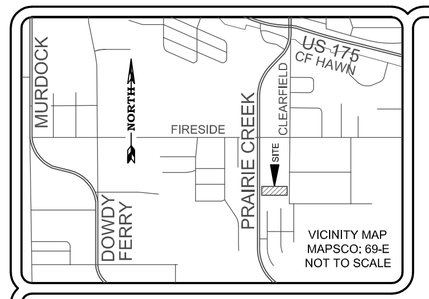
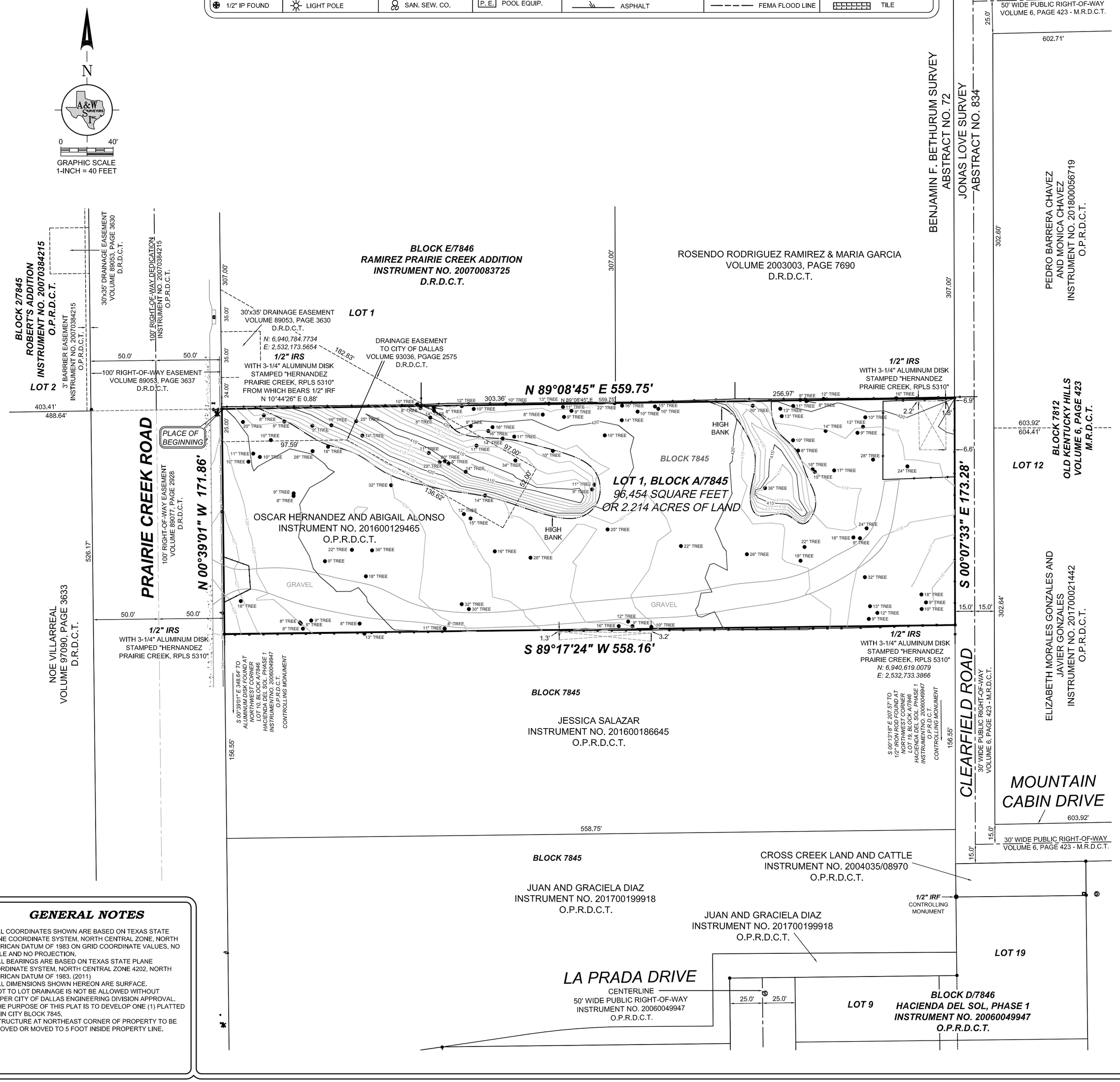


LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.	P.E. POOL EQUIP.	ASPHALT	FEMA FLOOD LINE	TILE



GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE IS NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT IN CITY BLOCK 7845.
6. STRUCTURE AT NORTHEAST CORNER OF PROPERTY TO BE REMOVED OR MOVED TO 5 FOOT INSIDE PROPERTY LINE.

OWNER'S 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 BENJANMIN J. BETHURUM SURVEY, Abstract No. 72, Dallas, 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, RPLS 5310" set in the East line of Prairie Creek Road, defined by right-of-way easement recorded in Volume 89077, Page 2928, Deed Records, Dallas County, Texas, at the Southwest corner of Lot 1, Block E/7846 of Ramirez Prairie Creek Addition, an addition to the City of Dallas, according to the plat thereof recorded in Instrument No. 20070083725, Official Public Records, Dallas County, Texas;

THENCE North 89°08'45" East, along the South line of said Lot 1 a distance of 303.36' and continuing along the South line of a tract of land described in deed to Rosendo Rodriguez Ramirez and Maria Garcia, recorded in Volume 2003003, Page 7690, Deed Records, Dallas County, Texas, continuing a total distance of 559.75' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PRAIRIE CREEK, RPLS 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, RPLS 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, RPLS 5310" set in said East line of Prairie Creek Road, at the Northwest corner of said Salazar tract;

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. 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_____ day of _____, 20___.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20___.

RELEASED 4-26-24 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Registered Professional Land Surveyor #5310

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,
This _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

OWNER'S 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 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_____, 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,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

WITNESS, my hand at Dallas, Texas, this the____ day of_____, 20___.

By: Abigail Alonso

_____

_____
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,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

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

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1005 Prairie Creek Road, Dallas, TX 75217 ~

Owner: Oscar Hernandez and Abigail Alonso
~ 236 Thorne Street, Wilmer, TX 75172 ~
~ 214-438-7916 ~

Job No. 24-0210	Drawn by: 543	Date:04-25-24	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, ABSTRDCT 72
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-121
ENGINEERING NO. DP__-___