

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas Javier Pedroza Beltran and Maria Isabel Pedroza are the owners of a 10,381 square foot tract of land situated in the Felix Sadler Survey, Abstract No. 1378, being a portion of City Block 1/4340, City of Dallas, Dallas County, Texas, same being a portion of Lot 9, Block 1/4340, Oak Cliff Gardens Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 6, Page 3, Map Records, Dallas County, Texas, being a tract of land conveyed to Javier Pedroza Beltran and Maria Isabel Pedroza, by General Warranty Deed recorded in Instrument Number 202400139294, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the South corner of Lot 10, Block 1/4340, of said Oak Cliff Gardens Addition, same being the East corner of said Lot 9, same being the South corner of a tract of land conveyed to Billy R. Shepard, a single person, by deed recorded in Volume 93014, Page 1912, Deed Records, Dallas County, Texas, and being along the Northwest right-of-way line of East Ann Arbor Avenue (a 50-foot right-of-way) recorded in Volume 6, Page 3, Map Records, Dallas County, Texas;

THENCE South 77 degrees 12 minutes 34 seconds West, along the Northwest right-of-way line of said East Ann Arbor Avenue, a distance of 47.50 feet to a 1/2-inch iron rod found with yellow cap stamped "Rhodes" for corner, said corner being the West corner of the remainder of a tract of land conveyed to Allied Development Holdings, LLC, by deed recorded in Instrument Number 201600235676, Official Public Records, Dallas County, Texas;

THENCE North 30 degrees 57 minutes 14 seconds West, along the Northeast line of said remainder tract, a distance of 217.93 feet to a point for corner, said corner being the North corner of said remainder tract, same being along the Southeast line of a tract of land conveyed to James C. Osborne, by deed recorded in Instrument Number 202200248537, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears North 60 degrees 15 minutes 57 seconds West, a distance of 0.37 feet for witness;

THENCE North 59 degrees 30 minutes 53 seconds East, along the Southeast line of said Osborne tract, a distance of 47.02 feet to a point for corner, said corner being along the Southeast line of said Osborne tract, same being the West corner of said Lot 10, same being the West corner of a tract of land conveyed to Joaquin Villa Diaz and Rosa M. Gonzalez Rodriguez, by deed recorded in Instrument Number 201500038384, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears North 68 degrees 18 minutes 17 seconds East, a distance of 0.73 feet for witness;

THENCE South 30 degrees 29 minutes 20 seconds East, along the Southwest line of said Lot 10 and said Gonzalez/Rodriguez tract, a distance of 232.36 feet to the POINT OF BEGINNING and containing 10,381 square feet and or 0.24 acres of land.

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 _____ day of _____, 2025.

RELEASED FOR REVIEW 02/21/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED 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 _____, 2025.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Javier Pedroza Beltran and Maria Isabel Pedroza, do hereby adopt this plat, designating the herein described property as **PEDROZA 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 service 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 _____, 2025.

By: _____
Javier Pedroza Beltran (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 Javier Pedroza Beltran 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 _____, 2025.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

By: _____
Maria Isabel Pedroza (Owner)

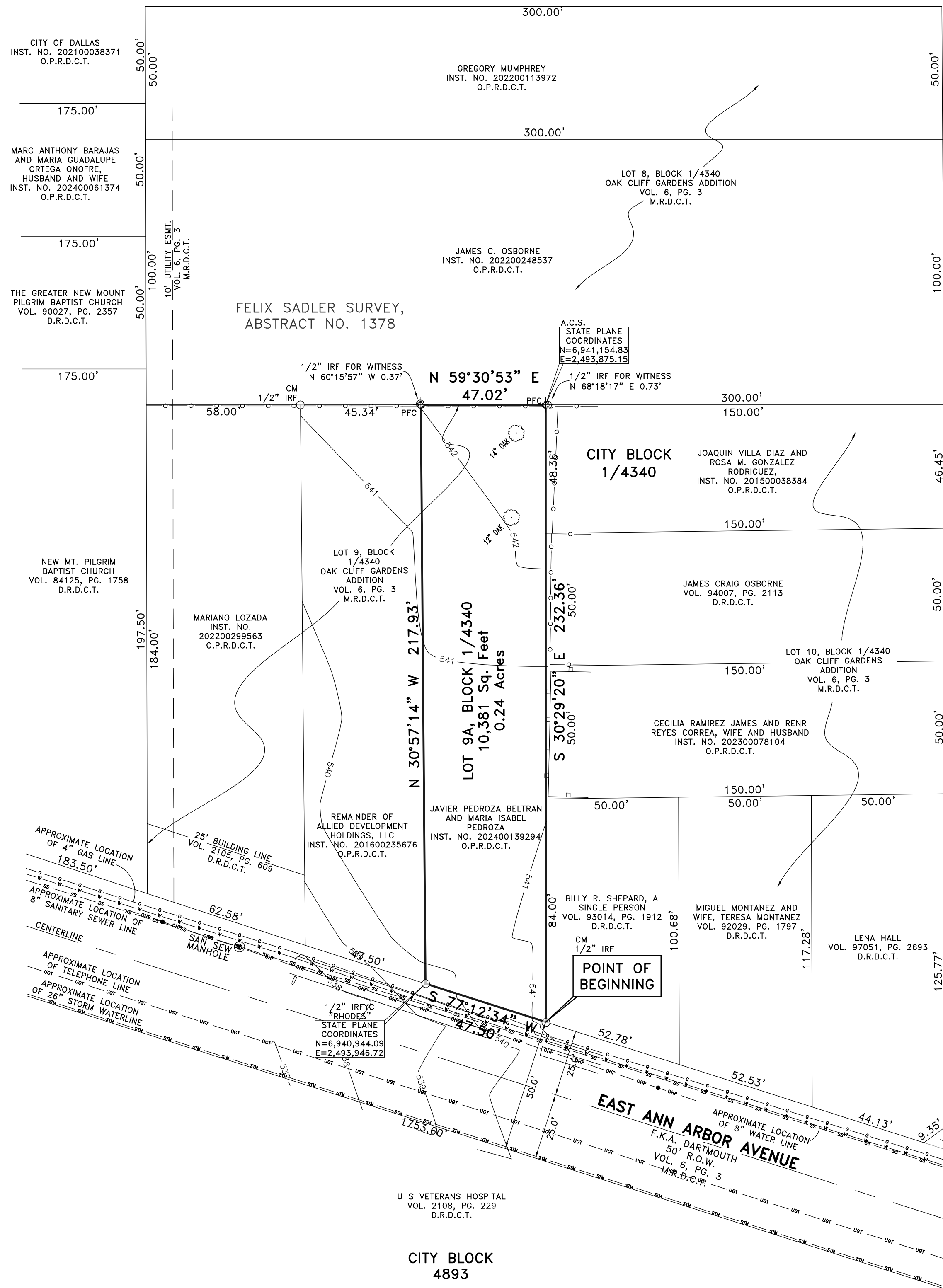
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Maria Isabel Pedroza 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 _____, 2025.

Notary Public in and for Dallas County, Texas.

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT OUT OF THE PORTION ONE LOT FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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 COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THIS PLAT IS SUBJECT TO A PAVING AND/OR STORM DRAINAGE COVENANT AGREEMENT, RECORDED IN INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

LEGEND

- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- PFC = POINT FOR CORNER
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
- A.C.S. = 3-1/4" ALUMINUM DISK STAMPED "PA-RPLS 5513"
- SET OVER A 1/2 INCH IRON ROD SET
- F.K.A. = FORMERLY KNOWN AS

OWNERS: JAVIER PEDROZA BELTRAN
AND MARIA ISABEL PEDROZA
3456 FM-1129
CORSCIANA, TEXAS 75109

CERTIFICATE OF APPROVAL	
I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , 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	Secretary

FINAL PLAT
PEDROZA ADDITION
LOT 9A, CITY BLOCK 1/4340
10,381 SQ.FT. / 0.24 ACRES
BEING A REPLAT OF A PORTION OF LOT 9,
BLOCK 1/4340, OAK CLIFF GARDENS ADDITION
FELIX SADLER SURVEY, ABSTRACT NO. 1378
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-114

C.B.G.
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING
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Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=30' / DATE: 01/13/2025 / JOB NO. 2302139-02 PLAT / DRAWN BY: JLA