



OWNER'S CERTIFICATE

STATE OF TEXAS ~  
COUNTY OF DALLAS ~

WHEREAS 14020 CF HAWN FWY LLC is the sole owner of a 1.83 acre tract of land out of the Robert Kleberg Survey, Abstract No. 716 in the City of Dallas, Dallas County, Texas, being all of that certain tract of land conveyed to 14020 CF HAWN FWY LLC by deed as recorded in Instrument No. 20240036408, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with cap for corner at the east corner of of that certain tract of land conveyed to Raul J. Rojas and Maria E. Hernandez by deed as recorded in Instrument No. 201500161202, Official Public Records, Dallas County Texas, same point being in the south right-of-way line of C.F. Hawn Freeway (a variable width right-of-way), said point being the north corner of said 1.83 acre tract of land being described;

THENCE S 62 degrees 01 minutes 58 seconds E, along the south right-of-way line of said C.F. Hawn Freeway and along the north line of said 1.83 acre tract of land being described, a distance of 191.88 feet to a 1/2 inch iron rod found for corner, said point being the most northerly northeast corner of said 1.83 acre tract of land being described, same point being the intersection of the south right-of-way line of said C.F. Hawn Freeway and the northwest right-of-way line of S. Woody Road (a variable width right-of-way)

THENCE S 08 degrees 41 minutes 58 seconds E, along the aforementioned intersection, a distance of 107.60 feet to a 1/2 inch iron rod found for corner, said point being the most easterly northeast corner of said 1.83 acre tract of said tract being described;

THENCE S 43 degrees 53 minutes 02 seconds W, along the northerly right-of-way line of said S. Woody Road, a distance of 261.52 feet to a 1/2 inch iron found for corner, said point being the south corner of said 1.83 acre tract of land being described, same point being the east corner of that certain tract of land conveyed to Lucilo Villanueva by deed as recorded in Instrument No. 202200077855, Official Public Record, Dallas county, Texas;

THENCE N 44 degrees 54 minutes 58 seconds W, departing the northerly line of said S. Woody Road and along the common of said 1.83, a distance of 270.04 feet to a 1/2 inch iron set for corner, said point being the west corner of said 1.83 acre tract of land being described, said point being in the south line of said Rojas and Hernandez tract;

THENCE N 43 degrees 52 minutes 02 seconds E, along the common line of said 1.83 acre tract of land being described and said Rojas and Hernandez tract, a distance of 268.62 feet to the POINT OF BEGINNING and containing 79,745 square feet and 1.83 acre of computed land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, 14020 CF HAWN FWY LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lot 1, Block A/8806, HOLLOWAY @ WOODY 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2024.

14020 CF HAWN FWY LLC

BY: \_\_\_\_\_

PRINTED NAME : Barkat Daredia

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Barkat Daredia, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for Dallas County

SURVEYOR'S STATEMENT

I, Larry Turman, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

\_\_\_\_\_  
Larry Turman Date  
Registered Professional Land Surveyor, No. 1740

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Larry Turman, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

I, TONY SHIDDI, CHAIRPERSON OR BRENT RUBIN, 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

LEGEND:

- IRF - IRON ROD FOUND
- IRFC - IRON ROD FOUND CAPPED
- R.O.W. - RIGHT-OF-WAY
- CM - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- FND. - FOUND
- ESMT- EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- C.U.D. - COMMUNITY UNIT DEVELOPMENT
- F.M.M. - FLOODWAY MONUMENT SET
- MON SET - 3 1/4" METAL CAP STAMPED "HOLLOWAY @ WOODY ADDITION RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 1.83 ACRES INTO ONE COMMERCIAL LOT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. NO STRUCTURES ON PROPERTY. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.
6. TXDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GULLY		TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT		ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

OWNER/DEVELOPER:

14020 CF HAWN FWY LLC  
6800 OLD GATE ROAD  
PLANO, TX 75024  
PHONE: 214-892-5973  
apko\_inc@gmail.com

NO.	DATE	REVISION
1.		
2.		
3.		

<p><b>CENTRO RESOURCES</b> TBPS No. 10193888</p>	JOB NO:	23-101
	DATE:	APRIL 4, 2024
	SCALE:	1" = 40'
	DRAWN BY:	RM
1475 HERITAGE PKWY., STE 217 MANSFIELD, TEXAS 76063		(817) 798-4039 CELL surveygroup@att.net

**PRELIMINARY PLAT**  
**HOLLOWAY @ WOODY ADDITION**  
 LOT 1, BLOCK A/8806  
 1.83 ACRE TRACT  
 BEING ALL OF THAT CERTAIN  
 TRACT CONVEYED TO  
 14020 CF HAWN FWY LLC  
 INSTRUMENT NO. 202400036408  
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 SITUATED IN  
 WASH DAVIDSON SURVEY, ABSTRACT NO 394  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S234-101  
 ENGINEER PLAN NO. \_\_\_\_\_