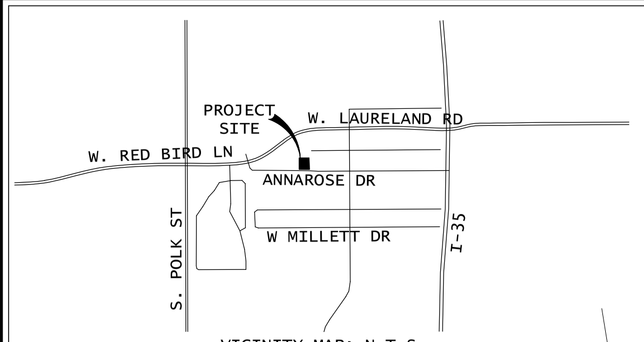

VICINITY MAP: N.T.S.

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Asuncion Lopez Zamrano, is the sole owner of a tract of land situated in the David M. Ricketts Survey, Abstract No. 1222, in the City of Dallas Block 6909, Dallas County, Texas, being a part of a tract of land described in deed to Asuncion Lopez Zamrano, as recorded in Instrument 201300148858, of the Official Public Records of Dallas County, Texas, as shown hereon and being more particularly described by metes and bounds as follows:

BEGINNING at a found capped 1/2 inch iron rod, stamped "RPLS 3989" on the North right of way line of Annarose Drive, being the Southeast corner of Lot 3, Block 15/6909, of God's Holy Temple, an Addition in the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2004162, Page 130, of the Map Records of Dallas County, Texas, and being the Southwest corner of said Zambrano tract;

THENCE North 09 degrees 12 minutes 37 seconds West, along the East line of said Lot 3, Block 15/6909, a distance of 216.65 feet to a set capped 1/2 inch iron rod, stamped "RPLS 3691", for corner;

THENCE North 89 degrees 23 minutes 38 seconds East, a distance of 219.61 feet to a set capped 1/2 inch iron rod, stamped "RPLS 3691", for corner on the West line of Lot 8, Block 18/6634, of Beckley Heights Addition, an Addition in the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 50, Page 147, of the Map Records of Dallas County, Texas;

THENCE South 00 degrees 35 minutes 02 seconds East, along the West line of said Block 18/6634, a distance of 214.21 feet to a set capped 1/2 inch iron rod, stamped "RPLS 3691", for corner on the said North right of way line of Annarose Drive, being the Southwest corner of a tract of land described in deed to Johnny L. Neal and Vivian J. Neal, as recorded in Volume 97082, Page 3575, of the Deed Records of Dallas County, Texas;

THENCE South 89 degrees 23 minutes 38 seconds West, along said Annarose Drive, a distance of 187.11 feet to the PLACE OF BEGINNING and containing 43,561 square feet or 1.000 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Asuncion Lopez Zambrano, do hereby adopt this plat, designating the herein described property as **ZAMBRANO ADDITION, LOT 4, BLOCK 6909**, 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 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_____, 20___

By: _____
Asuncion Lopez Zambrano, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Asuncion Lopez Zambrano, 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, in the capacity therein stated.

Given under my hand and seal of office this ___day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR'S CERTIFICATE:

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 Rules and regulations of the Texas Board of Professional Land Surveying, 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 Signal Final Plat.

Dated this the ___ day of _____, 20___

_____
Barry S. Rhodes
Registered Professional Land Surveyor No. 3691

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF DALLAS:
Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

My commission expires _____

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

CERTIFICATE OF APPROVAL

I,_____, Chairperson or
I,_____,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 Planning Commission
Dallas, Texas

Attest:

_____
Secretary

OWNERS: ASUNCION LOPEZ ZAMBRANO
223 ANNAROSE, DALLAS, TEXAS 75232

PRELIMINARY PLAT

ZAMBRANO ADDITION
LOT 4, CITY BLOCK 6909

BEING A PART OF CITY BLOCK 6909
GROSS - 34,102 SQ.FT. - 0.7829 OF AN ACRE

DAVID M. RICKETTS SURVEY, ABSTRACT NO. 1222
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. Plat-25-000088
ENGINEERING FILE NO. _____

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.	CONTROLLING MONUMENT
INST.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
CRF	CAPPED IRON ROD FOUND
CRS	CAPPED IRON ROD SET

GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT 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 AMERICAN 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. 48113C 0490K, DATED 07/07/2014, ZONE X.

SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088 - (214) 356-6807

DATE 05/14/2025
DRAWN BY: CM 20250056 - PROJECT NO. 2716GR
REVISED: