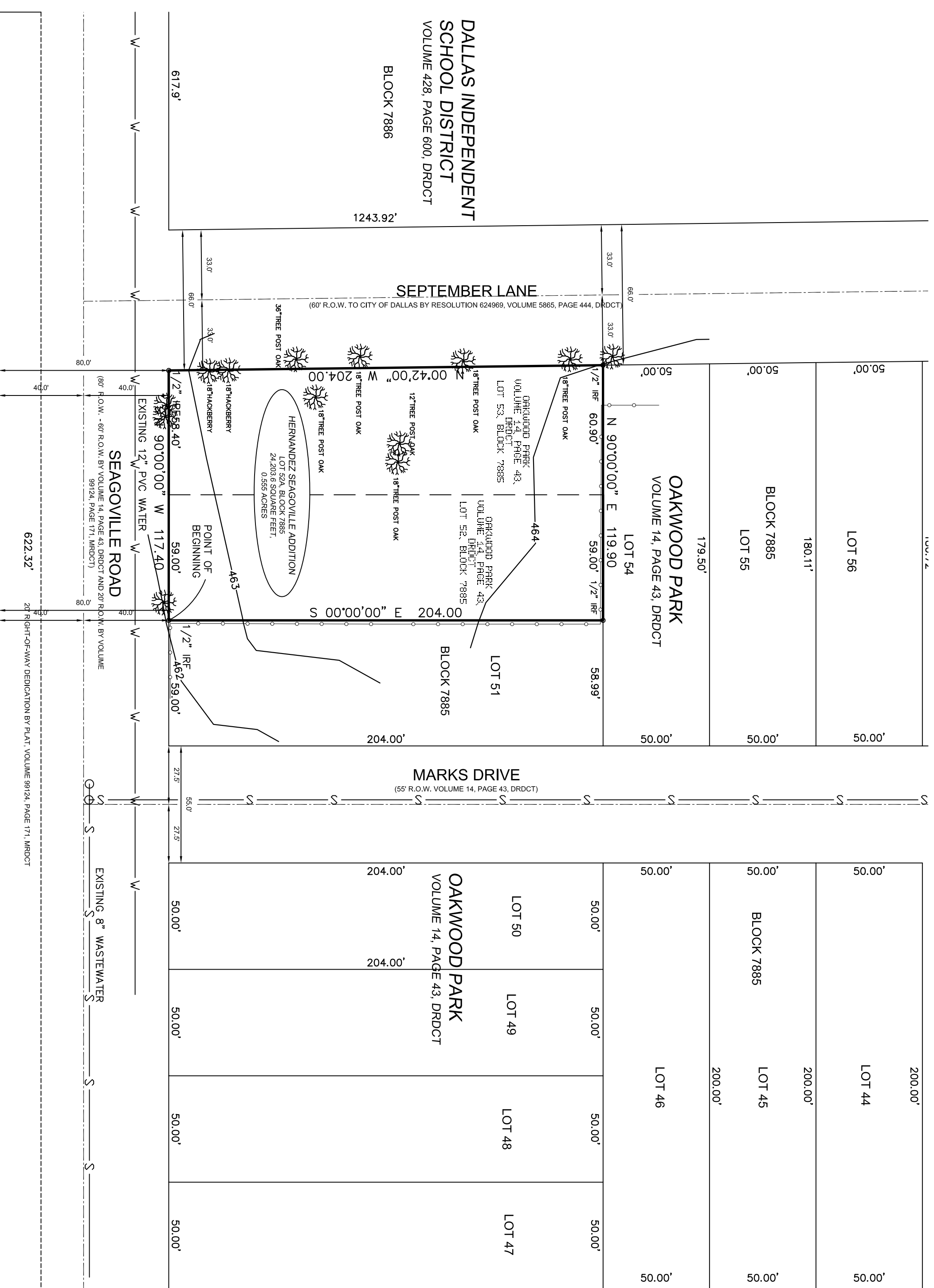
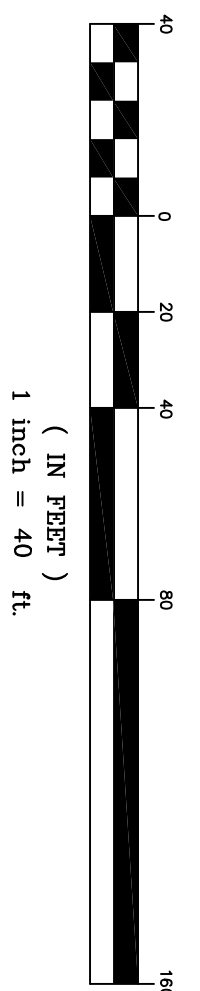


GRAPHIC SCALE



**GOSPEL
TABERNACLE
CHURCH ADDITION**
VOLUME 99124 PAGE 171
MRDCT

BLOCK 7884
703.83'

SURVEYOR'S STATEMENT

I, Xavier Choppa, 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. 514-8.617 (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 _____ day of _____, 2016.

PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS. MARCH, 2016

XAVIER CHOPPA, R.P.L.S. LICENSE 2568

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Choppa, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARANOT
Xavier Choppa Engineering/Surveying
A MARANOT SUBSIDIARY
P.O. Box 153311
Irving, Texas 75015
TELEPHONE: 972259-9640

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Humberto Hernandez is the owner of LOT 52 AND LOT 53, of OAKWOOD PARK ADDITION, according to the plat recorded in Volume 14, Page 43, Plat Records, Dallas County, Texas, being in City Block 7885, in the NOAH HENDERSON SURVEY, ABSTRACT NUMBER 583, said lots as conveyed by deed recorded in County Clerk File Number 201500302415, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south common corner of said Lot 52, and Lot 51, in said Block 7885, some point being on the north right of way line of Seagoville Road, (80 foot right of way at this point);

THENCE North 90° 00' 00" West, along the north right of way line of Seagoville Road, at 59.0 feet passing the south common corner of said Lot 52 and Lot 53, and continuing for a total distance of 117.40 feet to a 1 inch iron pipe found for the southwest corner of said Lot 53, some being on the east right of way line of September Lane, (66 foot street easement);

THENCE North 00° 42' 00" West, along the common line of said Lot 53 and September Lane, 204.00 feet to a 1/2 inch iron rod found for the west common corner of said Lot 53, and Lot 54, of said Block 7885;

THENCE North 90°00' 00" East, along the common line of said Lot 53, and Lot 54, 119.90 feet to a 1/2 inch iron rod found for the north common corner of said Lot 52, and Lot 51;

THENCE South 00° 00' 00" East, along the common line of said Lot 52, and Lot 51, 204.00 feet to the point of beginning, and containing 24,203.6 square feet or 0.556 acres of land, more or less.

OWNERS' DEDICATION:

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS:

THAT Humberto Hernandez does hereby adopt this plat, designating the herein described property as **HERNANDEZ SEAGOVILLE 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 roadway 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 public and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance, reconstruction or placed upon, over or across the easements is the responsibility of the property owner. No buildings, fences, shrubs, or other improvements or growth 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 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 and upon 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 of 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to all plating ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Humberto Hernandez _____ Date _____

STATE OF TEXAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Humberto Hernandez known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

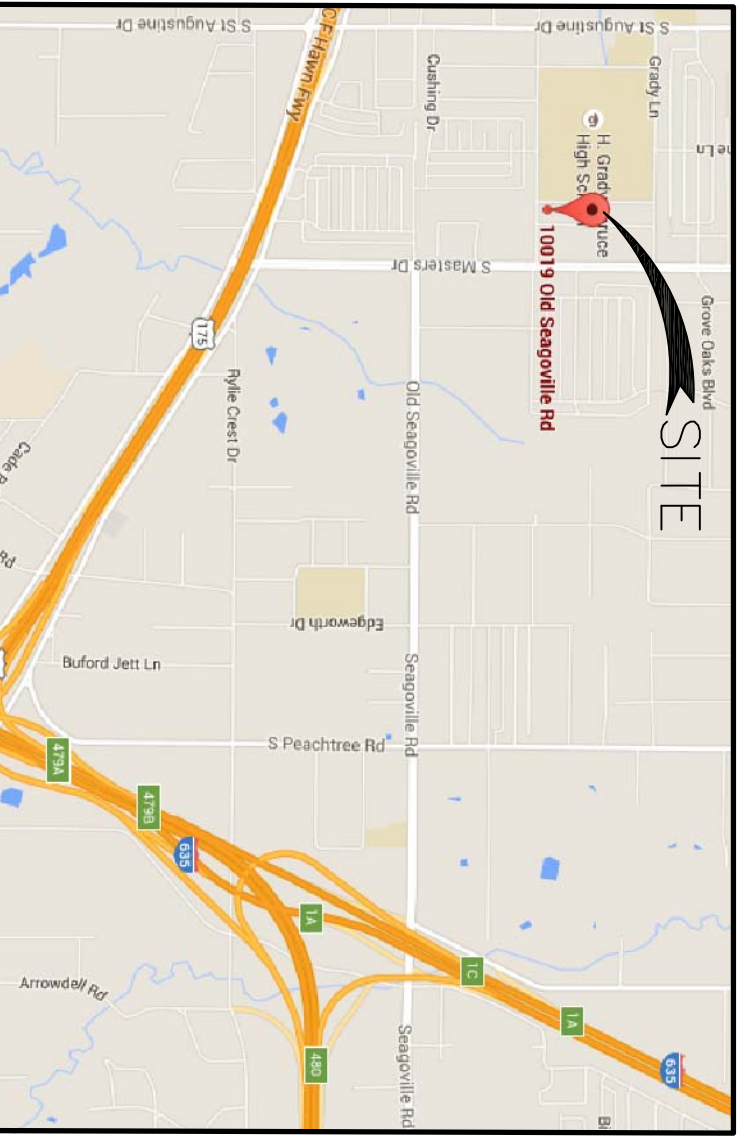
1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 53 AT THE NORTHEAST CORNER OF THE INTERSECTION OF SEAGOVILLE ROAD AND SEPTEMBER LANE AND A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 53 ON THE WEST RIGHT OF WAY LINE OF SEAGOVILLE ROAD. AN ADDITION TO THE WEST BOUNDARY LINE OF OAKWOOD PARK ADDITION, AN ADDITION RECORDED IN VOLUME 14, PAGE 81, MRDCT.
2. BASIS OF BEARINGS IS NORTH 00°42' 00" WEST, WHICH IS THE BEARING FOR THE EASTERLY RIGHT OF WAY LINE OF SEPTEMBER LANE, ON THE WEST BOUNDARY OF SAID OAKWOOD PARK ADDITION.
3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF TWO LOTS IN BLOCK 7885.
5. THERE ARE NO PROTECTED TREES AFFECTED BY THIS PLAT. ALL PROTECTED TREES WILL BE PRESERVED.
6. THERE ARE NO STRUCTURES ON THIS LOT.
7. THERE IS NO SANITARY SEWER SERVICE FOR THIS LOT AT THE PRESENT TIME.

LEGEND:
IRF - IRON ROD FOUND
C.M - CONTROLLING MONUMENT
DRDCT - DEED RECORDS, DALLAS COUNTY TEXAS
MRDCT - MAP RECORDS, DALLAS COUNTY, TEXAS
S.S. - SANITARY SEWER
M.H. - MANHOLE
W.M. - WATER METER

OWNERS:
HUMBERTO HERNANDEZ
3009 CRYSTAL DRIVE
BALCH SPRINGS, TEXAS 75180

**PRELIMINARY PLAT
HERNANDEZ SEAGOVILLE
ADDITION
LOT 52A, BLOCK 7885**

**A REPLAT OF LOT 52 AND LOT 53, IN OAKWOOD
PARK ADDITION IN BLOCK 7885,
NOAH HENDERSON SURVEY, ABSTRACT 583,
CITY OF DALLAS,
DALLAS COUNTY, TEXAS.**



VICINITY MAP N.T.S.