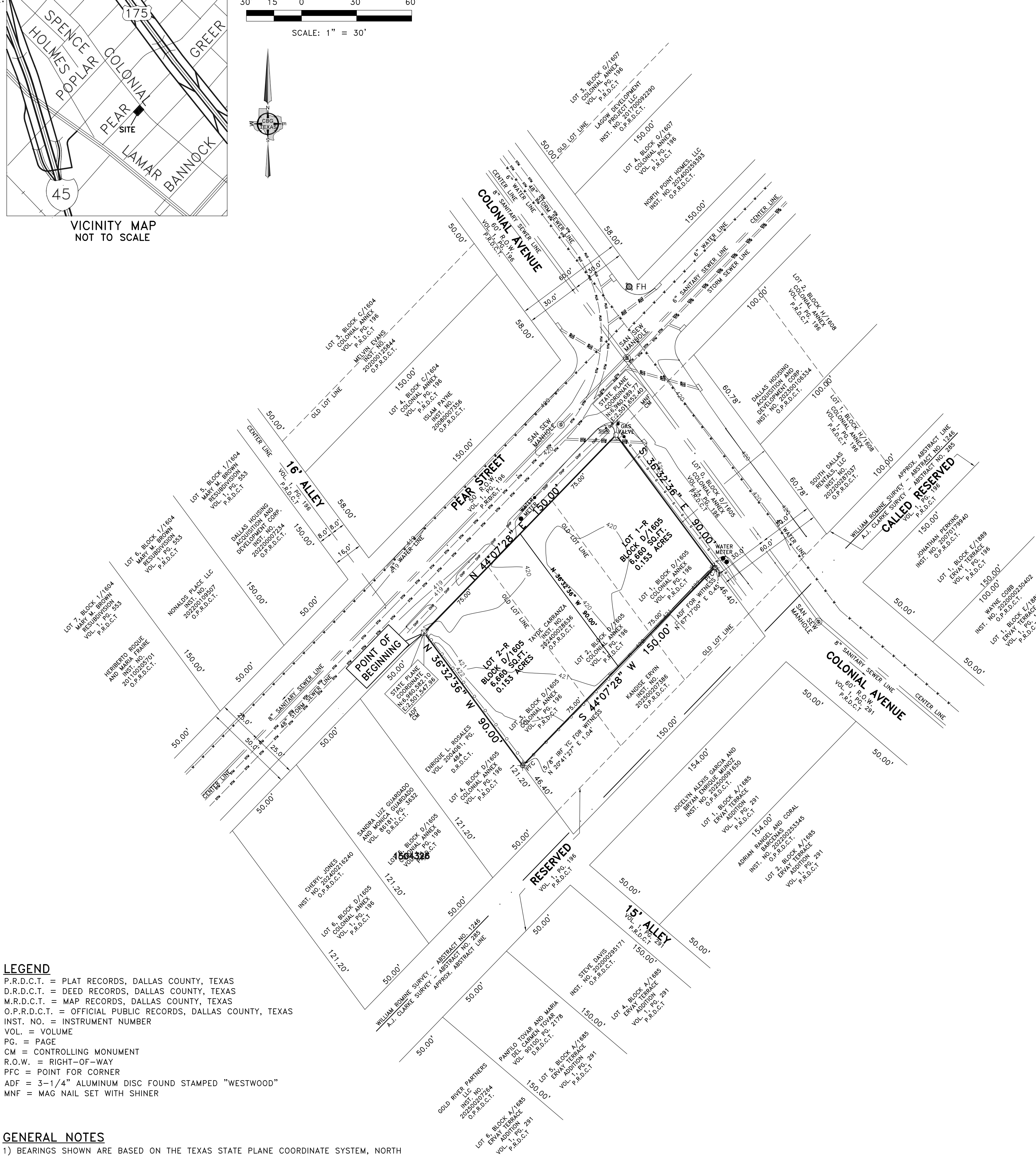


VICINITY MAP  
NOT TO SCALE



**LEGEND**  
 P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS  
 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  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 PFC = POINT FOR CORNER  
 ADF = 3-1/4" ALUMINUM DISC FOUND STAMPED "WESTWOOD"  
 MNF = MAG NAIL SET WITH SHINER

**GENERAL NOTES**  
 1) BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).  
 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM THE PORTIONS OF 3 LOTS FOR DEVELOPMENT.  
 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.  
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.  
 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID VALUES, NO SCALE AND NO PROJECTION.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

Whereas Tayde Carranza is the owner of a tract of land situated in the WILLIAM ROMINE Survey, Abstract Number. 1246, City of Dallas, Dallas County, Texas, same being a portion of Lots 1, 2, and 3, Block D/1605, Colonial Annex Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 196, Plat Records, Dallas County, Texas, and being a tract of land conveyed to Tayde Carranza by General Warranty Deed recorded in Instrument Number 20240028636, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Aluminum disk found for corner, stamped "westwood", said corner being the Northeast corner of a tract of land conveyed to Enrique L. Rosales by deed recorded in Volume 2004061, page 484, deed records, Dallas County, Texas, same being on the Southeast right-of-way line of Pear Street (50' right-of-way), according to the Plat thereof recorded in Volume 1, Page 196, Plat Records, Dallas County, Texas ;

THENCE North 44 degrees 07 minutes 28 seconds East, along the Southeast right-of-way line of said Pear Street (50' right-of-way), a distance of 150.00 feet to a Mag Nail stamped with a shiner for corner, said corner being in the intersection of the Southeast right-of-way line of said Pear Street and the Northwest right-of-way line of Colonial Avenue (60' right-of-way), according to the Plat thereof recorded in Volume 1, Page 196, Plat Records, Dallas County, Texas;

THENCE South 36 degrees 32 minutes 36 seconds East, along the Southwest line of said Colonial Avenue (60' right-of-way) a distance of 90.00 feet, to a point for corner, said corner being the North corner of a tract of land conveyed to Kandise Ervin, by deed recorded in Instrument Number 202500207386, Official Public Records, Dallas County, Texas, from which a aluminum disk stamped "westwood" found for reference bears North 67 degrees 17 minutes 00 seconds East, a distance of 0.45 feet;

THENCE South 44 degrees 07 minutes 28 seconds West, along the Northwest line of said Ervin tract, a distance of 150.00 feet to a point for corner, said corner on the Northeast line of said Rosales tract, from which a 5/8 inch iron rod with yellow cap found for reference bears North 20 degrees 41 minutes 27 seconds East, a distance of 1.04 feet;

THENCE North 36 degrees 32 minutes 36 seconds West, along the Northeast line of said Rosales tract, a distance of 90.00 feet to the POINT OF BEGINNING and containing 13,321 square feet and or 0.306 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Tayde Carranza, does hereby adopt this plat, designating the herein described property as LOT 1-R, LOT 2-R, BLOCK D/1605 COLONIAL ANNEX 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 \_\_\_\_\_, 2026.

By: \_\_\_\_\_  
 Tayde Carranza (Owner)

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Tayde Carranza known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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)(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 \_\_\_\_\_, 2026.  
**RELEASED FOR REVIEW 01/23/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connolly  
 Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 \_\_\_\_\_, 2026.

Notary Public in and for the State of Texas

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. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.	
Attest:	Chairperson or Vice Chairperson City Plan Commission Dallas, Texas
_____	Secretary

PRELIMINARY PLAT  
**LOTS 1-R & 2-R, BLOCK D/1605 COLONIAL ANNEX ADDITION**  
 13,321 SQ.FT. / 0.306 ACRE TRACT  
 BEING A REPLAT OF A PORTION OF LOTS 1, 2, 3, BLOCK D/1605, COLONIAL ANNEX ADDITION  
 WILLIAM ROMINE SURVEY, ABSTRACT NO. 1246  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. PLAT-26-000028

OWNER: TAYDE CARRANZA  
 1776 W. BELT LINE ROAD  
 CEDAR HILL, TEXAS 75104  
 PHONE: 214-907-1084  
 EMAIL: TLOGIC214@OUTLOOK.COM

