width), D.R.D.C.T. LOT 1, BLOCK 8 70,370 Sq. Fe 1.62 Acres ≶ . 0 479.00 12" CEDAR 12" CEDAR
12" CEDAR
14" CED 269.41 269.41 **BLOCK 8830** 158.85 S 03°11'21" E 419.68'
METAL POST FOR WITNESS
S 56°26'00" E 0.56' BLOCK 8830 WOOD POST FOR WITNESS N 21°35'18" E 0.52'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

ADDITION NAME, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, as to the public use forever any streets, alleys, and floodway management areas shown thereon are hereby reserved for the purposes indicated. The utility and fire lane 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, tences, 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 endangements and any endangements are parts of its respective systems of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any endangements.

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.

WITNESS, my hand at Dallas, Texas, this the \_ This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas. day of 2019.

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STATE OF COUNTY O OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears. Mayra Hernandez—Prado 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

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 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

RELEASED FOR REVIEW O 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.

Connally

Registered Professional Land Surveyor No. 5513

STATE OF OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for appeared Bryan Connally known to me to be the person and acknowledged to me that he executed the same for that the statements in the foregoing certificate are true. the said County and State, on this day personally whose name is subscribed to the foregoing instrument the purpose therein expressed and under oath stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

GENERAL NOTES

1) BEARINGS SHOWN AR

) LOT TO LONGINEERING

ANY STRU

BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH ATRAL ZONE, NAD 83 (2011).

THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.

LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS SINEERING DEPARTMENT APPROVAL.

ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LING ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LING MAY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LING MAY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LING MAY STRUCTURE NEW PROPERTY LING MAY NOT EXTEND ACROSS NEW PROPERTY NOT

SYSTEM, NORTH

TEXAS

) COORDINATES SHOWN ENTRAL ZONE, NORTH AND NO PROJECTION.

STATE PL 1983 ON

END ACROSS NEW PROPERTY LINES. PLANE COORDINATE SYSTEM, NORTH )N GRID COORDINATE VALUES, NO SCALE

68-C-2.

CITY

T. = DEED RECORDS, DALLAS COUNTY, TEXAS
T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY,
D. = INSTRUMENT NUMBER
VOLUME

D.R.D.C.T. =
P.R.D.C.T. =
P.R.D.C.T. =
O.P.R.D.C.T.
INST. NO. =
VOL. = VOL
PG. = PAGE
CM = CONT = PAGE

= CONTROLLING MONUMENT

W. = RIGHT-OF-WAY

= 5/8 INCH IRON ROD FOUND

= 1/2 INCH IRON ROD FOUND

S. = 3" ALUMINUM DISK STAMPED "

SET OVER A 1/2 INCH IRON ROI

ROD SET RPLS

PRELIMINARY PLAT
HERNANDEZ-PRADO ADDITION

LOT 1, BLOCK 8830

70,370 SQ.FT. / 1.62 ACRES
WILLIAM LATHAM SURVEY, ABSTRACT NO. 838
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-154



1"=40' / DATE: 2/18/19 / JOB NO. 1610015-PLAT / DRAWN BY:

ER: MAYRA HERNANDEZ-PRADO 9820 RYLIE CREST DRIVE DALLAS, TEXAS 75217 469-278-8156