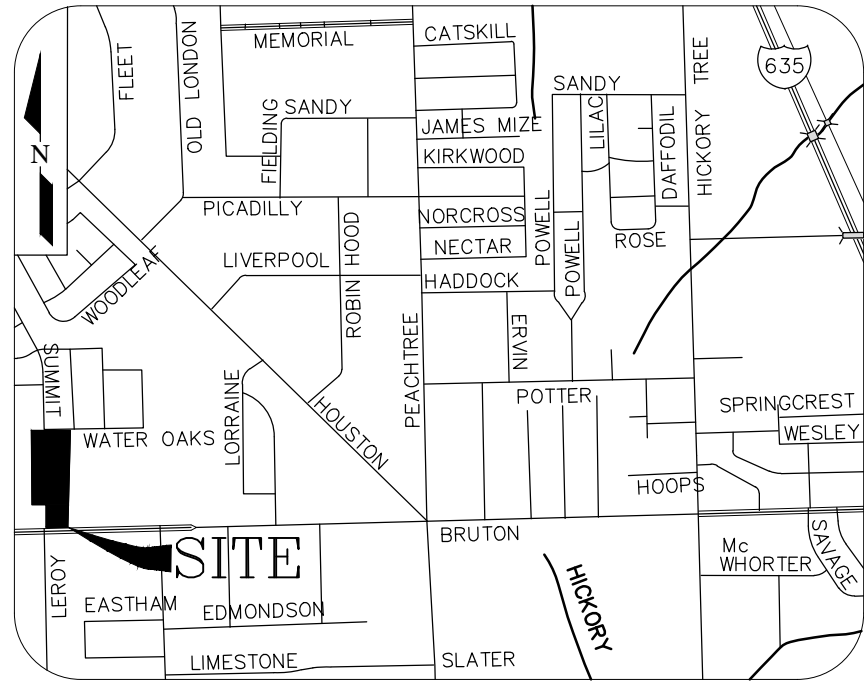
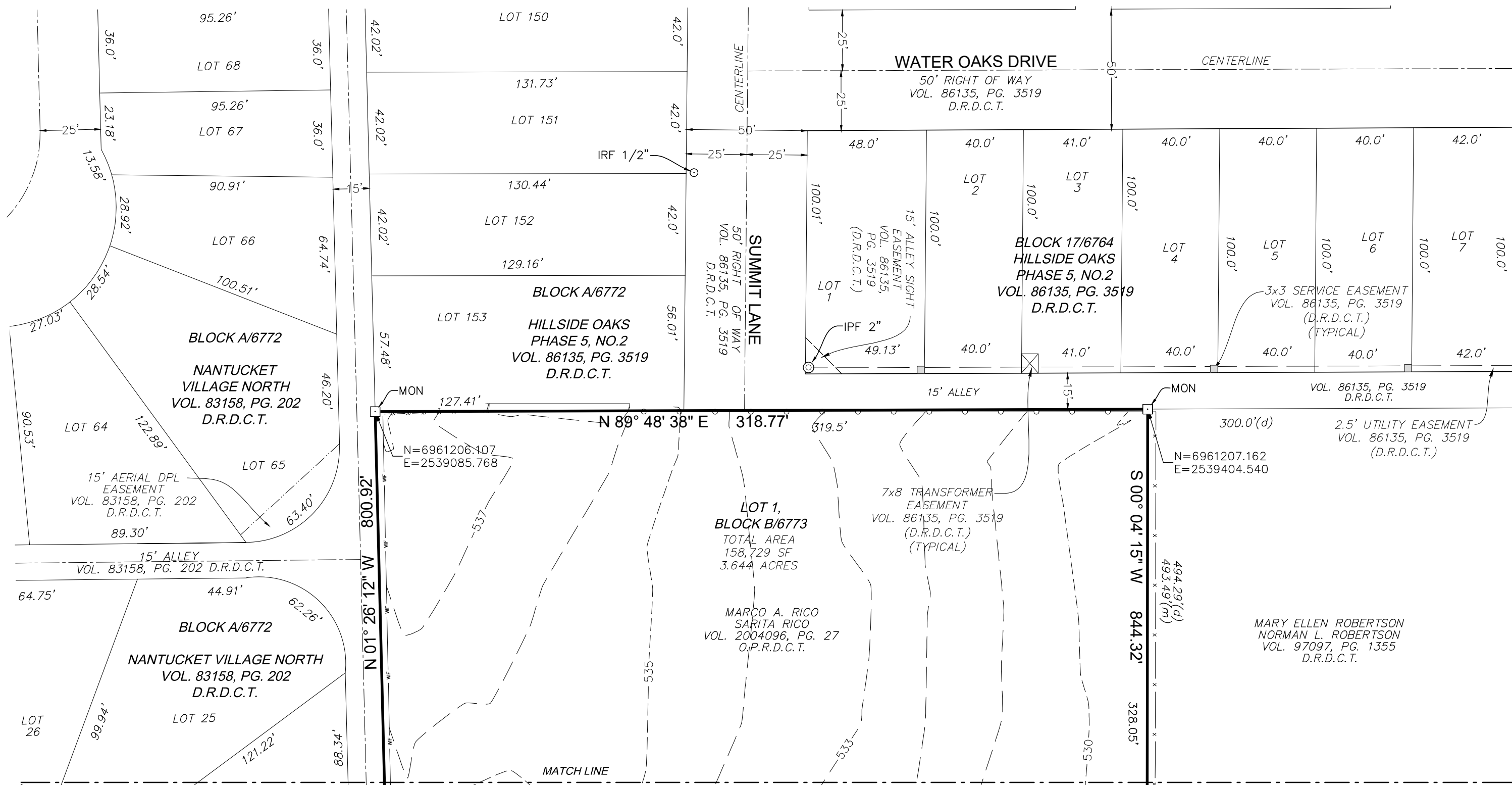
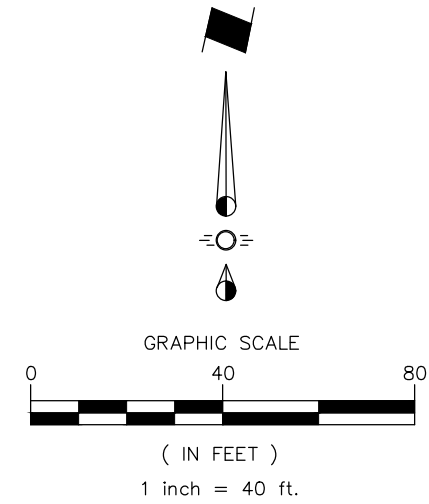




VICINITY MAP
(NOT TO SCALE)



LEGEND

- CM CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- ⊙ IRF IRON ROD FOUND (AS NOTED)
- ⊙ IPF IRON PIPE FOUND (AS NOTED)
- IRS IRON ROD SET (ARA 6671)
- ⊙ XF "X" CUT FOUND
- 3" ALUMINUM DISK SET ON A 1/2 INCH IRON ROD STAMPED "THE RICO LEGACY AND ARA 6671"
- OHP— OVERHEAD POWER LINE
- U— UTILITY POLE
- EM— ELECTRIC METER
- MB— MAILBOX
- GM— GAS METER
- WM— WATER METER
- D— DRAINAGE/STORM MANHOLE
- TP— TELEPHONE PEDESTAL
- WIF— WROUGHT IRON FENCE
- C— CHAIN LINK FENCE
- W— WOOD FENCE
- X—X— BARB WIRE FENCE
- L— LIGHT POLE
- W— WATER LINE
- SS— SANITARY SEWER LINE
- S— SANITARY SEWER MANHOLE

OWNERS:
MARCO A. RICO
SARITA RICO
10801 BRUTON ROAD
DALLAS, TX 75217

SURVEYOR



3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
THE RICO LEGACY
LOT 1, 2 AND 3, BLOCK B/6773

A REPLAT OF LOT 1, BLOCK B/6773
RICHARD A. LOVE ADDITION
5.851 ACRES SITUATED IN THE
ABRAHAM CARVER SURVEY, ABSTRACT NO. 263
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: PLAT-26-000166

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Marco A. Rico and Sarita Rico, do hereby adopt this plat, designating the herein described property as **THE RICO LEGACY**, 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.

Marco A. Rico
Owner

Sarita Rico
Owner

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 _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
2. Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to create (3) lots from a tract of land and a platted lot.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
5. All distances North of Bruton Road are platted distances, unless otherwise noted.
6. All structures to remain.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Marco A Rico and Sarita Rico are the owners of a 254,864 square foot or 5.851 acre tract of land, situated in the Abraham Carver Survey, Abstract Number 263, in the City of Dallas, County of Dallas, Texas, being all of Lot 1, Block B/6773, Richard A. Love Addition, an Addition to the City of Dallas, recorded in Volume 80181, Page 622, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of a tract of land described in a Warranty Deed with Vendor's Lien to Marco A. Rico and Sarita Rico, recorded in Volume 98225, Page 2239, (D.R.D.C.T.), also being all of a tract of land described in a Warranty Deed with Vendor's Lien to Marco A. Rico and Sarita Rico, recorded in Volume 2004096, Page 27, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3 inch Aluminum Disk stamped "The Rico Legacy and ARA 6671" set on a 1/2 inch iron rod (hereinafter referred to as Monument set) at the Southwest corner of said Lot 1, Block B/6773, Richard A. Love Addition, same being the Southeast corner of a tract of land described in a General Warranty Deed to Cosme G. Gallegos and Reyna A. Gallegos, recorded in Volume 96159, Page 5278, (D.R.D.C.T.), and being in the North right of way line of Bruton Road, a 100 foot right-of-way at this point;

THENCE North 01 degrees 26 minutes 12 seconds West, with the West line of said Rico tract, at 160.00 feet passing the Northeast corner of said Gallegos tract, same being the Southeast corner of Nantucket Village North, an Addition to the City of Dallas, recorded in Volume 83158, Page 202 (D.R.D.C.T.), at 186.15 feet passing a 1/2 inch iron rod found (Controlling Monument) at the Northwest corner of said Lot 1, Block B/6773, same being in the East line of a 15 foot alley, continuing for a total distance of 800.92 feet to a Monument set at the Northwest corner of said Rico tract, same being the Southwest corner of Lot 153, Block A/6772, of Hillside Oaks Phase 5 No. 2, an Addition to the City of Dallas, recorded in Volume 86135, Page 3519 (D.R.D.C.T.);

THENCE North 89 degrees 48 minutes 38 seconds East, with the common line between said Rico tract, and said Hillside Oaks Phase 5 No. 2, a distance of 318.77 feet (Deed 319.5') to a Monument Set at the Northeast corner of said Rico tract, same being the Northwest corner of a tract of land described in a Deed to Mary Ellen Robertson and Norman L. Robertson, recorded in Volume 97097, Page 1355 (D.R.D.C.T.);

THENCE South 00 degrees 04 minutes 15 seconds West, with the East line of said Rico tract, at 493.49 feet passing a 5/8 inch iron rod found at the most westerly Southwest corner of said Robertson tract, same being the Northwest corner of Lot 1, Block A/6773, Ligon Addition, an Addition to the City of Dallas, recorded in Volume 67224, Page 798 (D.R.D.C.T.), at an additional 300.81 feet (Plat 300.0') passing a 5/8 inch iron rod found (Controlling Monument) at the Southwest corner of said Lot 1, Block A/6773, Ligon Addition, and the North right of way line of said Bruton Road, continuing for a total distance of 844.32 feet to the Southeast corner of said Rico tract, said point being in the Centerline of said Bruton Road;

THENCE South 00 degrees 07 minutes 22 seconds West, with the common line between said Rico tract, and said Lot 1, Block A/6773 tract, a distance of 50.02 feet to a corner being at the centerline of Bruton Road, a 100 foot right-of-way;

THENCE South 88 degrees 34 minutes 15 seconds West, with the centerline of said Bruton Road, a distance of 179.48 feet to a point for corner in the centerline of said Bruton Road;

THENCE North 01 degrees 26 minutes 12 seconds West, over and across said Rico tract, a distance of 50.00 feet to a Monument Set at the Southeast corner of said Lot 1, Block B/6773, same being in the North right of way line of said Bruton Road;

THENCE South 88 degrees 34 minutes 15 seconds West, with the North right of way line of said Bruton Road, a distance of 117.00 feet to the **POINT OF BEGINNING**, containing 254,864 square feet or 5.851 acres of land more or less.

OWNERS:

MARCO A. RICO
SARITA RICO
10601 BRUTON ROAD
DALLAS, TX 75217

SURVEYOR

ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

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.	
_____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas	
Attest:	_____ Secretary

PRELIMINARY PLAT
THE RICO LEGACY
LOT 1, 2 AND 3, BLOCK B/6773

A REPLAT OF LOT 1, BLOCK B/6773
RICHARD A. LOVE ADDITION
5.851 ACRES SITUATED IN THE
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