

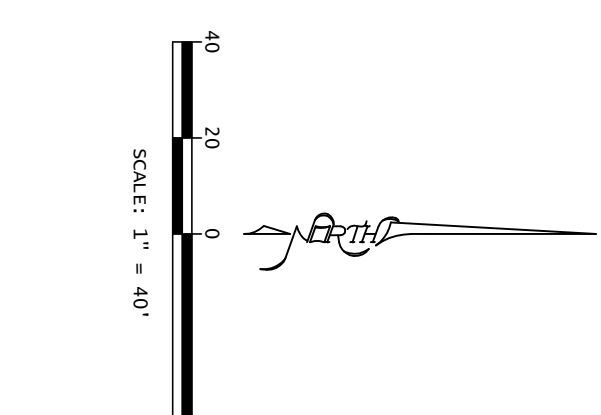
VICINITY MAP: N. T. S.



LEGEND

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
C.M.	CITY OF DALLAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON PILE FOUND

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOTS FROM A PREVIOUSLY UNPLATTED PROPERTY.
 2. THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.
 3. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 4. TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ANY FLOOD HAZARD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4813C 0510K, DATED 07/07/2014, ZONE X.

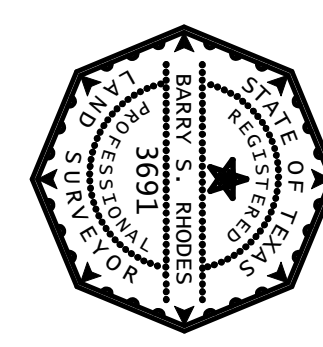


OWNERS CERTIFICATE

STATE OF TEXAS,
COUNTY OF DALLAS:
That Ernesto Guzman and Alma Judith Guzman, do hereby adopt this plat designating the herein described property as **LOT 1, CITY BLOCK 7939**, an addition to the City of Dallas, Texas, and being out of the W. A. Pruitt Survey, Abstract No. 1167, City of Dallas, Dallas County, Texas, being a tract of land conveyed to Jose Ernest Guzman and Alma Judith Guzman, as recorded in Instrument 202400180981, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being more particularly described by metes and bounds as follows:
BEGINNING at a point for corner in the pavement for Clearfield Road, being the Southeast corner of called Tract II in deed to Jose & Ricardo Maldonado, as recorded in Instrument 201100021776, of the O.P.R.D.C.T., and being the Northeast corner of herein described tract;
THENCE South 00 degrees 59 minutes 24 seconds East, along said Clearfield Road, a distance of 219.27 feet to a point for corner;
THENCE South 89 degrees 15 minutes 38 seconds West, passing a found 1.5 inch iron pipe for reference at a distance of 30.23 feet, continuing a total distance of 567.32 feet, to a point for corner in the pavement for Clearfield Road, being the Northeast corner of herein described tract;
THENCE along said curve to the right of the right of way, passing a found 1.2 inch iron pipe for reference at a distance of 467.49 feet, continuing a total distance of 497.28 feet, to a point for corner in the pavement for Clearfield Road, being the Northeast corner of herein described tract;
THENCE North 89 degrees 18 minutes 30 seconds East, passing a found 1/2 inch iron rod for reference at a distance of 467.49 feet, continuing a total distance of 497.28 feet, to the PLACE OF BEGINNING and containing 118,163 square feet or 2.713 acres of land.

SURVEYOR'S CERTIFICATE:

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Barry S. Rhodes, 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 requirements of the Texas Surveying Act, Chapter 131, Texas Government Code, and the Dallas Development 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 Signal Final Plat.



Dated this the ____ day of _____, 20____
Barry S. Rhodes
Registered Professional Land Surveyor No. 3691
LOT 1, CITY BLOCK 7939
FERNANDO TORPTE
VOLUME 20440, PAGE 10911
O.P.R.D.C.T.
LOT 1, CITY BLOCK 7939
JUANMA ZAMUDIO & ANITA WELIA
VOLUME 4431, PAGE 629
O.P.R.D.C.T.
LOT 1, CITY BLOCK 7939
MICHEL TORRES & MARIA E. VILLA
VOLUME 5404, PAGE 6234
O.P.R.D.C.T.
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HOMER GORDON & VERTIS GORDON
VOLUME 4431, PAGE 629
O.P.R.D.C.T.
LOT 1, CITY BLOCK 7939
DORINDA CIRCLE
VOLUME 2144, PAGE 63
VOLUME 2144, PAGE 6
SANTIANI SILVER MAIN
VOLUME 2144, PAGE 63
VOLUME 2144, PAGE 6
SANTIANI SILVER MAIN
VOLUME 2144, PAGE 63
VOLUME 2144, PAGE 6

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

PROPERTY ADDRESS: 715 CLEARFIELD ROAD
OWNER: ERNESTO GUZMAN & ALMA JUDITH GUZMAN
8356 LAKE ANNA DRIVE, DALLAS, TX 75217
SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 356-6807
DATE 03/28/2025
DRAWN BY: CM 20240142 - PROJECT NO. 2626GR-P
REVISED:

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
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Witness, my hand at Dallas, Texas, this the ____ day of _____, 20____
Ernesto Guzman, Owner

Witness, my hand at Dallas, Texas, this the ____ day of _____, 20____
Alma Judith Guzman, Owner

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

Witness, my hand at Dallas, Texas, this the ____ day of _____, 20____
Barry S. Rhodes
Registered Professional Land Surveyor No. 3691
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Notary Public in and for the State of Texas
My commission expires _____

CERTIFICATE OF APPROVAL
I, Tony Shindt, 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 this ____ 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 Planning Commission
Dallas, Texas
Secretary
PRELIMINARY PLAT
LOT 1, CITY BLOCK B/7939
BEING A PART OF CITY BLOCK 7939
GROSS - 118,163 SQ. FT. - 2.713 ACRES
NET - 111,067 SQ. FT. - 2.550 ACRES
W. A. PRUITT SURVEY, ABSTRACT NO. 1167
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. P14C-25-000026 & S245-130
ENGINEERING FILE NO. _____