Plotted by: eloi Plot Date: 4/23/2026 10:43 AM

Drawing: G:\My Drive\Survey\2026\26046-4754 Bernal Dr Dallas-Ramesh-Plat\05_CAD\26046-4754 Bernal Dr Dallas_Ramesh_Plat.dwg Saved By: eloi Save Time: 4/23/2026 10:07 AM

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PRNB, LLC, acting by and through it's duly authorized officer, Ramesh Ghimire, does hereby adopt this plat, designating the herein described property as **PRNB 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.

PRNB, LLC

_____
Ramesh Ghimire
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 _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

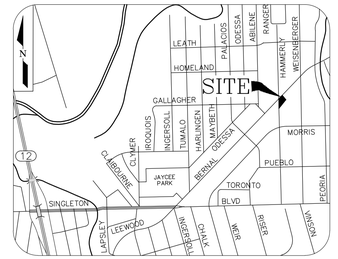
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

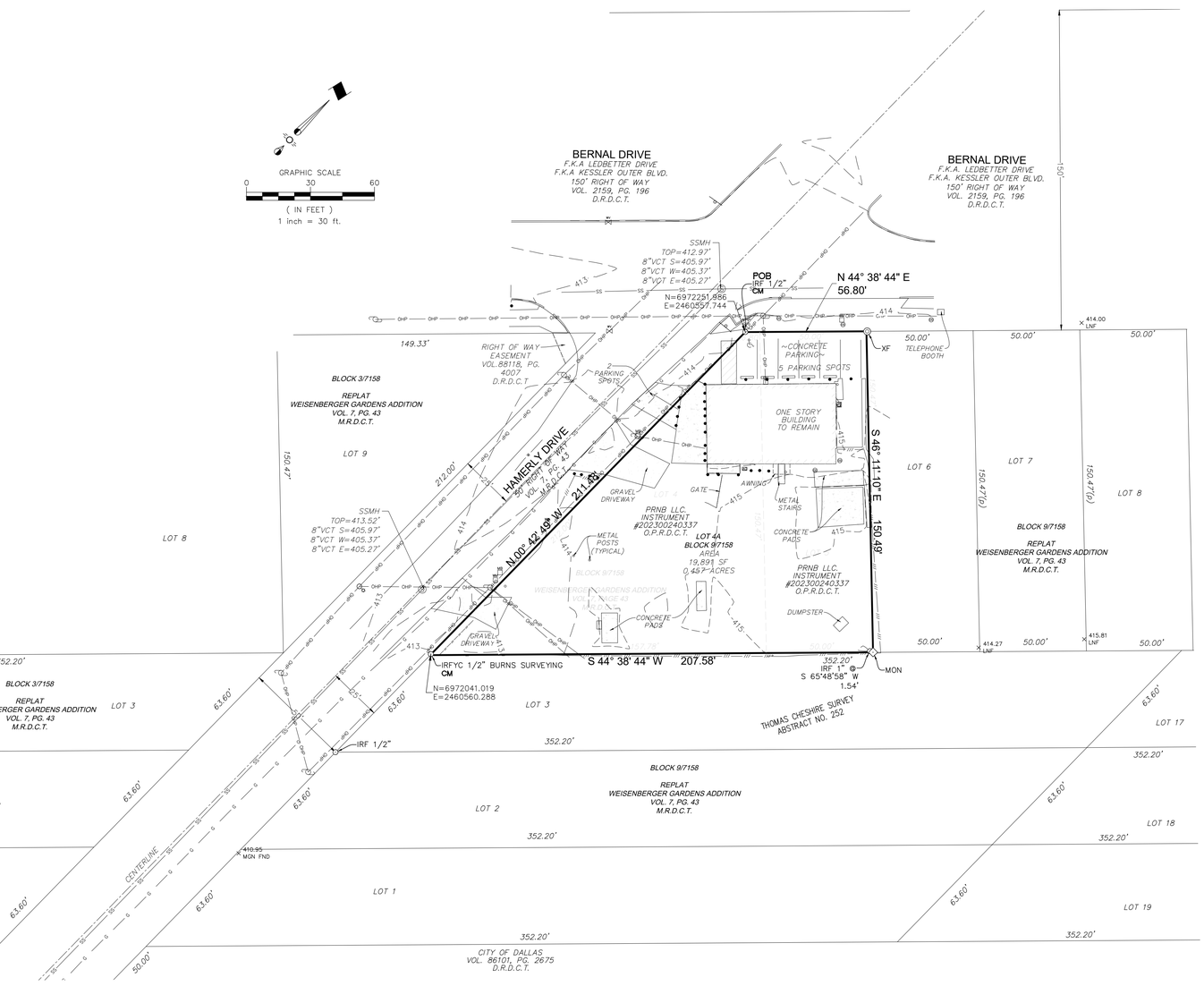
_____
Notary Public in and for the State of Texas

LEGEND

CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
VOL./PG.	VOLUME/PAGE
⊙ IRF	IRON ROD FOUND (AS NOTED)
⊗ XF	"X" CUT FOUND (AS NOTED)
● IRS	IRON ROD SET (AS NOTED)
—OHP—	OVERHEAD POWER LINE
—WF—	WROUGHT IRON FENCE
—//—	WOOD FENCE
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—G—	GAS LINE
	UTILITY POLE
EM	ELECTRIC METER
MB	MAILBOX
SC	SANITARY SEWER CLEANOUT
WM	WATER METER
WV	WATER VALVE
	FIRE HYDRANT
S	SANITARY SEWER MANHOLE
	SIGN
	LIGHT POLE
	HANDICAP SPOT
AC	A/C UNIT
	BOLLARD



VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

2. Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.

3. The purpose of this plat is to combine (2) lots into (1) lot.

4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

5. This property is located within Zone "X". It's defined as areas with Reduced Flood Risk Due To Levee, according to FEMA FIRM Map #48113C0320J, dated 08/23/2001.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 19,891 square foot or 0.457 acre tract of land, situated in the Thomas Cheshire Survey, Abstract Number 252, in the City of Dallas, Dallas County, Texas, being all of Lots 4 and 5, Block 9/7158 Replat of Weisenberger Gardens Addition, an Addition to the City of Dallas, Texas, recorded in Volume 7, Page 43, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Texas Warranty Deed with Vendor"s Lien to PRNB, LLC, recorded in Instrument #202300240337, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the Northwest corner of said Lot 4, and being the intersection of the Southeasterly right of way line of Bernal Drive (F.K.A. Ledbetter Drive), a 150 foot right of way and the East right of way line of Hammerly Drive, a 50 foot right of way;

THENCE North 44 degrees 38 minutes 44 seconds East, with the common line between said PRNB tract and the Southeasterly right of way line of said Bernal Drive, a distance of 56.80 feet to an "X" cut found for the North corner of said Lot 5, same being the West corner of Lot 6, Block 9/7158 of said Replat Weisenberger Gardens Addition;

THENCE South 46 degrees 11 minutes 10 seconds East, with the common line between said Lot 5 and said Lot 6, a distance of 150.49 feet to a 3 inch Aluminum disk stamped "PRNB Addition and ARA 6671" set on a 1/2 inch iron rod at the East corner of said Lot 5, same being the South corner of said Lot 6, and being in the North line of Lot 3, Block 9/7158 said Replat of Weisenberger Gardens Addition, from which a 1 inch pipe rod found bears South 44 degrees 38 minutes 45 seconds West, a distance of 20 feet;

THENCE South 44 degrees 38 minutes 45 seconds West, with the common line between said PRNB tract and said Lot 3, a distance of 207.58 feet to a 1/2 inch iron rod with yellow cap stamped "Burns Surveying" found (Controlling Monument) at the common West corner between said Lot 4 and said Lot 3, same being in the East right of way line of said Hammerly Drive;

THENCE North 00 degrees 42 minutes 49 seconds West, with the East right of way line of said Hammerly Drive, a distance of 211.48 feet to the **POINT OF BEGINNING,** containing 19,891 square foot or 0.457 acres of land more or less.

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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

OWNER:

PRNB, LLC
2141 SWANMORE WAY
FORNEY, TEXAS 75126

SURVEYOR

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
PRNB ADDITION
LOT 4A, BLOCK 9/7158

A REPLAT OF LOTS 4 AND 5, BLOCK 9/7158
WEISENBERGER GARDENS ADDITION
0.457 ACRES SITUATED IN THE
THOMAS CHESHIRE SURVEY, ABSTRACT NO. 252
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000120