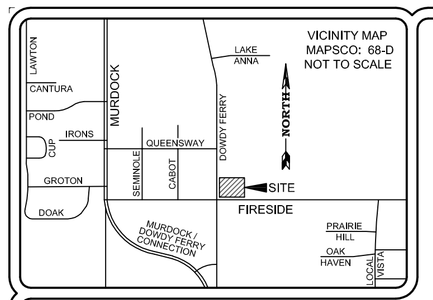

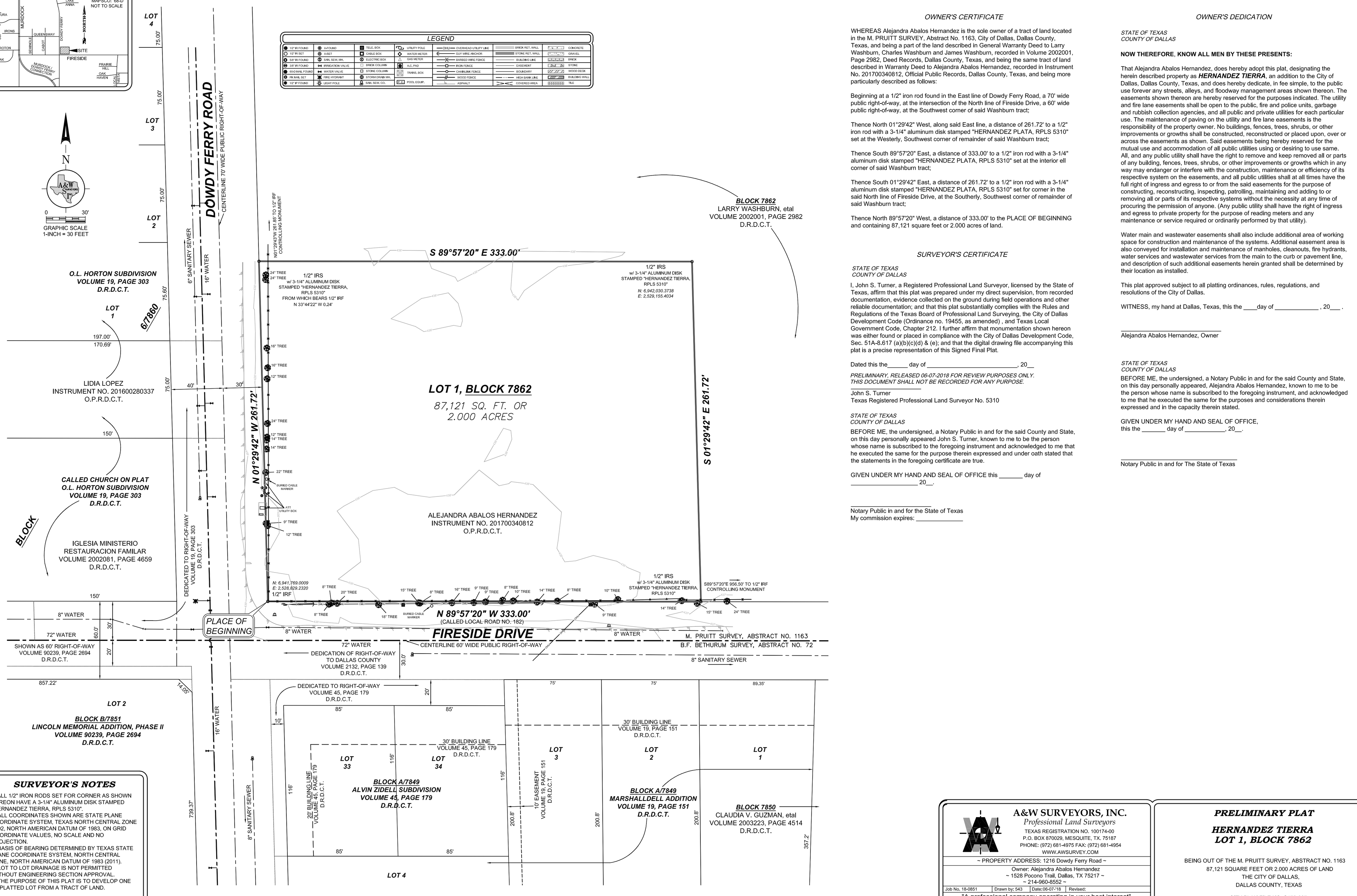

SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3-1/4" ALUMINUM DISK STAMPED "HERNANDEZ TIERRA, RPLS 5310".
2. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT FROM A TRACT OF LAND.

OWNER'S CERTIFICATE

WHEREAS Alejandra Abalos Hernandez is the sole owner of a tract of land located in the M. PRUITT SURVEY, Abstract No. 1163, City of Dallas, Dallas County, Texas, and being a part of the land described in General Warranty Deed to Larry Washburn, Charles Washburn and James Washburn, recorded in Volume 2002001, Page 2982, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed to Alejandra Abalos Hernandez, recorded in Instrument No. 201700340812, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the East line of Dowdy Ferry Road, a 70' wide public right-of-way, at the intersection of the North line of Fireside Drive, a 60' wide public right-of-way, at the Southwest corner of said Washburn tract;

Thence North 01°29'42" West, along said East line, a distance of 261.72' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PLATA, RPLS 5310" set at the Westerly, Southwest corner of remainder of said Washburn tract;

Thence South 89°57'20" East, a distance of 333.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PLATA, RPLS 5310" set at the interior ell corner of said Washburn tract;

Thence South 01°29'42" East, a distance of 261.72' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PLATA, RPLS 5310" set for corner in the said North line of Fireside Drive, at the Southerly, Southwest corner of remainder of said Washburn tract;

Thence North 89°57'20" West, a distance of 333.00' to the PLACE OF BEGINNING and containing 87,121 square feet or 2.000 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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.

Dated this_____ day of _____, 20__

PRELIMINARY, RELEASED 06-07-2018 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

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 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 SEAL OF OFFICE this _____ day of _____ 20__.

_____
Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alejandra Abalos Hernandez, does hereby adopt this plat, designating the herein described property as ***HERNANDEZ TIERRA***, an addition to the City of Dallas, Dallas County, Texas, and does 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 at Dallas, Texas, this the ____day of _____ , 20___ .

_____
Alejandra Abalos Hernandez, Owner

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, Alejandra Abalos 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1216 Dowdy Ferry Road ~
Owner: Alejandra Abalos Hernandez
~ 1528 Pocono Trail, Dallas, TX 75217 ~
~ 214-960-8552 ~

Job No. 18-0851	Drawn by: 543	Date:06-07-'18	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

HERNANDEZ TIERRA
LOT 1, BLOCK 7862

BEING OUT OF THE M. PRUITT SURVEY, ABSTRACT NO. 1163
87,121 SQUARE FEET OR 2.000 ACRES OF LAND
THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-227