

Drawing: G:\My Drive\Survey\25066-2535 W. Jefferson Blvd Dallas, Tiedshilpans-Pat\05\_CAD\25066-2535 W. Jefferson Blvd Dallas-Prel.dwg Saved By: elasi Saw Time: 7/24/2025 7:54 AM Plotted by: elasi Plot Date: 7/24/2025 11:16 AM

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Irma Fuentes and Jeannette B. Valle, does hereby adopt this plat, designating the herein described property as **FUENTES 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 \_\_\_\_\_, 2025.

Irma Fuentes  
Owner

Jeannette B. Valle  
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 Irma Fuentes 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

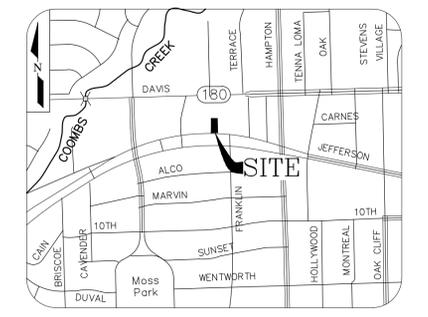
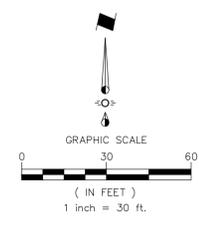
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jeannette B. Valle known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

**GENERAL NOTES:**

- 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).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (1) lot from a tract of land.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values. No scale, and no projection.
- All structures to remain.



VICINITY MAP (NOT TO SCALE)

**OWNER'S CERTIFICATE**

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Irma Fuentes and Jeannette B. Valle, are the owners of a 7,315 square foot or 0.168 acre tract of land, situated in the Isaac N. Coombs Survey, Abstract Number 288, in the City of Dallas, County of Dallas, Texas, being part of Block 4568, and being all of the property described in a General Warranty Deed to Irma Fuentes and Jeannette B. Valle, recorded in Instrument Number 201700255365, of the Official Public Records Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with red cap found (Controlling Monument) at the Southeast corner of Lot 2, Block A/4568, J.C. Beauty Shop Addition, an Addition to the City of Dallas, recorded in Instrument 200600230113, (O.P.R.D.C.T.), same being the Southwest corner of Lot 1, Block A/4568, Jefferson/Paisley Retail Addition, an Addition to the City of Dallas, recorded in Volume 2000109, Page 7, Deed Records of Dallas County, Texas, said point being in the North right of way line of Jefferson Boulevard, a 180 foot right-of-way at this point;

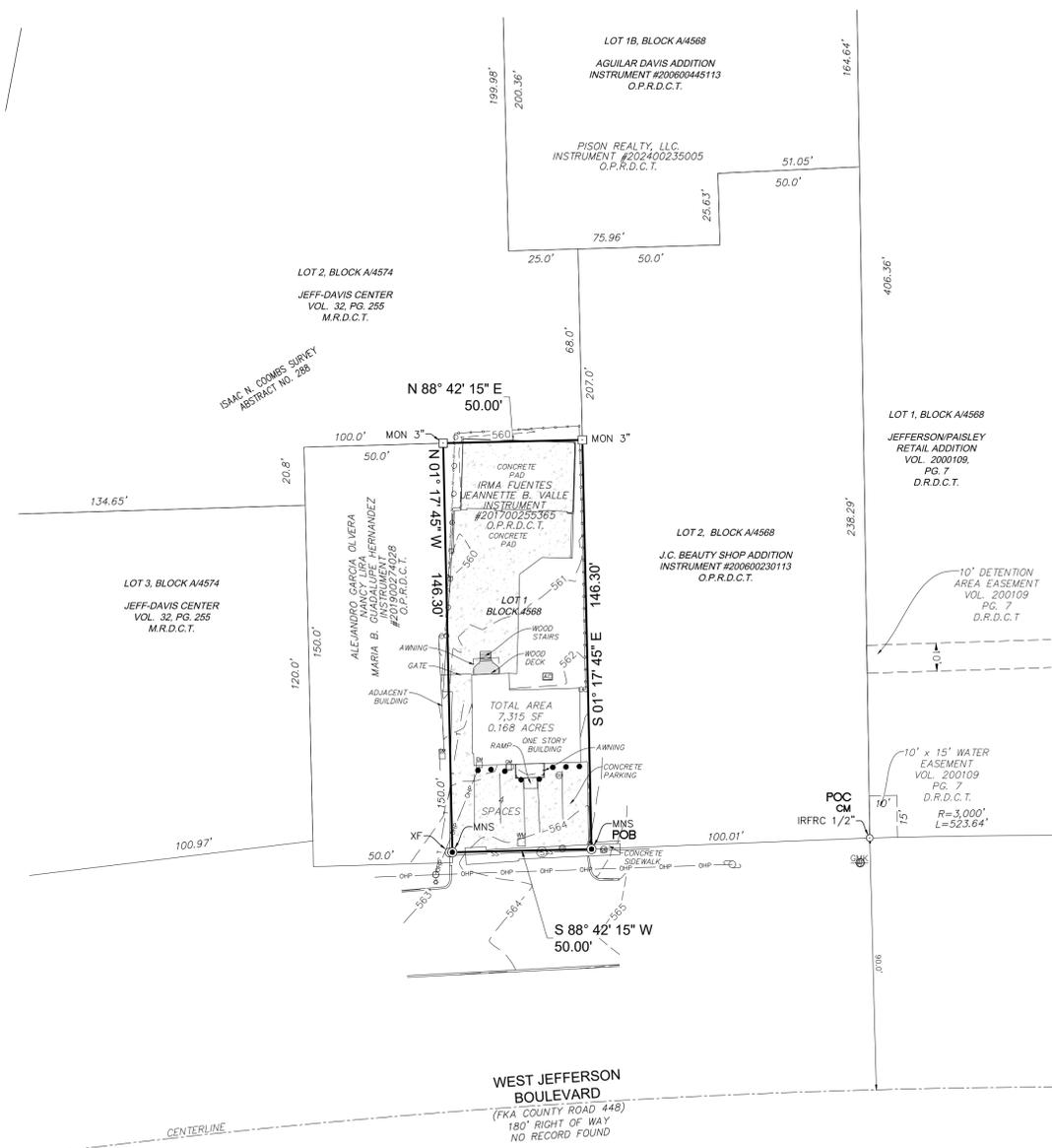
THENCE South 88 degrees 42 minutes 15 seconds West, with the North right of way line of said Jefferson Boulevard, and the South line of said Lot 2, a distance of 100.01 feet to a Magnail with Washer stamped "Fuentes and ARA 6671" set at the Southwest corner of said Lot 2, said point being the Southeast corner of said Fuentes/Valle tract, and being the POINT OF BEGINNING of the herein described tract;

THENCE South 88 degrees 42 minutes 15 seconds West, continuing with the North right of way line of said Jefferson Boulevard, a distance of 50.00 feet to a Magnail with Washer stamped "Fuentes and ARA 6671" set at the Southwest corner of said Fuentes/Valle tract, same being the Southeast corner of a tract of land described in a deed to Alejandro Garcia Olvera, Nancy Lira and Maria B. Guadalupe Hernandez, recorded in Instrument Number 201900274028, (O.P.R.D.C.T.);

THENCE North 01 degrees 17 minutes 45 seconds West, with the common line between said Fuentes/Valle tract, and said Garcia Olvera, et al tract, a distance of 146.30 feet to a 3" Aluminum Disk stamped "Fuentes Addition and ARA 6671" set at the Northwest corner of said Fuentes/Valle tract, same being in the South line of Lot 2, Block A/4574 Jeff-Davis Center, an Addition to the City of Dallas, Recorded in Volume 32, Page 255, Map Records, Dallas County, Texas;

THENCE North 88 degrees 42 minutes 15 seconds East, with the common line between said Fuentes/Valle tract, and said Lot 2, Block A/4574, a distance of 50.00 feet to a 3" Aluminum Disk stamped "Fuentes Addition and ARA 6671" set at the Northeast corner of said Fuentes/Valle tract, same being the Southeast corner of said Lot 2, Block A/4574, and being in the West line of said Lot 2, Block A/4568;

THENCE South 01 degrees 17 minutes 45 seconds East, with the common line between said Fuentes/Valle tract and said Lot 2, Block A/4568, a distance of 146.30 feet to the POINT OF BEGINNING, containing 7,315 square feet or 0.168 acres of land more or less.



**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 \_\_\_\_\_, 2025.

**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 \_\_\_\_\_, 2025.

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
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- p, m PLATTED, MEASURED
- VOL./PG. VOLUME/PAGE
- IRF IRON ROD FOUND (AS NOTED)
- MNS MAGNAIL WITH WASHER STAMPED "FUENTES AND ARA 6671" SET
- MON 3" 3" ALUMINUM DISK STAMPED "FUENTES ADDITION AND ARA 6671" SET
- OHP OVERHEAD POWER LINE
- Metal Fence
- WIF WROUGHT IRON FENCE
- UTILITY POLE
- ELECTRIC METER
- GAS METER
- SANITARY SEWER CLEANOUT
- WATER METER
- GAS MARKER
- SANITARY SEWER MANHOLE
- GAS TESTER
- SANITARY SEWER LINE
- WOOD FENCE
- TELEPHONE LINE
- LIGHT POLE
- BOLLARD
- A/C UNIT

OWNER:  
IRMA FUENTES  
JEANNETTE B. VALLE  
7220 DEL SOL COURT  
GRAND PRAIRIE, TX 75054

SURVEYOR

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

**CERTIFICATE OF APPROVAL**  
I, Tony Shidid, Chairperson of 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

**PRELIMINARY PLAT  
FUENTES ADDITION**  
LOT 1, BLOCK 4568

PART OF BLOCK 4568  
0.168 ACRES SITUATED IN THE  
ISAAC N. COOMBS SURVEY, ABSTRACT NO. 288  
CITY OF DALLAS DALLAS COUNTY, TEXAS  
CITY PLAN FILE: S245-215  
PLAT-25-000051