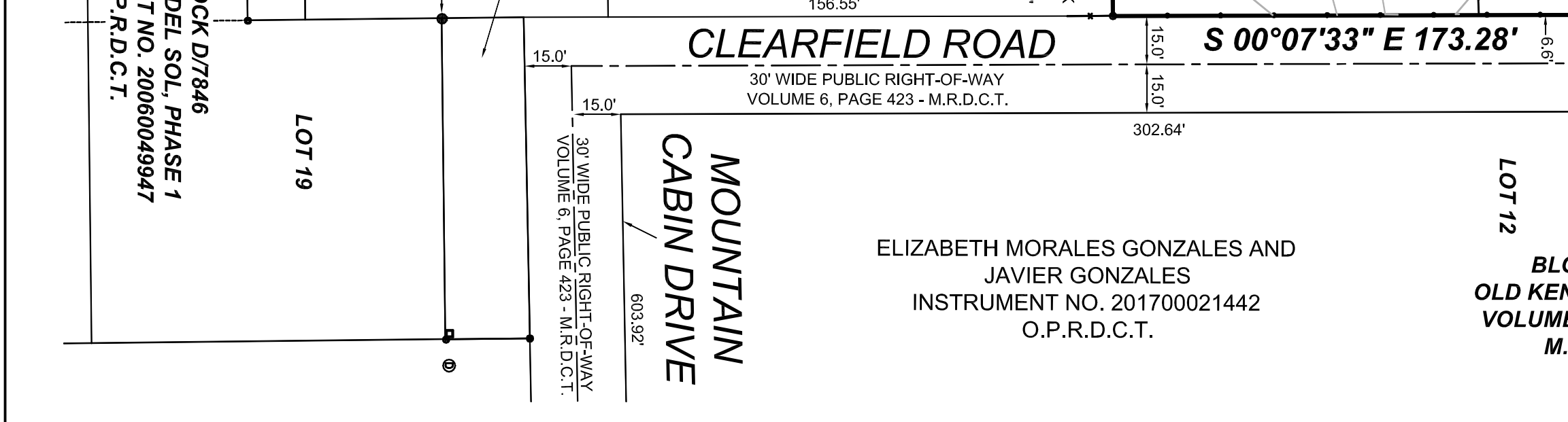
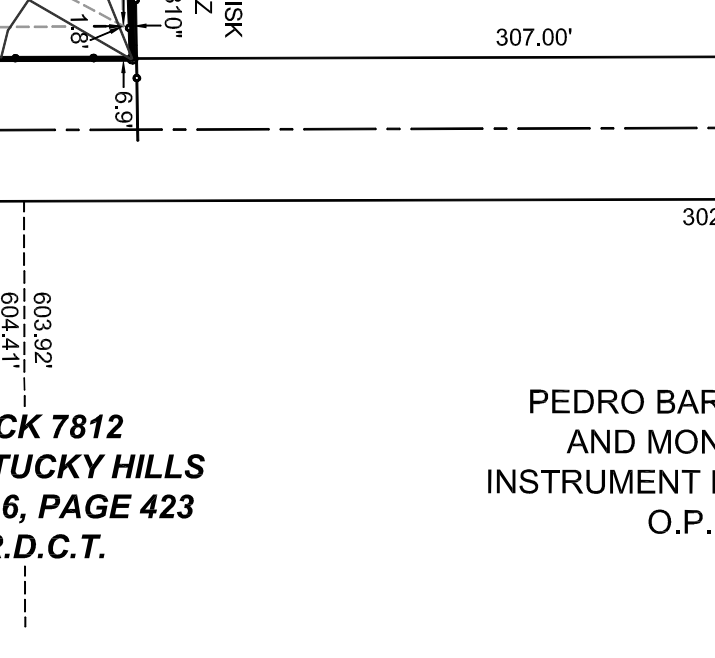
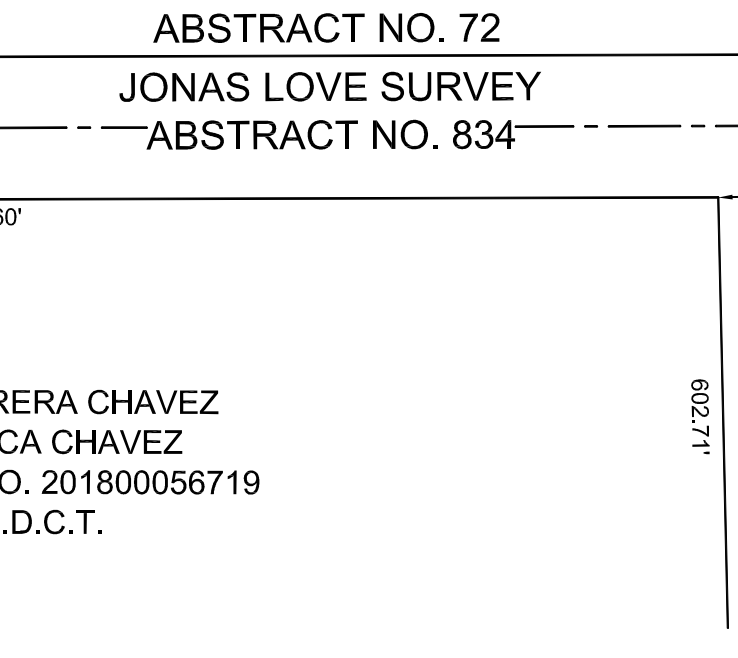
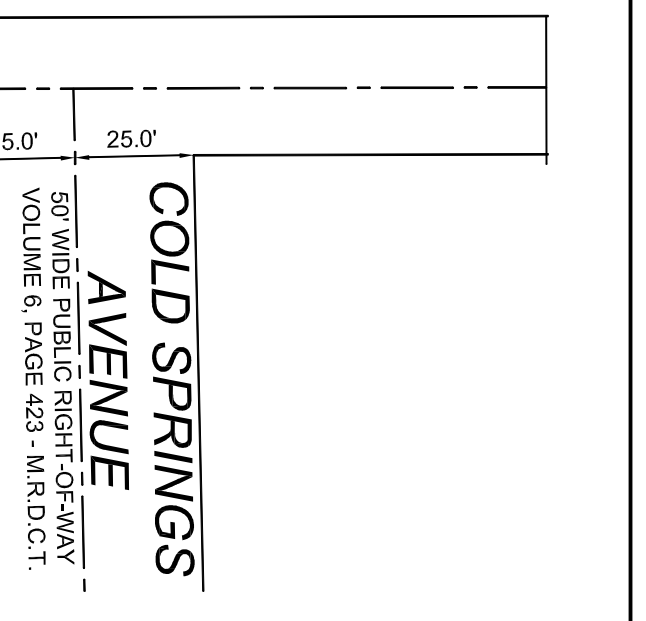
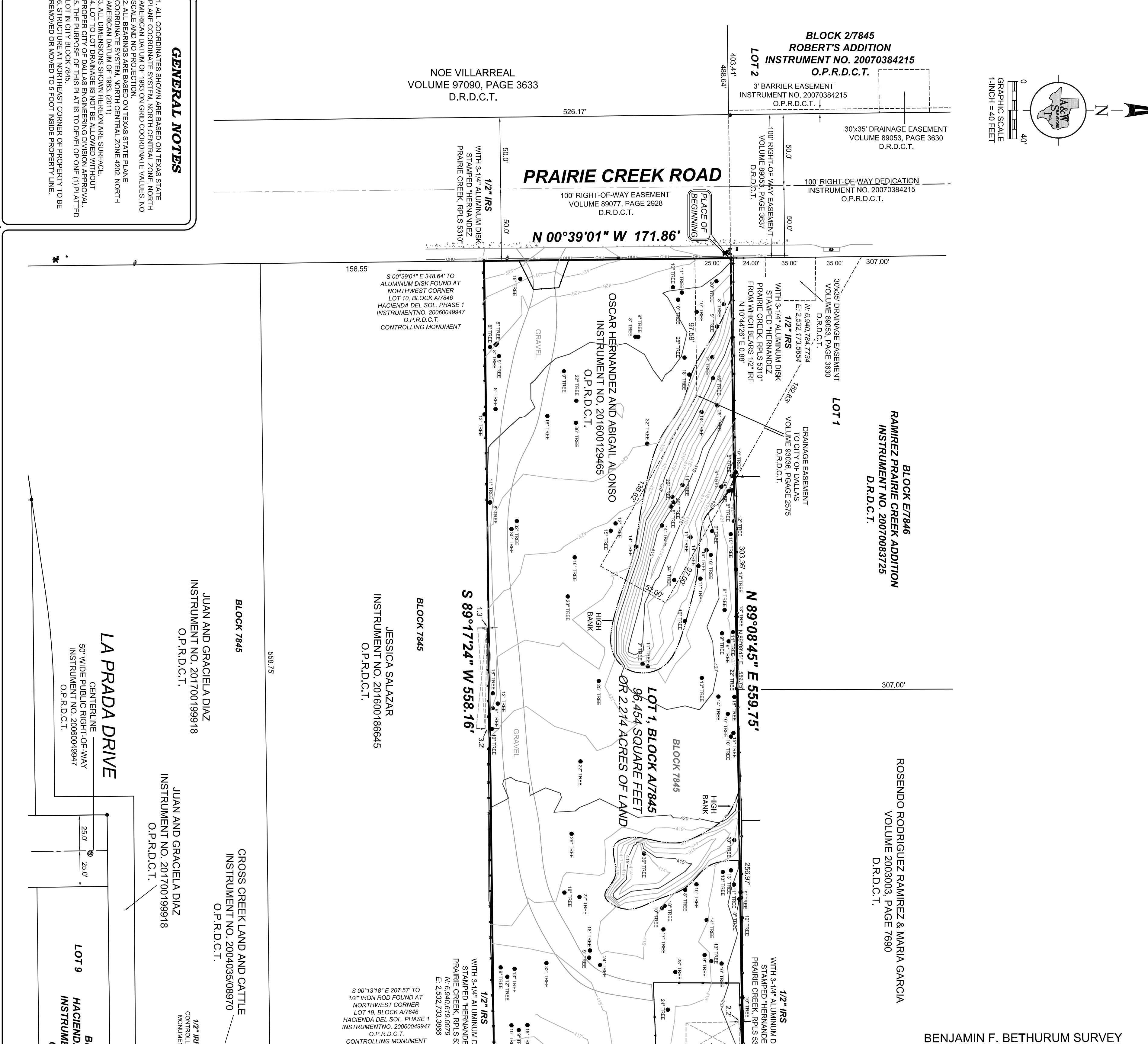


LEGEND

<input type="checkbox"/> 1/2" IR FOUND	<input type="checkbox"/> X-FOUND	<input checked="" type="checkbox"/> TELE BOX	<input type="checkbox"/> UTILITY POLE	<input type="checkbox"/> OVERHEAD UTILITY LINE	<input type="checkbox"/> BRICK RET. WALL	<input type="checkbox"/> CONCRETE
<input type="checkbox"/> 1/2" IR SET	<input type="checkbox"/> X-SET	<input checked="" type="checkbox"/> CABLE BOX	<input type="checkbox"/> WATER METER	<input type="checkbox"/> GUY WIRE ANCHOR	<input type="checkbox"/> STONE RET. WALL	<input type="checkbox"/> GRAVEL
<input type="checkbox"/> 5/8" IR FOUND	<input type="checkbox"/> SAN. SEW. MH.	<input checked="" type="checkbox"/> ELECTRIC BOX	<input type="checkbox"/> GAS METER	<input type="checkbox"/> BARBED WIRE FENCE	<input type="checkbox"/> BUILDING LINE	<input type="checkbox"/> BRICK
<input type="checkbox"/> 3/8" IR FOUND	<input type="checkbox"/> IRRIGATION VALVE	<input type="checkbox"/> BRICK COLUMN	<input type="checkbox"/> WATER VALVE	<input type="checkbox"/> IRON FENCE	<input type="checkbox"/> EASEMENT	<input type="checkbox"/> STONE
<input type="checkbox"/> 6/8" M/L FOUND	<input type="checkbox"/> STONE COLUMN	<input checked="" type="checkbox"/> STORM DRAIN MH.	<input type="checkbox"/> STORM DRAIN MH.	<input type="checkbox"/> CHAINLINK FENCE	<input type="checkbox"/> BOUNDARY	<input type="checkbox"/> WOOD DECK
<input type="checkbox"/> F/K MAIL SET	<input type="checkbox"/> FIRE HYDRANT	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> TRANS BOX	<input type="checkbox"/> WOOD FENCE	<input type="checkbox"/> BUILDING WALL
<input type="checkbox"/> 1/2" IP FOUND	<input type="checkbox"/> LIGHT POLE	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> TRANS BOX	<input type="checkbox"/> HIGH BANK LINE	<input type="checkbox"/> BUILDING WALL
	<input type="checkbox"/> POOL EQUIP.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> TRANS BOX	<input type="checkbox"/> FEMA FLOOD LINE	<input type="checkbox"/> TILE
	<input type="checkbox"/> POOL EQUIP.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> TRANS BOX	<input type="checkbox"/> FEMA FLOOD LINE	<input type="checkbox"/> TILE
	<input type="checkbox"/> POOL EQUIP.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> SAN. SEW. CO.	<input type="checkbox"/> TRANS BOX	<input type="checkbox"/> FEMA FLOOD LINE	<input type="checkbox"/> TILE



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS OSCAR HERNANDEZ AND ABIGAIL ALONSO are the sole owners of a tract of land located in the BENJAMIN J. BETHURUM SURVEY, Abstract No. 72, Dallas County, Texas, and being a 2.214 acre tract of land, and being the same tract of land described in Special Warranty Deed with Vendor's Lien to OSCAR HERNANDEZ AND ABIGAIL ALONSO, recorded in Instrument No. 201600129465, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PRAIRIE CREEK, RP/S 5310" set in the East line of Prairie Creek Road, defined by right-of-way easement recorded in Volume 890177, Page 2928, Deed Records, Dallas County, Texas, at the Southwest corner of Lot 1, Block E7846 of Ramirez Prairie Creek Addition, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 2007085725, Official Public Records, Dallas County, Texas;

THENCE North 89°09'45" East, along the South line of said Lot 1 a distance of 303.36'; continuing along the South line of said Lot 1 a distance of 603.71' to Road 7890, Deed Records, Dallas County, Texas, including a total distance of 559.75' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PRAIRIE CREEK, RP/S 5310" set for corner in the West line of Clearfield Road, a 30' right-of-way, according to the plat thereof recorded in Volume 6, Page 423, Map Records, Dallas County, Texas;

THENCE South 00°07'33" East, along said West line, a distance of 173.28' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PRAIRIE CREEK, RP/S 5310" set at the Northeast corner of a tract of land described in deed to Jassica Salazar, recorded in Instrument No. 201600186645, Official Public Records, Dallas County, Texas;

THENCE South 89°17'24" West, along the North line of said Salazar tract, a distance of 558.16' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PRAIRIE CREEK, RP/S 5310" set at the Northeast corner of a tract of land described in deed to Jassica Salazar, recorded in Instrument No. 201600186645, Official Public Records, Dallas County, Texas;

THENCE North 00°39'01" West, along said East line, a distance of 171.86' to the PLACE OF BEGINNING and containing 96,454 square feet or 2.214 acres of land.

SURVEYOR'S CERTIFICATE

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 Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 14505, as amended), and Texas Local Government Code, Chapter 212.1 (Ordinance No. 14505, as amended), and the City of Dallas Development Code, Sec. 514-4.617 (a)(10)(i) & (ii) and that the digital drawing file accompanying this plat is a precise representation of the Signed final Plat.

Dated this _____ day of _____, 20____.

John S. Turner
Texas Registered Professional Land Surveyor No. 53310

Witness my hand at Mesquite, Texas, _____ 20____.

RELEASED & 26-24 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
John S. Turner
Registered Professional Land Surveyor #53310

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, R.P.L.S. NO. 5310, State of Texas, 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, _____ 20____.

Notary Public in and for the State of Texas _____

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 Abigail Alonso, 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, _____ 20____.

Notary Public in and for the State of Texas _____

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 Oscar 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, _____ 20____.

Notary Public in and for the State of Texas _____

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 Juan and Graciela Diaz, 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, _____ 20____.

Notary Public in and for the State of Texas _____

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 Oscar Hernandez and Abigail Alonso, 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, _____ 20____.

Notary Public in and for the State of Texas _____

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 Oscar Hernandez and Abigail Alonso, 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, _____ 20____.

Notary Public in and for the State of Texas _____

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OSCAR HERNANDEZ AND ABIGAIL ALONSO do hereby adopt this plat, designating the herein described property as **HERNANDEZ PRAIRIE CREEK**, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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. Such easements being hereby reserved for the public use and enjoyment of the public, the property owner shall not be held liable for any damage to such easements shall have the right to remove and keep in place 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 of 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 20____.

By: Oscar Hernandez _____

Printed Name _____
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 Oscar 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, _____ 20____.

Notary Public in and for the State of Texas _____

Printed Name _____
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 Abigail Alonso, 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, _____ 20____.

Notary Public in and for the State of Texas _____

Printed Name _____
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 Oscar 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, _____ 20____.

Notary Public in and for the State of Texas _____

Printed Name _____
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 Juan and Graciela Diaz, 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, _____ 20____.

Notary Public in and for the State of Texas _____

Printed Name _____
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 Oscar Hernandez and Abigail Alonso, 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, _____ 20____.

Notary Public in and for the State of Texas _____

Printed Name _____
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 Oscar Hernandez and Abigail Alonso, 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.

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Notary Public in and for the State of Texas _____

Printed Name _____
STATE OF TEXAS
COUNTY OF DALLAS
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Given under my hand and seal of office, _____ 20____.

Notary Public in and for the State of Texas _____

GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE, NORTH SCALES AND PROJECTIONS.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM NORTH-CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (NAD83) ARE SURFACE.
3. ALL COORDINATES SHOWN ARE SURFACE.
4. LOT TO LOT DRAINAGE IS NOT TO BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLANTED 6. STRUCTURE AT NORTHEAST CORNER OF PROPERTY TO BE REMOVED OR MOVED TO 5 FOOT INSIDE PROPERTY LINE.

A&W SURVEYORS, INC.
Professional Land Surveyors

TEXAS REGISTRATION NO. 10017400
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 881-4879 FAX: (972) 881-4884
WWW.AANDWSURVEY.COM

- PROPERTY ADDRESS: 1005 Prairie Creek Road, Dallas, TX 75217 -
Owner: Oscar Hernandez and Abigail Alonso
~ 238 Thorne Street, Wilmer, TX 75177 ~
~ 714-439-9176 ~

208 No. 24-0210 | Drawn by: SCS | Date: 05-25-20 | Revised: _____
A professional company operating in your best interest

PRELIMINARY PLAT
HERNANDEZ PRAIRIE CREEK
LOT 1, BLOCK A/7845

BEING 2.214 ACRES OF LAND
IN DALLAS CITY BLOCK 7845

BENJAMIN F. BETHURUM SURVEY, ABSTRACT 72
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5234-121
ENGINEERING NO. DP- _____

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidd, 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