

LINE TYPE TABLE	
_____	BOUNDARY LINE
_____	ADJOINER LINE
_____ 450' _____	CONTOUR LINE
_____ W _____	WATER LINE
_____ OHJ _____	OVERHEAD SERVICE LINE
_____ S _____	SEWER LINE
_____ — — — — —	EASEMENT LINE
_____ — — — — —	BUILDING LINE
_____ — — — — —	STREET CENTERLINE

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSE G. HERNANDEZ, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS:

TUMBLEWEED 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 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, FENCE, TREE, SHRUB, 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 THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO THE SAME. THE RIGHT OF INGRESS AND EGRESS SHALL BE 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, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2021.

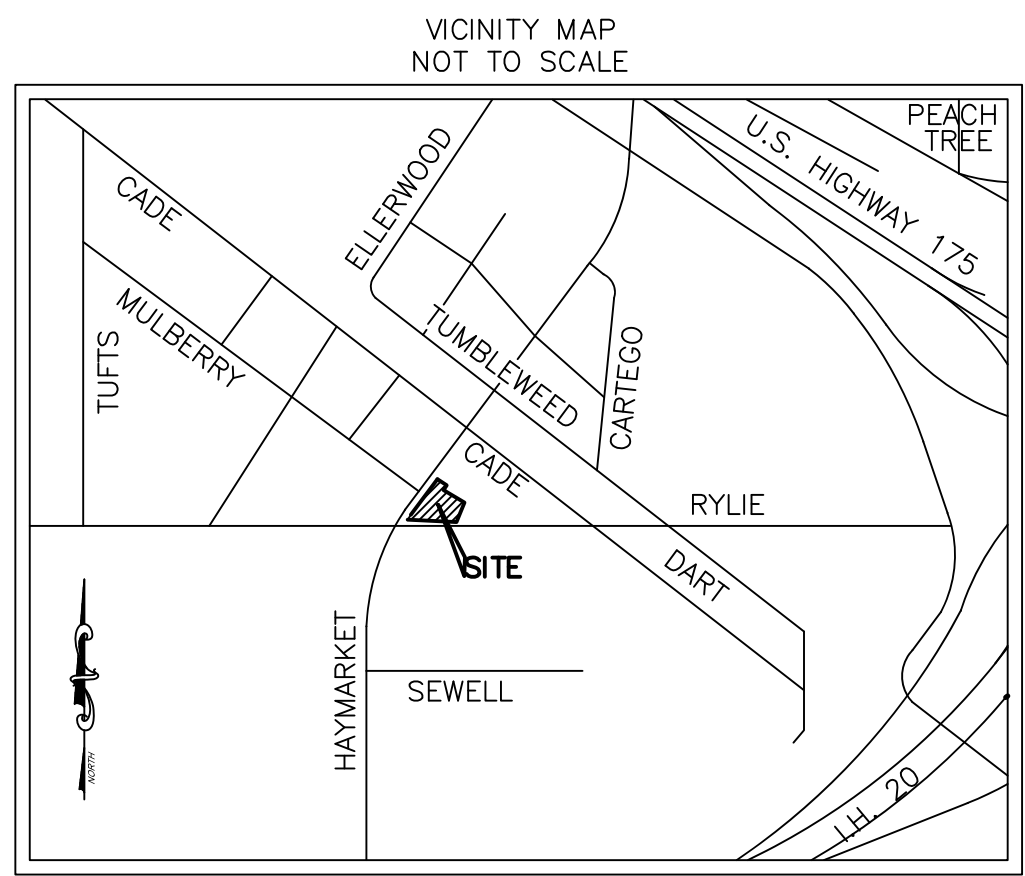
BY: _____
JOSE G. HERNANDEZ, OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSE G. HERNANDEZ, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR _____ COUNTY



OWNER'S CERTIFICATE:

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS JOSE G. HERNANDEZ IS THE SOLE OWNER OF LAND SITUATED IN J.R. RYLIE SURVEY, ABSTRACT NO. 1245, CITY BLOCK 8775, CITY OF DALLAS, FORMERLY LOCATED IN THE CITY OF KLEBERG, ANNEXED INTO THE CITY OF DALLAS BY ORDINANCE NUMBER 15619, DATED SEPTEMBER 28, 1977, DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO JOSE G. HERNANDEZ, BY TRUSTEE'S DEED RECORDED IN INSTRUMENT NUMBER 202000036177, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF AN EASEMENT TO THE CITY OF DALLAS FOR THE PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC, AS RECORDED IN VOLUME 87009, PAGE 1321, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 1, MAP OF RYLIE, UNANNEXED AT THE TIME OF FILING, NOW IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67, PAGE 151, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "PITTS 4595" FOUND FOR THE
SOUTHEAST CORNER OF SAID HERNANDEZ TRACT, SAME BEING THE WEST CORNER OF THAT CERTAIN TRACT
OF LAND CONVEYED TO MIDARY INVESTMENTS, LLC, BY DEED RECORDED IN INSTRUMENT NUMBER
201900112709, SAID OFFICIAL PUBLIC RECORDS, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF RYLE
ROAD (60 FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89 DEG. 23 MIN. 00 SEC. WEST, ALONG THE COMMON LINE OF SAID HERNANDEZ TRACT AND SAID RYLIE ROAD, PASSING AT A DISTANCE OF 180.84 FEET, A 5/8 INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID HERNANDEZ TRACT, SAME BEING THE SOUTHEAST CORNER OF AFORESAID ROAD EASEMENT, AND CONTINUING ALONG THE SOUTH LINE OF SAID ROAD EASEMENT AND THROUGH THE INTERIOR OF SAID HERNANDEZ TRACT, A TOTAL DISTANCE OF 241.51 FEET TO A POINT FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE INTERSECTION OF SAID RYLIE ROAD AND HAYMARKET ROAD (A 60 FOOT PUBLIC RIGHT-OF-WAY)

THENCE NORTH 36 DEG. 27 MIN. 41 SEC. EAST, ALONG THE WEST LINE OF SAID ROAD EASEMENT AND THROUGH THE INTERIOR OF SAID HAYMARKET ROAD, A DISTANCE OF 225.46 FEET TO A POINT FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST NORTHERLY CORNER OF SAID ROAD EASEMENT, SAME BEING THE WEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO MDA KHFAF, LLC, BY DEED RECORDED IN INSTRUMENT NUMBER 201700116037, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 53 DEG. 32 MIN. 19 SEC. EAST, ALONG THE COMMON LINE OF SAID ROAD EASEMENT, SAID HAYMARKET ROAD, AND SAID MDA KHFAF TRACT, PASSING AT A DISTANCE OF 70.00 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ROAD EASEMENT, SAME BEING THE NORTHWEST CORNER OF AFORESAID HERNANDEZ TRACT, AND CONTINUING ALONG THE COMMON LINE OF SAID HERNANDEZ TRACT AND SAID MDA KHFAF TRACT, A TOTAL DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTH CORNER OF SAID MDA KHFAF TRACT, SAME BEING IN A WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARIA D. VELASQUEZ, BY DEED RECORDED IN INSTRUMENT NUMBER 20070351064, SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID VELASQUEZ TRACT AND SAID HERNANDEZ TRACT AS FOLLOWS:

SOUTH 36 DEG. 27 MIN. 41 SEC. WEST, A DISTANCE OF 10.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "PITTS 4595" FOUND FOR CORNER, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID VELASQUEZ TRACT;

SOUTH 1/2 SEC. 32 MIN. 19 SEC. EAST, PASSING THE MOST SOUTHERLY CORNER OF SAID VELASQUEZ TRACT, SAME BEING THE WEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARIA DE LUZ SALAZAR RAMIREZ, BY DEED RECORDED IN INSTRUMENT NUMBER 201400084050, AFORESAID OFFICIAL PUBLIC RECORDS, AND CONTINUING ALONG THE COMMON LINE OF SAID HERNANDEZ TRACT AND SAID RAMIREZ TRACT, A TOTAL DISTANCE OF 139.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "PITTS 4595" FOUND FOR THE MOST EASTERLY CORNER OF SAID HERNANDEZ TRACT, SAME BEING THE SOUTH CORNER OF SAID RAMIREZ TRACT, SAME BEING IN THE WESTERLY LINE OF AFORESAID MIDARY INVESTMENTS TRACT;

THENCE SOUTH 53 DEG. 48 MIN. 11 SEC. WEST, ALONG THE COMMON LINE OF SAID HERNANDEZ TRACT AND SAID MIDARY TRACT, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 25,314 SQUARE FEET OR 0.581 ACRE OF COMPUTED LAND, MORE OR LESS.

SURVEYOR'S STATEMENT

1. TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRMS THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE SOURCES. THAT THIS PLAT IS IN SUBSTANTIAL ACCORD WITH THE REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, 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 CONFORMANCE 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE. RELEASED FOR REVIEW 04/23/2021

TIMOTHY R. MANKIN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
TUMBLEWEED ADDITION
LOTS 1, 2 & 3, BLOCK 1/8775
BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN J.
R. RYLIE SURVEY, ABSTRACT NO. 1245, CITY BLOCK 8775,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT FILE NO. S201-654
ENGINEERING PLAN NO. DP ____-____

JOB NO.: 20-1006		PEISER & MANKIN SURVEYING, LLC		SHEET	
DATE: 12/23/2020		www.peisersurveying.com			
FIELD DATE: 12/17/2020					
SCALE: 1" = 30'		 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (TX)		Texas Society of Professional Surveyors	
FIELD: N.T.K.				1	
DRAWN: J.B.W.				OF	
CHECKED: T.R.M.		trmankin@peisersurveying.com FIRM NO. 100999-00		1	
		Member Since 1977			

OWNER:	ENGINEER:
JOSE G. HERNANDEZ 1112 JANELLE DRIVE IRVING, TEXAS 75062 817-609-0960 JOSEGO418@GMAIL.COM	OKM ENGINEERING, INC. SHOLA MOROHUNFOLA 112 S. MADISON AVENUE DALLAS, TEXAS 75208 817-657-7995 SHOLAM@OKM-ENGINEERING.COM