

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

DATE 05/14/2025 CM 20250056 - PROJECT NO. REVISED:

D.R.D.C.T.
M.R.D.C.T.
O.P.R.D.C.T.
C.M.
INST.
IRF
IPF
CRF
CRS

DEED RECORDS, DALLAS COUMAP RECORDS, DALLAS COUN OFFICIAL PUBLIC RECORDS, DECONTROLLING MONUMENT INSTRUMENT NUMBER IRON ROD FOUND

RAL NOTES:
HE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT FROM A PREVIOUSLY JNPLATTED PROPERTY.
HERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.
OT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS INGINEERING DIVISION APPROVAL.

RING DIVISION APPROVAL. ATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH N DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO

ROJECTION. O PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ANY LOOD HAZARD AREA SHOWN ON THE FLOOD INSURANCE RATE MAP, OMMUNITY PANEL NO. 48113C 0490K, DATED 07/07/2014, ZONE X.

PED IRON ROD FOUND
PED IRON ROD SET

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

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.

der my hand and seal of office this

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CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or \_\_\_\_, Vice 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 \_\_\_\_ day of \_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_, by said Commission.

Chairperson or Vice Chairperson City Planning Commission Dallas, Texas

Attest:

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

PRELIMINARY PLAT

LOT OT 4, CITY BLOCK

BEING A PART OF CITY BLOCK 69

GROSS - 34,102 SQ.FT. - 0.7829 OF ZAMBRANO ADDITION **BLOCK 6909** 6909 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. \_\_\_\_\_\_