

OWNER’S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS IVAN HERNANDEZ AND ALEJANDRO HERNANDEZ ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY TEXAS, BEING PART OF THE ROBERT KLEBERG SURVEY, ABSTRACT NO. 716, AND BEING A PORTION OF DALLAS CITY BLOCK NUMBER 8788 AND ALSO, BEING THAT TRACT OF LAND CONVEYED TO IVAN HERNANDEZ AND ALEJANDRO HERNANDEZ BY QUIT CLAIM DEED, RECORDED IN INSTRUMENT NUMBER 201700181649 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF EDD ROAD – 35 FEET WIDE ROW AND FOOTHILL DRIVE – 40 FEET WIDE ROW;

THENCE N45° 02’48”E, WITH THE CENTERLINE OF EDD ROAD A DISTANCE OF 245.38 FEET TO THE POINT OF BEGINNING, FROM WHICH AN "X" CUT FOR REFERENCE BEARS N46° 05’17”W, A DISTANCE OF 18.75 FEET, SAID REFERENCE POINT BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO JESUS ROMERO ACCORDING TO INSTRUMENT NUMBER 201600010370 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N46° 05’17”W, WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE EASTERLY LINE OF SAID JESUS ROMERO TRACT, A DISTANCE OF 617.50 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO ROSA C GONZALEZ AND FABIOLA HERNANDEZ–BRIONES BY DEED RECORDED IN INSTRUMENT NUMBER 202500090101, OFFICIAL RECORD, DALLAS COUNTY, TEXAS, SAME BEING ALONG THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO MY DALLAS PROPERTY, BY DEED RECORDED IN INSTRUMENT NUMBER 202400070566 OF SAID OFFICIAL RECORDS;

THENCE N45°02’49”E, DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE SOUTHERLY LINE OF SAID ROSA C GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT, A DISTANCE OF 226.96 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID ROSA C GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT;

THENCE S45°57’25”E, WITH THE COMMON LINE OF SAID ROSA C GONZALEZ AND FABIOLA HERNANDEZ–BRIONES TRACT AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 617.48 FEET TO A POINT ALONG THE FOREMENTION CENTERLINE OF EDD ROAD AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS N45°57’25”W, A DISTANCE OF 19.88 FEET;

THENCE S45°02’48”W, WITH SAID EDD ROAD CENTERLINE, SAME BEING THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 225.55 FEET TO THE POINT OF BEGINNING, CONTAINING 139,687 SQUARE FEET (3.2068 ACRES) OF LAND WITHIN THE METES RECITED.

SURVEYOR’S STATEMENT

I, Seth Ephraim Osabutey, 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.

WITNESS MY HAND THIS THE ____DAY OF _____, 2025.

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.

Seth Ephraim Osabutey R.P.L.S. No. 6063



STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared S. EPHRAIM OSABUTEY, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, thisday of2025

NOTARY PUBLIC in and for the State of Texas

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, IVAN HERNANDEZ AND ALEJANDRO HERNANDEZ do hereby adopt this plat, designating the herein described property as **CONFIAR I ADDITION**, 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 growth 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.

WITNESS, my hand, this the _____ day

of _____, 2025

BY: _____
IVAN HERNANDEZ AND ALEJANDRO HERNANDEZ

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared IVAN HERNANDEZ AND ALEJANDRO HERNANDEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

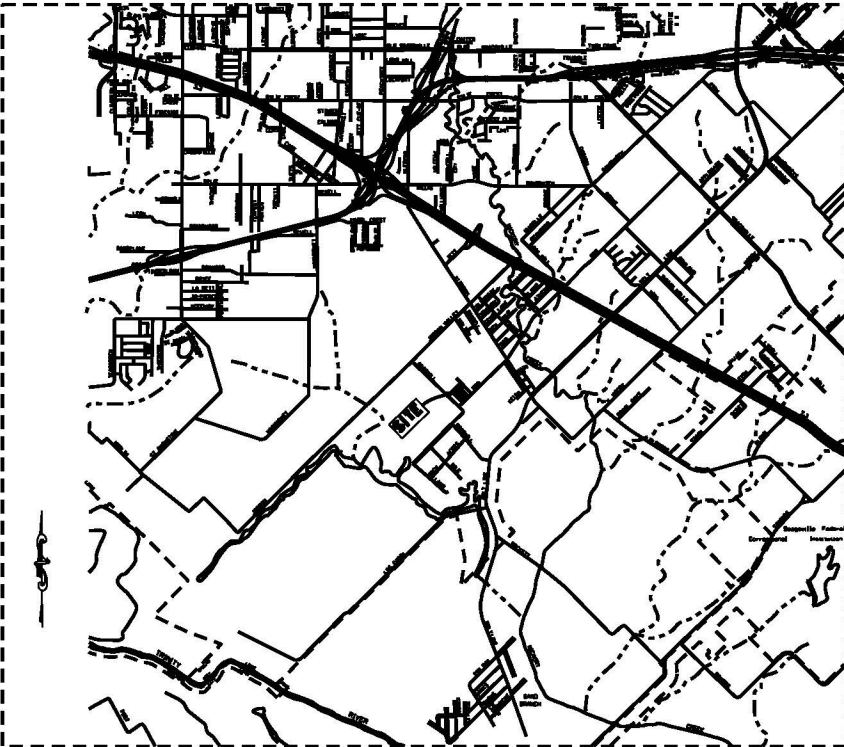
GIVEN under my hand and seal of office this _____ day of _____, 2025.

Notary Public for and in the State of Texas

My Commision expires:_____

GENERAL NOTES

1. Purpose of the plat is to create four lots.
2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983. No scale, no projection
3. Lot-to-lot drainage is not permitted without Engineering Section approval.



PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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

Plat 25-000024
5245-188

PRELIMINARY PLAT
CONFIAR I ADDITION

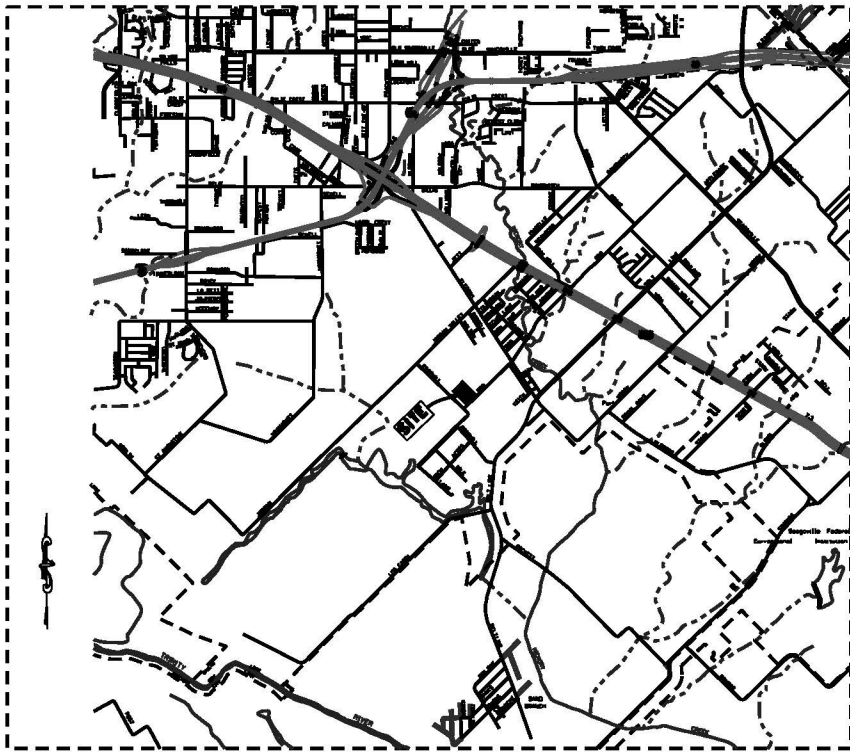
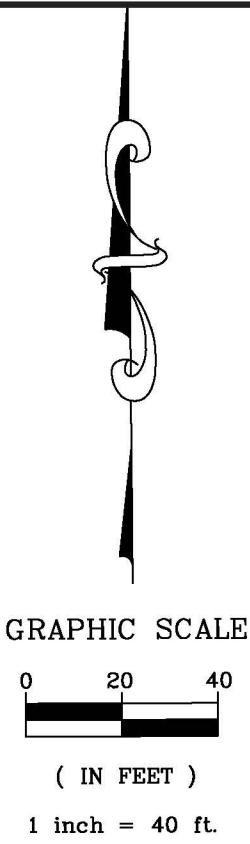
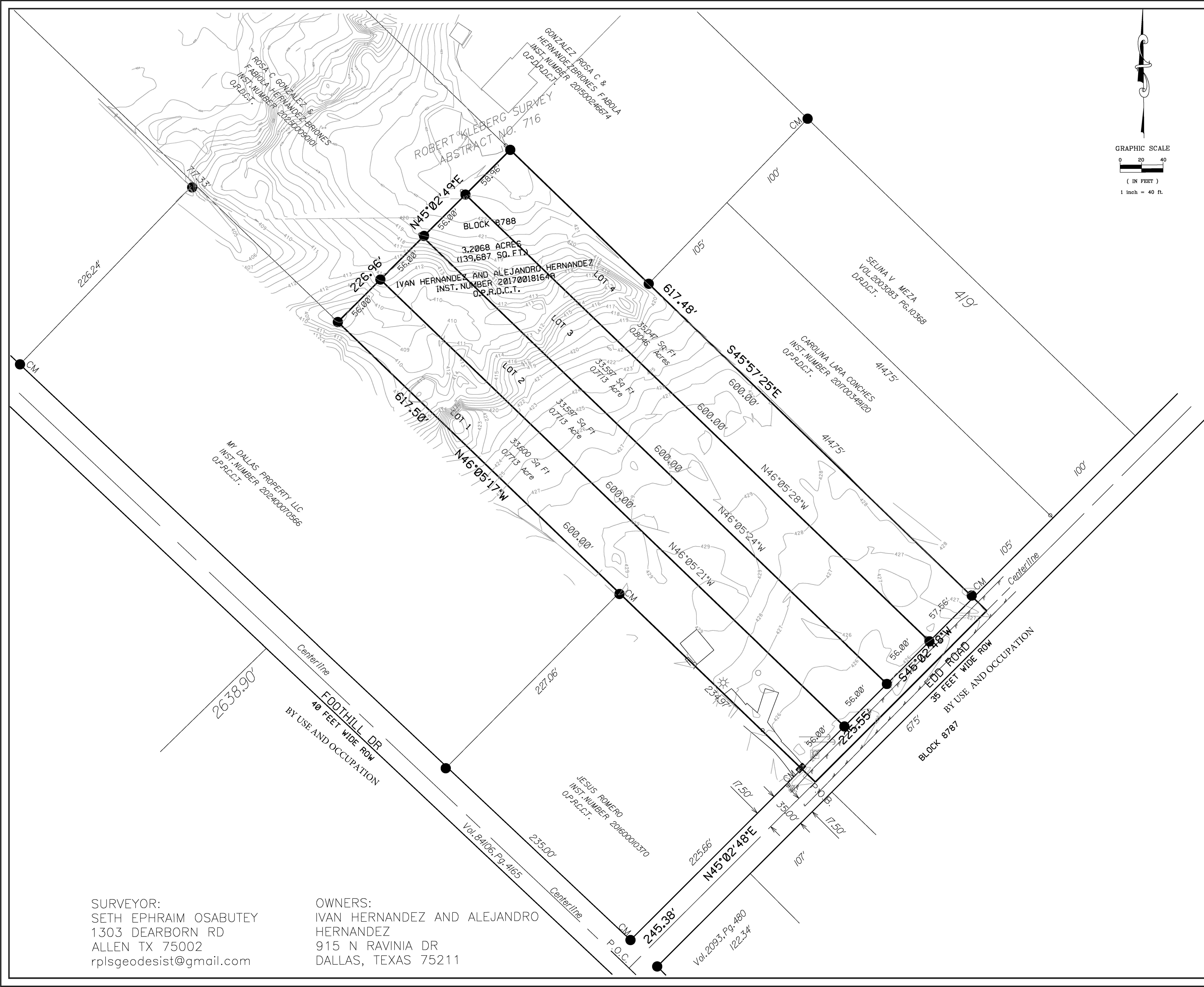
LOTS 1 - 4, BLOCK 8788

3.2068 ACRES / 139,687 SQ. FT.
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 05/10/25 SCALE: 1" = 40' SHEET 2 OF 2

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNERS:
IVAN HERNANDEZ AND ALEJANDRO
HERNANDEZ
915 N RAVINIA DR
DALLAS, TEXAS 75211



LEGEND	
	Water Valve
	Powerpole
	Cleanout
	Tree
	1/2" Iron Rod Found
	BM Set
	'X' FND
	1/2" Iron Rod Set
	Mail Box
CM	Controlling Monument
P.O.C.	Point of Commencing
P.O.B.	Point of Beginning
ROW	Right of Way
	Wrought Iron Fence
	Wood Fence
	Boundary line
	Overhead Electric
	Lot Line
	Chainlink Fence
	Concrete Surface
	Asphalt Surface
	Existing Easement

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Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____

Secretary

Plat-25-000024
S245-188

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CONFIAR I ADDITION**

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