

OWNER'S CERTIFICATION

STATE OF TEXAS;
COUNTY OF DALLAS;

WHEREAS JAIME REYNALDO SEPULVEDA PERALES IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467, BEING A PORTION OF CITY OF DALLAS BLOCK 8037, AND BEING TRACT 5 OF THE OAK CLIFF FOREST ADDITION (AN UNRECORDED PLAT), ALSO BEING THAT TRACT OF LAND CONVEYED TO JAIME REYNALDOSEPULVEDA PERALES BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202200165563 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF LOT 3, BLOCK 1/8037 OF CANDELARIO AGUILAR ADDITION, AN ADDITION TO THE CITY OF DALLAS RECORDED IN VOLUME 2000066, PAGE 5328 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING ALONG THE SOUTH LINE OF RANCHERO LANE, A 60 FOOT WIDE RIGHT OF WAY;

THENCE N89°39'07"E, WITH SAID SOUTH LINE, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 314.74 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SALVADOR RAMIREZ, RECORDED IN INSTRUMENT NUMBER 202100185693 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 5/8" CAPPED IRON ROD FOUND SATAMPED RPLS 5181 BEARS N89°49'31"E, A DISTANCE OF 8.82 FEET;

THENCE S01°11'07"E, DEPARTING SAID RANCHERO LANE SOUTH LINE AND WITH THE COMMON LINE OF THE HEREIN DESCRIBED TACT AND SAID SALVADOR RAMIREZ TRACT A DISTANCE OF 1,011.78 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SALVADOR RAMIREZ TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF DUNCANVILLE RECORDED IN VOLUME 93251, PAGE 2381 OF SAID DEED RECORDS;

THENCE S88°43'21"W, ALONG SAID CITY OF DUNCANVILLE NORTH LINE AND WITH THE MOST SOUTHERLY SOUTH LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 105.19 FEET TO A 3/8" IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO AFONSO C. CARDOZA, RECORDED IN VOLUME 2003241, PAGE 11251 OF SAID DEED RECORDS, SAME BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N00°58'16"W DEPARTING THE LAST MENTIONED COMMON LINE AND WITH THE EAST LINE OF SAID ALFONSO C. CARDOZA TRACT SAME BEING THE MOST SOUTHERLY WEST LINE OF THE HEREIN DESCRIBED TRACT AND PASSING A 3/8" IRON ROD FOUND AT 141.58 FEET, IN ALL A TOTAL DISTANCE OF 210.82 FEET TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT, BEING THE MOST SOUTHERLY NORTHEAST CORNER OF THE AFOREMENTIONED CANDELARIO AGUILAR ADDITION;

THENCE S89°11'01"W WITH THE COMMON LINE OF SAID AGUILAR ADDITION AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 209.47 FEET TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT;

THENCE N01°14'41"W CONTINUING THE LAST MENTIONED COMMON LINE A DISTANCE OF 804.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 274,448 SQUARE FEET OR 6.3005 ACRES OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, 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. 514-8.617 (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 document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JAIME REYNALDO SEPULVEDA PERALES does hereby adopt this plat, designating the herein described property as JAIME REYNALDO SEPULVEDA PERALES ADDITION on addition to the City of Dallas, Dallas County, Texas, and does 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 growth 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, this the ____ day of _____, 2025

BY: JAIME REYNALDO SEPULVEDA PERALES

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared JAIME REYNALDO SEPULVEDA PERALES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

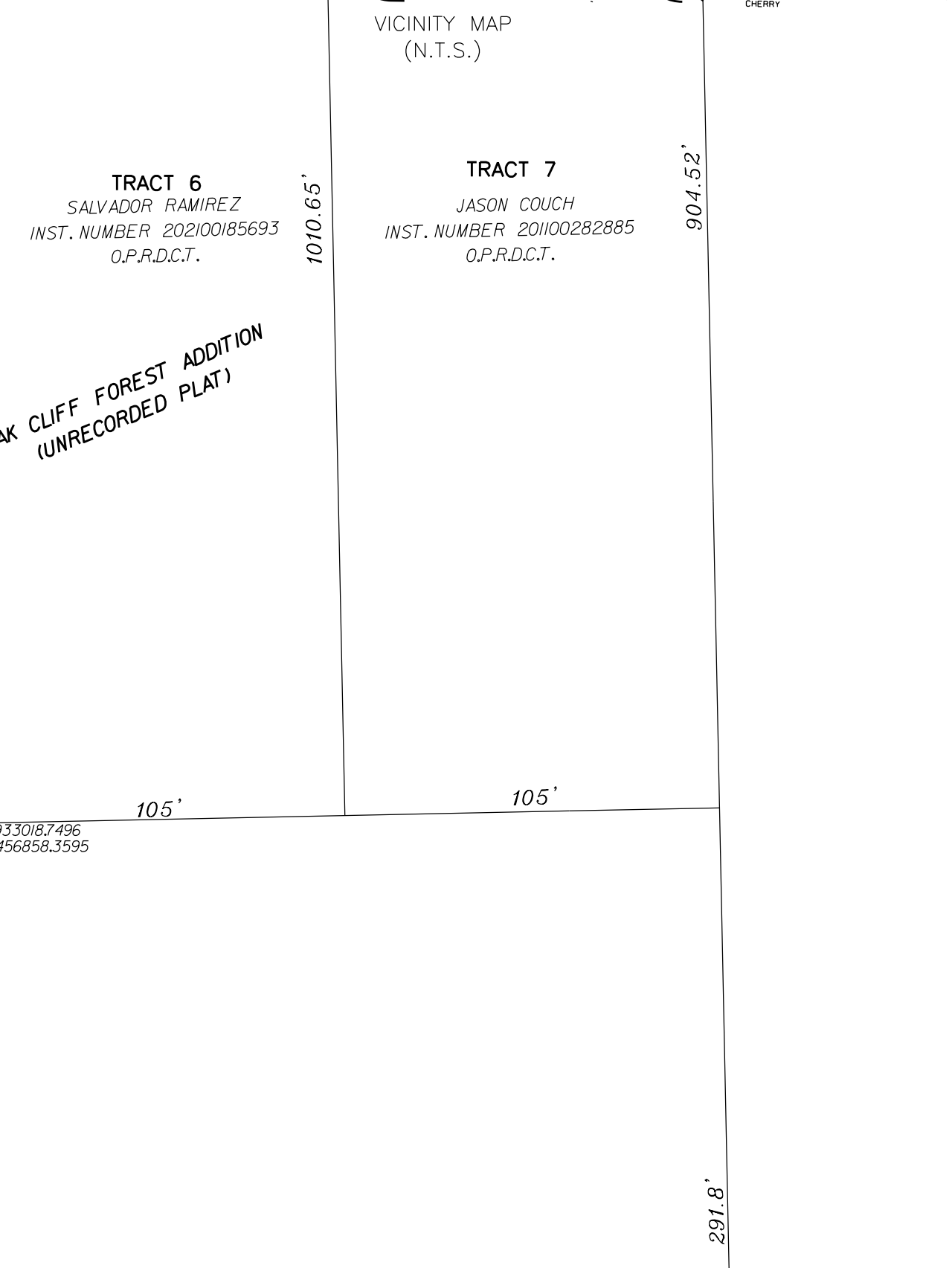
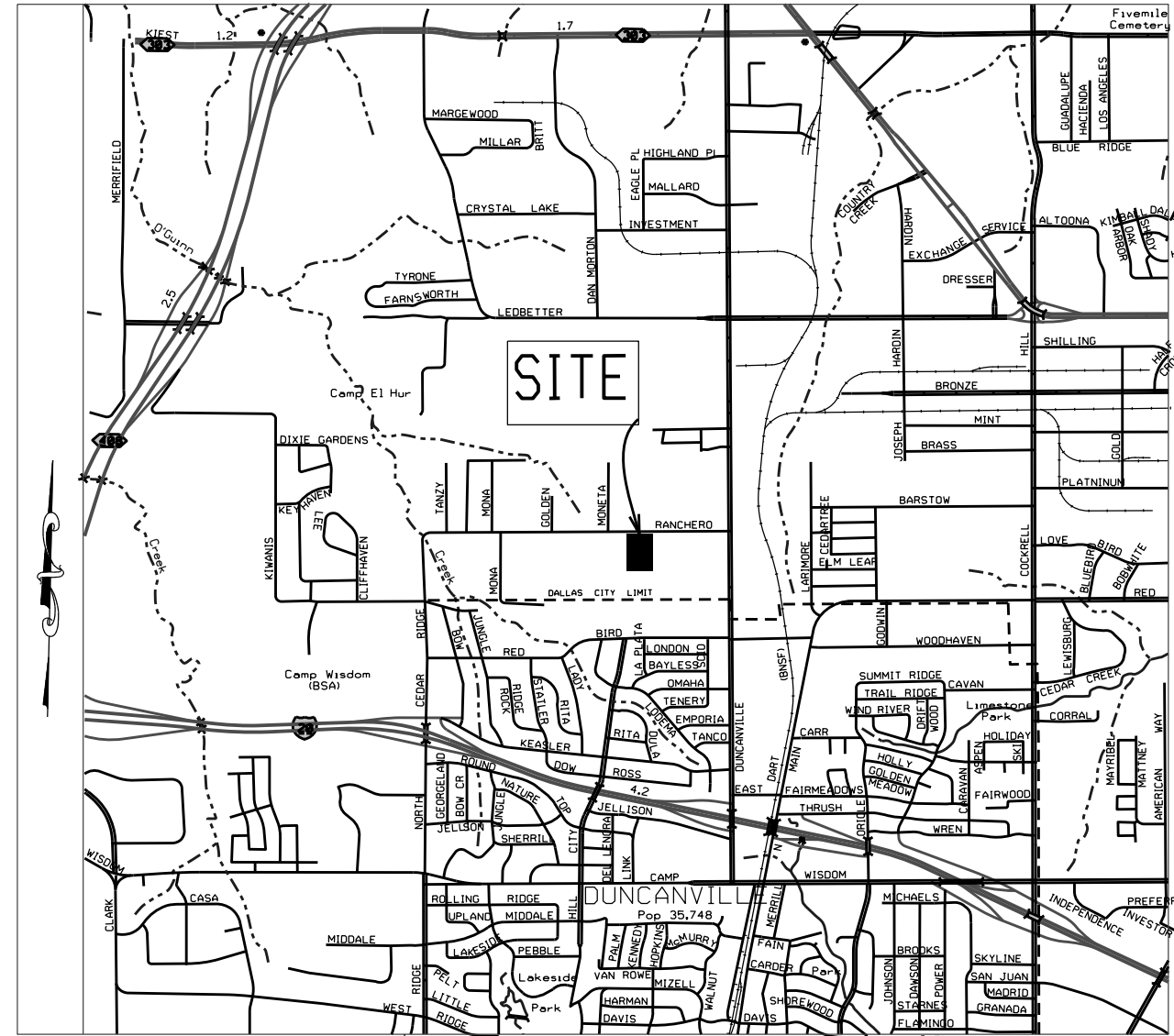
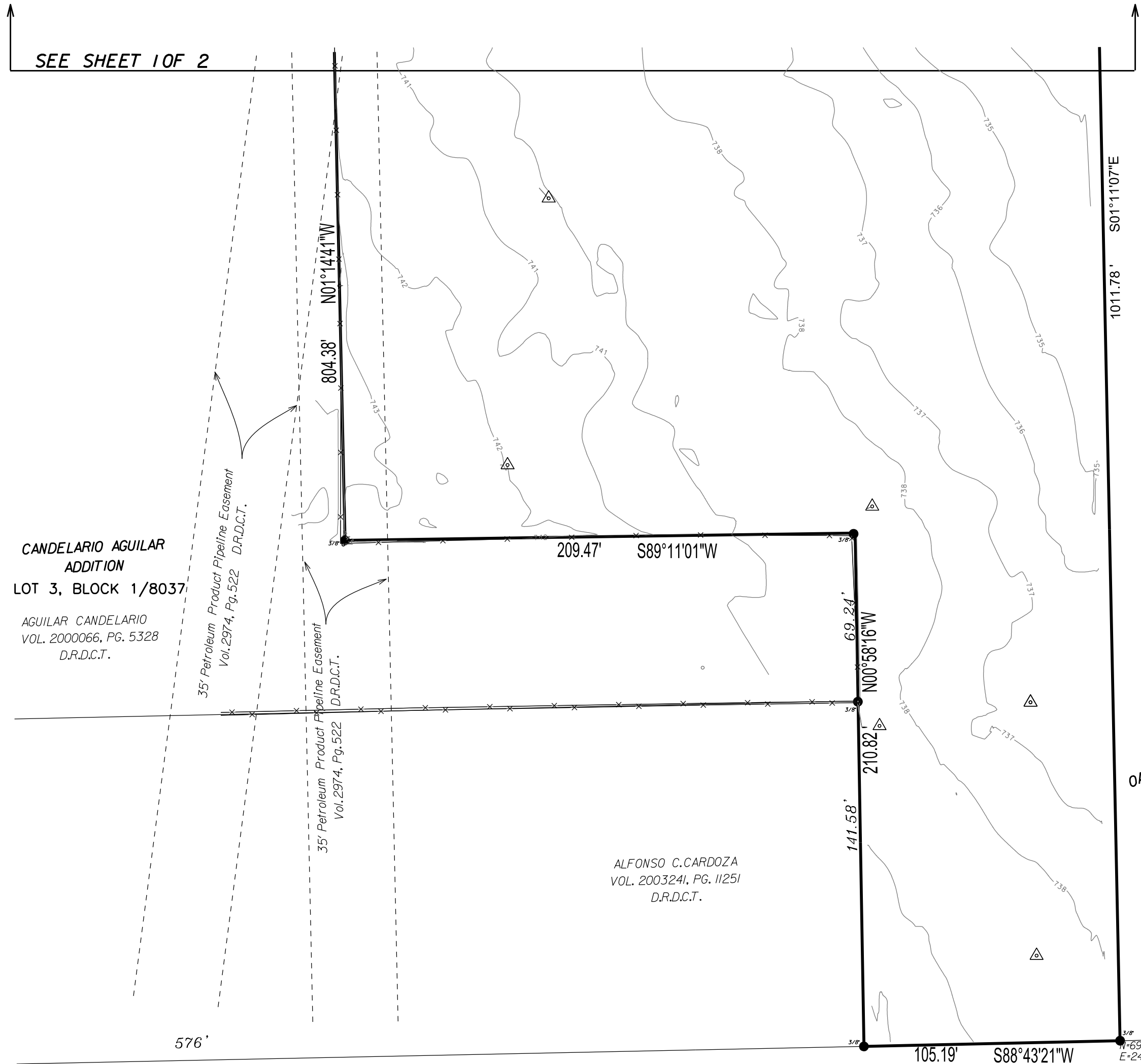
GIVEN under my hand and seal of office this ____ day of _____, 2025.

Notary Public for and in the State of Texas

My Commision expires:_____

GENERAL NOTES

- 1. The purpose of the plat is to create one lot from a tract of land.
2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983, (2011)
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.



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

PRELIMINARY PLAT
JAIME REYNALDO SEPULVEDA PERALES ADDITION
LOT 1 BLOCK 1/8037
6.3005 ACRES / 274,448 SQ. FT.

LEWIS TANZY SURVEY,
ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5245-141

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
JAIME REYNALDO SEPULVEDA PERALES
5226 RANCHERO LN
DALLAS, TEXAS 75236