

OWNER'S CERTIFICATE

WHEREAS Rodolfo Hernandez and Socorro Hernandez are the sole owners of a tract of land located in the ROBERT KLEBERG SURVEY, Abstract No. 716, City of Dallas, Dallas County, Texas, and being a part of Lot 3, City Block B/8820, of Berry & Rutherford Subdivision, an unrecorded Addition in the City of Dallas, Dallas County, Texas, according to Dallas County Plat Books of Dallas County, Texas, and being the same tract of land described in Quitclaim Deed to Rodolfo and Socorro Hernandez, recorded in Instrument No. 20080221531, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Commencing at a 5/8" iron rod found at or about the Northeast line of Garden Grove Drive, a 60' wide public right-of-way, at or about the South corner of Lot 3D, City Block A/8820 of M.C.M. Enterprise Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002137, Page 15, Map Records, Dallas County, Texas;

Thence South 45°07'54" West, crossing said Garden Grove Drive, a distance of 59.74' to the PLACE OF BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ BIEN, RPLS 5310" set for corner in the Southwest line of said Garden Grove Drive, same being the Northeast line of City Block B/8820, at the East corner of said Lot 3 and the North corner of Lot 4 of said Berry & Rutherford Subdivision, Lot 4 being described in deed to Linda Sheril Gulley, recorded in Volume 99230, Page 6715, Deed Records, Dallas County, Texas;

Thence South 44°23'12" West, passing to of 220.00' to a 1/2" iron rod with a 3-1/4" BIEN, RPLS 5310" set at the common confunction of said Berry & Rutherford Subdivision, to Lot 9 described in deed to James L. Rob 2400, Deed Records, Dallas County, Tessaid Lot 8 described in deed to Jose Tur 20070300417, Official Public Records, D sing through said City Block B/8820, a distance 3-1/4" aluminum disk stamped "HERNANDEZ non corner of said Lot 3 and 4 and Lots 8 and 9 sion, the North corner of and that portion of said . Robertson, recorded in Volume 2004203, Page y, Texas, the East corner of and that portion of e Turcios, recorded in Instrument No. rds, Dallas County, Texas;

Thence North 45°49'12" West, passing through said City Block B/8820, a distance of 100.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ BIEN, RPLS 5310" set at the North corner of that portion of said Lot 8 to Turcios, the East corner of that portion of said Lot 8 described in deed to Melton B. Romero and Maria Palagia Romero, husband and wife, recorded in Volume 2002099, Page 2635, Deed Records, Dallas County, Texas and the South corner of that portion of said Lot 3 described in deed to Mary Rose Wyer, recorded in Volume 2001103, Page 351, Deed REcords, Dallas County, Texas;

Thence North 44°23'12" East, passing 220.00' to a 1/2" iron rod with a 3-1/4" RPLS 5310" set for corner in the said Seast corner of that portion of said Lot 3 y through said City Block B/8820, a distance of aluminum disk stamped "HERNANDEZ BIEN, Southwest line of Garden Grove Drive, at the 3 to said Wyer;

Thence South 45°49'12" East, along said Southwest line, a distance of 100.00' to the PLACE OF BEGINNING and containing 21,999 square feet or 0.505 of an acre of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

day of

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PRELIMINARY, RELEASED 5-18-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner Texas Registered Professional Land

Surveyor No. 5310

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEA L OF OFFICE this THE day of

Notary Public in

OWNER'S DEDICATION

## NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rodolfo Hernandez and Socorro Hernandez, do hereby adopt this plat, designating the herein described property as *HERNANDEZ BJEN*, 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 easementsshall 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 asements, 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 at Dallas, Texas, this the day of

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By: Rodolfo Hernandez

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Rodolfo 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this THE

Notary Public in and for the State of Texas

My commission expires:

WITNESS, my hand at Dallas, Texas, this the

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corro Hernandez

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Socorro 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this THE

My commission expires:

Notary Public in and for the State of Texas

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
OPERTY ADDRESS: 13600 Garden Grove Drive ~
Owner: Rodolfo & Socorro Hernandez
~ 823 Shady Brook Lane, Red Oak, TX 75154 ~
~ 214-794-0123 ~

Drawn by: 543 | Date:05-18-2017 | Revised: A&W SURVEYORS, INC.

Professional Land Surveyors

17-0653 | Drawn by: 543 | Date: 05-18-2017 | Revised:
"A professional company operating in your best interest"

5) LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

LOT 3, BLOCK B/8820 BERRY & RUTHERFORD ADDITION (UNRECORDED) HERNANDEZ BIEN C AND 3D, BLOCK B/8820

PRELIMINARY

PLAT

ROBERT KLEBERG SURVEY, ABSTRACT NO. 716 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S167-196