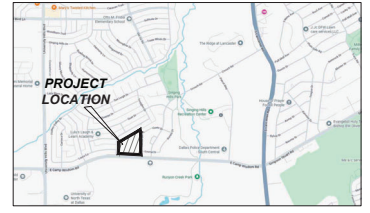


- LEGEND**
- RF IRON ROD FOUND
 - CM CONTROL MONUMENT
 - CRF CAPPED IRON ROD FOUND
 - POB POINT OF BEGINNING
 - WE WATER EASEMENT
 - D.U.E DRAINAGE AND UTILITY EASEMENT
 - U.E UTILITY EASEMENT
 - O.P.R.O.C.T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T DEED RECORDS, DALLAS COUNTY, TEXAS
 - ROW RIGHT-OF-WAY
 - EX WATER LINE
 - EX SEWER MH
 - EX SANITARY SEWER
 - EX FENCE
 - EX OVERHEAD UTILITY



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N25°36'23.04"E	22.84'
L2	N83°08'34.81"W	33.89'
L3	N21°14'22.17"E	5.05'

TOTAL SF = 341,302 sf
TOTAL AC = 7.84 ac.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 59 RESIDENTIAL LOTS AND 5 COMMON AREAS OUT OF THE 7.84 AC. OF LAND

"THIS DOCUMENT SHALL NOT BE RECORDED"

CITY PLAN FILE NO. PLAT-26-000147

PRELIMINARY PLAT

FOR

LAURA COURT ADDITION

SMALL LOTS SB15 DEVELOPMENT


LOTS 1-8, 9-X, LOTS 10-15, 16-X BLOCK A/6898 LOTS 1, 2-X, LOTS 3-13, BLOCK B/6898 LOTS 1-14, 15-X, LOTS 16-30, 31-X, LOTS 32-35 BLOCK C/6898

BEING A 7.84 ACRE TRACT IN THE REBECCA BRIGGS SURVEY, ABSTRACT NO.127 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS

JUNE 2026

Owner:
ZARION, LLC
2021 WHITE GROVE DR
DALLAS, TEXAS 752287210
CONTACT: info@zarionllc.com
(214) 883-4573

Surveyor:
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CRYSTAL ROBERTSON
EMAIL: CRYSTAL@CCM-ENG.COM
(972) 691-6633

Engineer:
 CCM Engineering
2570 JUSTIN ROAD #209
Highland Village, Texas 75077
(972) 691-6633
TBPE Firm #605
TBSL Firm #1019474

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

Being a tract of land situated in the Rebecca Briggs Survey, Abstract No. 127, and being a portion City Block 6896, City of Dallas, Dallas County, Texas, and being a tract of land conveyed to Zaron LLC, by deed recorded in Instrument No. 201900317557, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to APEX GEO3 Investments, LLC, by deed recorded in Instrument No. 20240004272, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the intersection of the North right of way line of E. Camp Wisdom Road (100 foot right of way and the East right of way line of Firebird Drive (50 foot right of way);

THENCE North 02 degrees 00 minutes 54 seconds East, along the East right of way line of said Firebird Drive, passing at 2.19 feet a 1/2 inch iron rod found on site, and continuing a total distance of 373.59 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Southeast right of way line of a 10 foot alley;

THENCE North 59 degrees 43 minutes 58 seconds East, along the Southeast right of way line of said 10 foot alley, a distance of 630.26 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 49, Block 13/6896 of Village of Runyon Springs, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 20031 27, Page 46, Map Records, Dallas County, Texas;

THENCE South 30 degrees 15 minutes 09 seconds East, along the West line of said Village of Runyon Springs, a distance of 162.98 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 02 degrees 03 minutes 53 seconds West, along the West line of said Village of Runyon Springs, passing a 5/8 inch iron rod found at 563.03 feet, continuing a total distance of 565.39 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North right of way line of E. Camp Wisdom Road;

THENCE North 88 degrees 21 minutes 20 seconds West, along the North right of way line of said E. Camp Wisdom Road, a distance of 619.37 feet to the POINT OF BEGINNING and containing 341,302 square feet or 7.84 acres of land.

SURVEYOR'S CERTIFICATION:

I, Crystal Robertson, 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, Sec. 51A-8.617 (a)(1)(c)(i)(ii); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2026.

FOR REVIEW ONLY

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.

Crystal Robertson,
Registered Professional Land Surveyor

NOTARY STATEMENT

§ STATE OF TEXAS
§ COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, 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 and consideration therein expressed and, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

Notary Public in and for the State of Texas

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Zaron LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LAURA COURT ADDITION, an addition to the 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 building, 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 improvement 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 time have the full right of ingress and egress to or from the said easements for the purposes 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 or 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 in to the curb or pavement line, and descriptions of such additional easements herein grated 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 _____, 2026.

By: _____

NOTARY STATEMENT:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

Notary Public in and for the State of Texas

My Commission expires: _____

BLOCK	PARCEL #	AREA (SF)
A	9-X	13,522
A	16-X	6,112
B	2-X	7,336
C	15-X	23,196
C	31-X	11,207

BLOCK	PARCEL #	AREA (SF)
A	1	4,000
A	2	3,000
A	3	3,000
A	4	3,000
A	5	3,000
A	6	3,000
A	7	3,000
A	8	3,000
A	10	3,000
A	11	3,000
A	12	3,000
A	13	3,000
A	14	3,500
A	15	3,361

BLOCK	PARCEL #	AREA (SF)
B	1	4,000
B	3	3,000
B	4	3,000
B	5	3,000
B	6	3,000
B	7	3,000
B	8	3,000
B	9	3,000
B	10	3,000
B	11	3,000
B	12	3,000
B	13	4,000

BLOCK	PARCEL #	AREA (SF)
C	1	3,963
C	2	3,000
C	3	3,000
C	4	3,000
C	5	3,000
C	6	3,000
C	7	3,000
C	8	3,000
C	9	3,000
C	10	3,000
C	11	3,000
C	12	3,000
C	13	3,000
C	14	3,000
C	16	3,994
C	17	3,708

BLOCK	PARCEL #	AREA (SF)
C	18	3,786
C	19	3,113
C	20	3,189
C	21	3,185
C	22	3,181
C	23	3,177
C	24	3,173
C	25	3,169
C	26	3,165
C	27	3,161
C	28	3,157
C	29	3,147
C	30	3,398
C	32	3,910
C	33	3,186
C	34	3,150
C	35	3,150

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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. 2026 and same was duly approved on the ____ day of _____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

TOTAL SF = 341,302 sf
TOTAL AC = 7.84 ac.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 59 RESIDENTIAL LOTS AND 6 COMMON AREAS OUT OF THE 7.84 AC. OF LAND

"THIS DOCUMENT SHALL NOT BE RECORDED"

CITY PLAN FILE NO. PLAT-26-000147

PRELIMINARY PLAT FOR LAURA COURT ADDITION

SMALL LOTS SB15 DEVELOPMENT
LOTS 1-8, 9-X, LOTS 10-15, 16-X BLOCK A/6898 LOTS 1, 2-X, LOTS 3-13, BLOCK B/6898 LOTS 1-14, 15-X, LOTS 16-30, 31-X, LOTS 32-35 BLOCK C/6898

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