

VICINITY MAP  
MAPSCO 69-S  
NOT TO SCALE

- LEGEND:**
- CIRF - CAPPED IRON ROD FOUND
  - CIRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
  - IRF - IRON ROD FOUND
  - IPF - IRON PIPE FOUND
  - CM - CONTROLLING MONUMENT
  - BOL - BOLLARD
  - BLDG - BUILDING
  - COL - COLUMN
  - CONC - CONCRETE
  - DRWY - DRIVEWAY
  - PVMT - PAVEMENT
  - CO - SANITARY SEWER CLEANOUT
  - PP - POWER POLE
  - OHL— - OVERHEAD LINE
  - TMH - TELEPHONE MANHOLE
  - WM - WATER METER
  - SQ. FT. - SQUARE FEET
  - VOL. - VOLUME
  - PG. - PAGE
  - INST. NO. - INSTRUMENT NUMBER
  - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
  - M.R.D.C.T. - MAP RECORDS DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS TO CREATE A 4.286-ACRE LOT OUT OF UNPLATTED LAND.

- NOTES:**
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  3. EXISTING STRUCTURES TO REMAIN

PRELIMINARY PLAT  
RANCHO LOS HERNANDEZ  
LOT 1, BLOCK 8514

OWNER:  
HUMBERTO HERNANDEZ  
MA DEL ROSARIO VELAZQUEZ  
4243 GLADEWATER  
DALLAS, TEXAS 75216  
TEL. 972-757-4251

SURVEYOR:  
**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
TBPELS Engineering Firm F-3232  
TBPELS Surveying Firm 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1888 • Fax (214) 942-9881  
Email: LimAssoc@aol.com

BEING  
PART OF BLOCK 8514  
OUT OF  
THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1571  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-020

OWNER’S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF DALLAS }

WHEREAS, HUMBERTO HERNANDEZ AND MA DEL ROSARIO VELAZQUEZ are the owners of a 186,697 Square Foot (4.2860 Acre) tract of land situated in the William L. Wilson Survey Abstract No. 1574, Dallas County, Texas, lying in Block 8514, City of Dallas, Dallas County Texas, and being all of that same tract of land described in a deed recorded in Instrument No. 201800283410, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the common northeast corner of the above mentioned Humberto Hernandez and Ma Del Rosario Velazquez property and the southeast corner of that same tract of land described in a deed to Joseph E. Ashmore, Jr., recorded in instrument No. 201100250830, O.P.R.D.C.T., said point being in the west righth-of-way line of Teagarden Road (a 60' R.O.W.) and being S 00°34'14" E. 59.91' along the west right-of-way line of said Teagarden Road from the extended centerline of Pekoe Park (a 50' right-of-way);

THENCE S 00°23'12" E, 113.92 along the west right-of-way line of said Teagarden Road to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 82°03'59" and a radius of 200.07' (Chord bearing S 40°39'47" W. 262.69');

THENCE around said curve and along the west right-of-way line of said Teagarden Road, a distance of 286.57' to a 1/2" iron rod found for corner;

THENCE S 81°40'47" W, 298.69' along the north right-of-way line of said Teagarden Road to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 06°15'50" and a radius of 1115.92' (Chord bearing S 84°48'42" W, 121.94');

THENCE around said curve and along the north right-of-way line of said Teagarden Road, a distance of 122.00' to a 1/2" iron rod found at the southeast corner of that same tract of land described in a deed to City of Dallas, recorded in Instrument No. 202100269896, O.P.R.D.C.T.;

THENCE N 00°25'13" W, 360.05' along the east line of said City of Dallas tract to a 1/2" iron rod found for corner in the south line the aforementioned Joseph E. Ashmore, Jr. property;

THENCE N 89°16'40" E, 590.02' along the south line of said Joseph E. Ashmore, Jr. property to the POINT OF BEGINNING and containing 186,701 square feet or 4.286 acres of land, more or less.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HUMBERTO HERNANDEZ AND MA DEL ROSARIO VELAZQUEZ do hereby adopt this plat, designating the herein described property as RANCHO LOS HERNANDEZ, 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 \_\_\_\_\_, 2022.

Humberto Hernandez  
Owner

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and

State, on this day personally appeared \_\_\_\_\_, 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 the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
My commission expires:

Witness, My Hand At Dallas, Texas, This The \_\_\_\_ Day Of \_\_\_\_\_, 2022.

Ma Del Rosario Velazquez  
Owner

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and

State, on this day personally appeared \_\_\_\_\_, 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 the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
My commission expires:

SURVEYOR’S STATEMENT

I, DANIEL S. LIM, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022

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.

DANIEL S. LIM, PE, RPLS, CFM  
TEXAS R.P.L.S. NO. 5322

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Daniel S. Lim, 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 the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
My commission expires:

PRELIMINARY PLAT  
RANCHO LOS HERNANDEZ  
LOT 1, BLOCK 8514

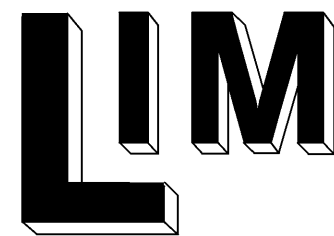
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SHEET 2 OF 2  
OCTOBER 20, 2022

LIM JOB NO. 221134

OWNER:

HUMBERTO HERNANDEZ  
MA DEL ROSARIO VELAZQUEZ  
4243 GLADEWATER  
DALLAS, TEXAS 75216  
TEL. 972-757-4251



SURVEYOR:

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