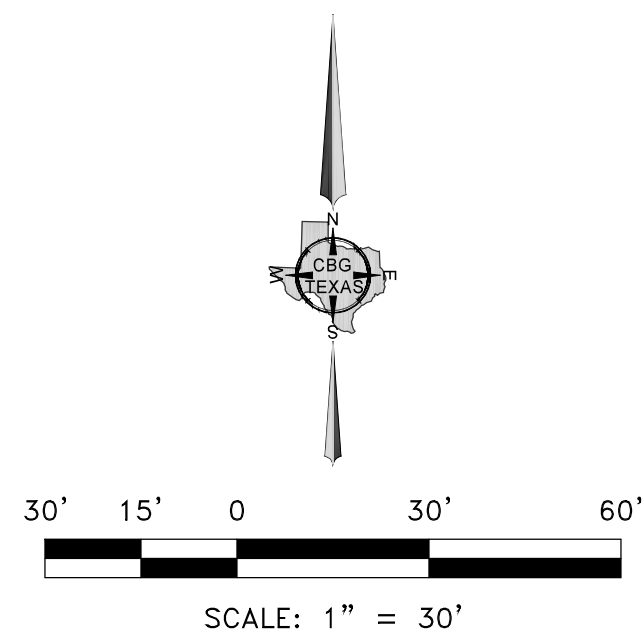


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Anthony Hernandez is the owner of a 20,000 square foot tract of land situated in the Harvey Casey Survey, Abstract No. 307, Dallas County, Texas, being a portion of Lot 11, Clover Blossom Farms, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 6, Page 53, Map Records, Dallas County, Texas, same being a tract of land conveyed to Anthony Hernandez, by Warranty Deed recorded in Instrument No. 201800208198, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being along the Southwest right-of-way line of Marigold Drive (50 foot right-of-way) created in Volume 6, Page 53, Map Records, Dallas County, Texas, same being the North corner of Lot 10, of said Clover Blossom Farms, same being the North corner of a tract of land conveyed to Angel Argota and Ana Argota, by deed recorded in Instrument No. 202200100711, Official Public Records, Dallas County, Texas;

THENCE South 72 degrees 23 minutes 35 seconds West, along the Northwest line of said Lot 10, a distance of 200.00 feet to a 1/2 inch iron pipe found for corner, said corner being the Southeast corner of a tract of land conveyed to Benito Macareno, by deed recorded in Instrument No. 20200060494, Official Public Records, Dallas County, Texas;

THENCE North 17 degrees 48 minutes 22 seconds West, along the Northeast line of said Macareno tract, a distance of 100.00 feet to a square 1/2 inch iron pipe found for corner, said corner being the South corner of a tract of land conveyed to Ramiro Gaona Zavala and Eliud Zavala, by deed recorded in Instrument No. 20070320902, Official Public Records, Dallas County, Texas;

THENCE North 72 degrees 23 minutes 35 seconds East, along the Southeast line of said Zavala tract, a distance of 200.00 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Zavala tract, same being along the Southwest right-of-way line of said Marigold Drive;

THENCE South 17 degrees 48 minutes 21 seconds East, along the Southwest right-of-way line of said Marigold Drive, a distance of 100.00 to the POINT of BEGINNING and containing 20,000 square feet and or 0.46 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Anthony Hernandez, does hereby adopt this plat, designating the herein described property as **HERNANDEZ 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 at Dallas, Texas, this the _____ day of _____, 2026.

By: _____
Anthony Hernandez (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Anthony 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 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 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 the _____ day of _____, 2026.

RELEASED FOR REVIEW 05/14/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

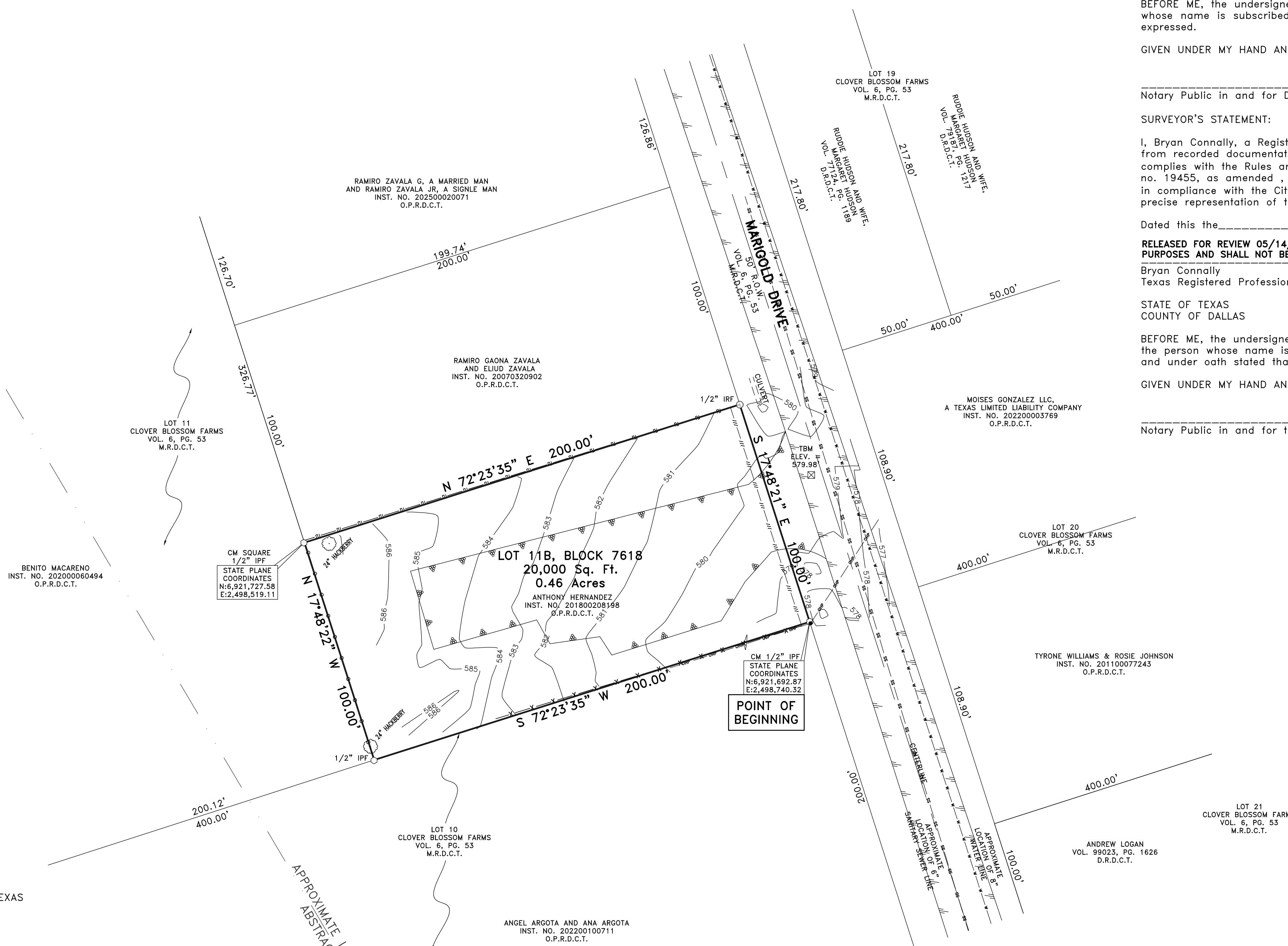
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2026.

Notary Public in and for the State of Texas



- LEGEND**
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
SQ. FT. = SQUARE FEET

- GENERAL NOTES**
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5) ACCORDING TO THE F.I.R.M. NO. 48113C0495K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE IN WITHIN THE 100 YEAR. FLOOD ZONE
6) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 2125, PG. 535, VOL. 2124, PG. 228

ROBERT SIMONTON SURVEY,
ABSTRACT NO. 1277

HARVEY CASEY SURVEY,
ABSTRACT NO. 307

CERTIFICATE OF APPROVAL

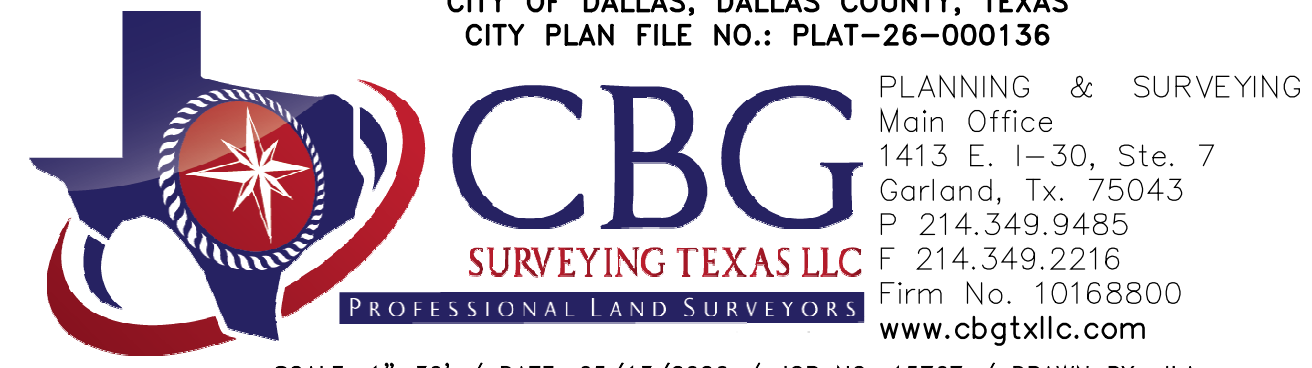
I, _____, Chairperson or
I, _____, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of
Texas, hereby certify that the attached plat was duly filed
for approval with the City Plan Commission of the City of
Dallas on the _____ day of _____ A.D.
20____ and same was duly approved on the
_____ day of _____ A.D. 20____ by
said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

**PRELIMINARY REPLAT
HERNANDEZ ADDITION
LOT 11B, BLOCK 7618
BEING A REPLAT OF A PORTION OF LOT 11,
CLOVER BLOSSOM FARMS VOL. 6, PG. 53 (M.R.D.C.T.)
HARVEY CASEY SURVEY, ABSTRACT NO. 307
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: PLAT-26-000136**



OWNER: ANTHONY HERNANDEZ
4305 TRIPPIE STREET
LANCASTER, TEXAS 75134
PHONE: 469-815-8091
EMAIL: ABFLORINGINFO4@GMAIL.COM