

BENCHMARK:

Dallas Water Utilities Benchmark 59-H-1

Square cut on center radius concrete curb southeast corner intersection of Cheyenne Road and Oak View Lane.

Elevation: 526.080

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Gerardo Pena Hernandez and Norma Luna are the owners of a tract of land situated in the Abraham Carver Survey, Abstract No. 263, City of Dallas, Dallas County, Texas and being the same 8.7320 acre tract of land conveyed to Gerardo Pena Hernandez and Norma Luna by deed recorded in Instrument Number 201700272313, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for the southeast corner of said 8.7320 acre tract and being on the west line of a 12.6295 acre tract of land conveyed to Dallas Directional Drilling Inc. by deed recorded in Instrument Number 201400212601, Official Public Records, Dallas County, Texas and being on the northeast corner of a 35' right-of-way;

Thence, South 89°17'41" West, along the south line of said 8.7320 acre tract, the north line of said 35' right-of-way, the north line of a subdivision of 0.63 acre of land out of city block 6773, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 20, Page 435, Map Records, Dallas County, Texas and the north line of a tract of land conveyed to Alisha Jennings by deed recorded in Instrument Number 20080278531, Official Public Records, Dallas County, Texas, a distance of 351.19 feet to a 1/2" iron rod found for the southwest corner of said 8.7320 acre tract, the northwest corner of said Jennings tract and being on the east line of Lot 1A, Block A/6773 of Nueva Vida Bruton Road Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument Number 201300056436, Map Records, Dallas County, Texas;

Thence, North 01°22'25" East, along the west line of said 8.7320 acre tract and the east line of said Lot 1A, a distance of 651.87 feet to a 3/4" iron pipe found for the northeast corner of said Lot 1A and the southeast corner of Hillside Oaks Phase 5 No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 86135, Page 3519, Deed Records, Dallas County, Texas;

Thence, North 02°08'45" East, along the west line of said 8.7320 acre tract and the east line of said Hillside Oaks Phase 5 No. 2, a distance of 462.13 feet to a 1/2" iron rod found for the northwest corner of said 8.7320 acre tract, the northwest corner of said Hillside Oaks Phase 5 No. 2 and being on a south line of a 32.2722 acre tract of land conveyed to City of Mesquite by deed recorded in Volume 79037, Page 1458, Deed Records, Dallas County, Texas;

Thence, South 89°50'46" East, along the north line of said 8.7320 acre tract and a south line of said 32.2722 acre tract, a distance of 329.95 feet to a 1/2" iron rod found for the northeast corner of said 8.7320 acre tract and a re-entrant corner of said 32.2722 acre tract;

Thence, South 00°35'23" West, along the east line of said 8.7320 acre tract and a west line of said 32.2722 acre tract, a distance of 360.49 feet to a 6" wood fence corner post found for the southwest corner of said 32.2722 acre tract and the northwest corner of said 12.6295 acre tract;

Thence, South 00°36'48" West, along the east line of said 8.7320 acre tract and the west line of said 12.6295 acre tract, a distance of 747.85 feet to the Point of Beginning and containing 380,365 square feet or 8.732 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Gerardo Pena Hernandez and Norma Luna, do hereby adopt this plat, designating the herein described property as HERNANDEZ-LUNA 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, this the _____ day of _____, 2018.

BY: _____
GERARDO PENA HERNANDEZ

BY: _____
NORMA LUNA

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Gerardo Pena Hernandez, 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 _____ day of _____, 2018.

Notary Public for and in the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Norma Luna, 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 _____ day of _____, 2018.

Notary Public for and in the State of Texas

PRELIMINARY PLAT

HERNANDEZ-LUNA ADDITION

LOT 1, BLOCK A/6773

8.732 ACRES

ABRAHAM CARVER SURVEY, ABSTRACT NO. 263

City of Dallas, Dallas County, Texas

City Plan File No. S178-139

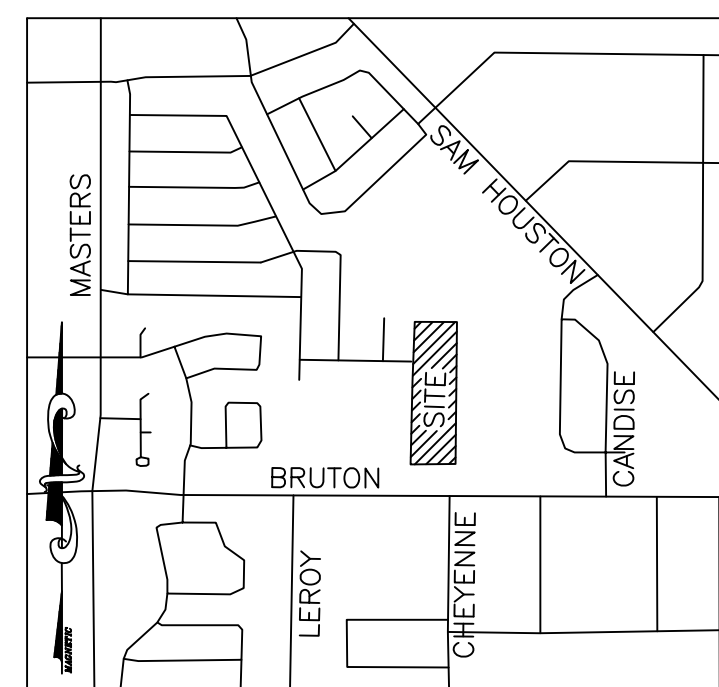
OWNER:

GERARDO PENA HERNANDEZ
AND NORMA LUNA
2005 EMERALD OAKS
MESQUITE, TEXAS 75181

GENERAL NOTES:

- The purpose of this plat is to create one lot from an 8.732 acre tract of land.
- Bearings based on the south line of deed recorded in Instrument No. 201700272313, Official Public Records, Dallas County, Texas.
- Lot-to-Lot drainage is not permitted without Engineering Section Approval.
- Any structure new or existing may not extend across new property lines.
- State Plane coordinates based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.

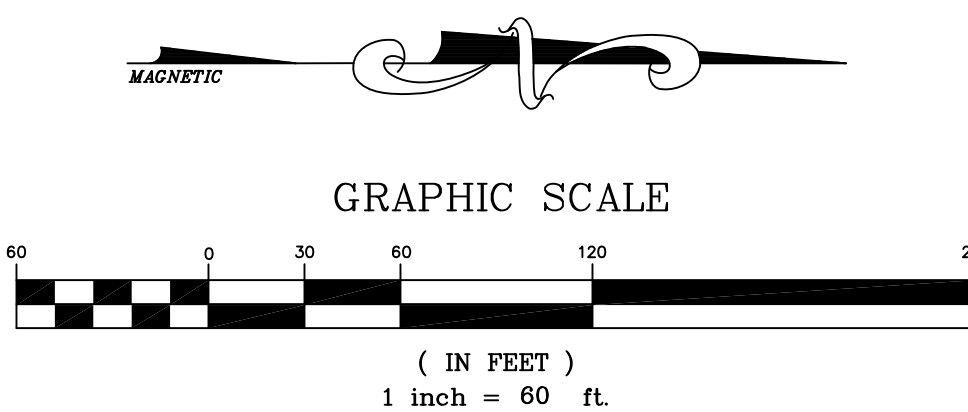
CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		PHONE: (972) 742-4411	
LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200			
JOB No.	SCALE:	DATE	DRAWN BY:
2452-18	1"=60'	JANUARY 30, 2018	CP



VICINITY MAP
(NOT TO SCALE)

LEGEND

- - EXISTING TREES
- I.R.F. - IRON ROD FOUND
- (C.M.) - CONTROL MONUMENT
- D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- M.R.D.C.T. - MAP RECORDS DALLAS COUNTY TEXAS
- R.O.W. - RIGHT-OF-WAY
- INST. NO. - INSTRUMENT NUMBER
- (N.T.S.) - NOT TO SCALE
- ⊕ - CENTERLINE
- VOL., PG. - VOLUME, PAGE
- R.O.W. - RIGHT-OF-WAY



SURVEYOR'S STATEMENT

I, James Bart Carroll, 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.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2018.

"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"

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

Notary Public for the State of Texas

