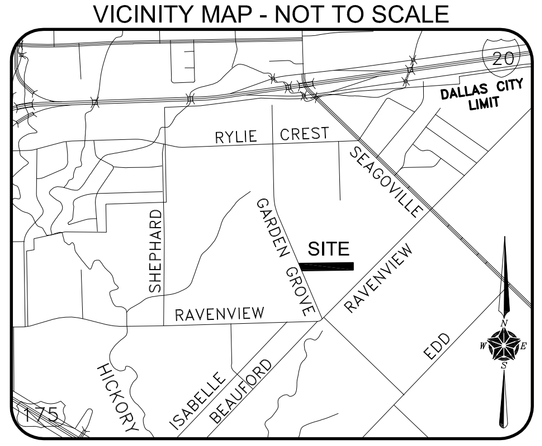
VICINITY MAP - NOT TO SCALE



40 20 0 20 40

SCALE - 1" = 40'

GENERAL NOTES:

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).

2) THE PURPOSE OF THIS PLAT IS TO PLAT AN UNPLATTED TRACT OF LAND IN TO ONE LOT.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.I.R.M. NO. 48113C0530K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.

5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.

7) BENCHMARKS:

1420. 48-E-2 HIGHLAND ROAD - JIM MILLER ROAD
N= 6,977,041.537; E= 2,521,524.159; ELEVATION= 524.898

2200. 70-C-2S LASATER ROAD - LAWSON ROAD
N= 6,943,218.382; E= 2,561,690.836; ELEVATION= 434.200

8) ALL SITE TREES ARE AS SHOWN.

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
IRF	1/2" IRON ROD FOUND
<CM>	CONTROLLING MONUMENT
SAN. SEW. ○	SANITARY SEWER MANHOLE
TELE ○	TELEPHONE PEDESTAL
— x — x —	BARBED WIRE FENCE
	ASPHALT PAVING
	GRAVEL

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Fanny Soto Fernandez is the owner of a tract of land situated in the William Latham Survey, Abstract No. 838 in the City of Dallas Block 8830, Dallas County, Texas, and being that tract of land described in General Warranty Deed to Fanny Soto Fernandez recorded in Instrument Number 202300148430 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes" found for corner, said corner being in the northeast right-of-way line of Garden Grove Drive, said corner also being the southwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Ronica Babers recorded in Instrument Number 202100376895 of the Official Public Records of Dallas County, Texas;

Thence North 89 degrees 10 minutes 45 seconds East, along the south line of said Babers tract, a distance of 809.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes" found for corner, said corner being in a west line of Lot 1, Block B/8831 of Bon Ton Farms Extension Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument Number 201800068947 of the Official Public Records of Dallas County, Texas;

Thence South 00 degrees 13 minutes 40 seconds East, along a west line of said Lot 1, Block B/8831, a distance of 110.88 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes" found for corner, said corner being the northeast corner of that tract of land described in General Warranty Deed with Third Party Vendor's Lien to Sasha Shacole Brooks and Dabrion V Brooks recorded in Instrument Number 202100286951 of the Official Public Records of Dallas County, Texas;

Thence South 89 degrees 10 minutes 45 seconds West, along a north line of said Brooks tract, a distance of 764.86 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Rhodes" found for corner, said corner being in a northeast right-of-way line of said Garden Grove Drive;

Thence North 44 degrees 07 minutes 04 seconds West, along a northeast right-of-way line of said Garden Grove Drive, a distance of 119.00 feet back to the POINT OF BEGINNING and containing 87,263 square feet or 2.003 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Fanny Soto Fernandez does hereby adopt this plat, designating the herein described property as **RANCHO FANNY**, an addition to the City of Dallas, Dallas County, Texas, and does 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

_____
Fanny Soto Fernandez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Fanny Soto Fernandez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

_____
Notary Signature

SURVEYOR'S STATEMENT

I, J. R. January, 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 Signed Final Plat.

Dated this the _____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (2/8/2024)

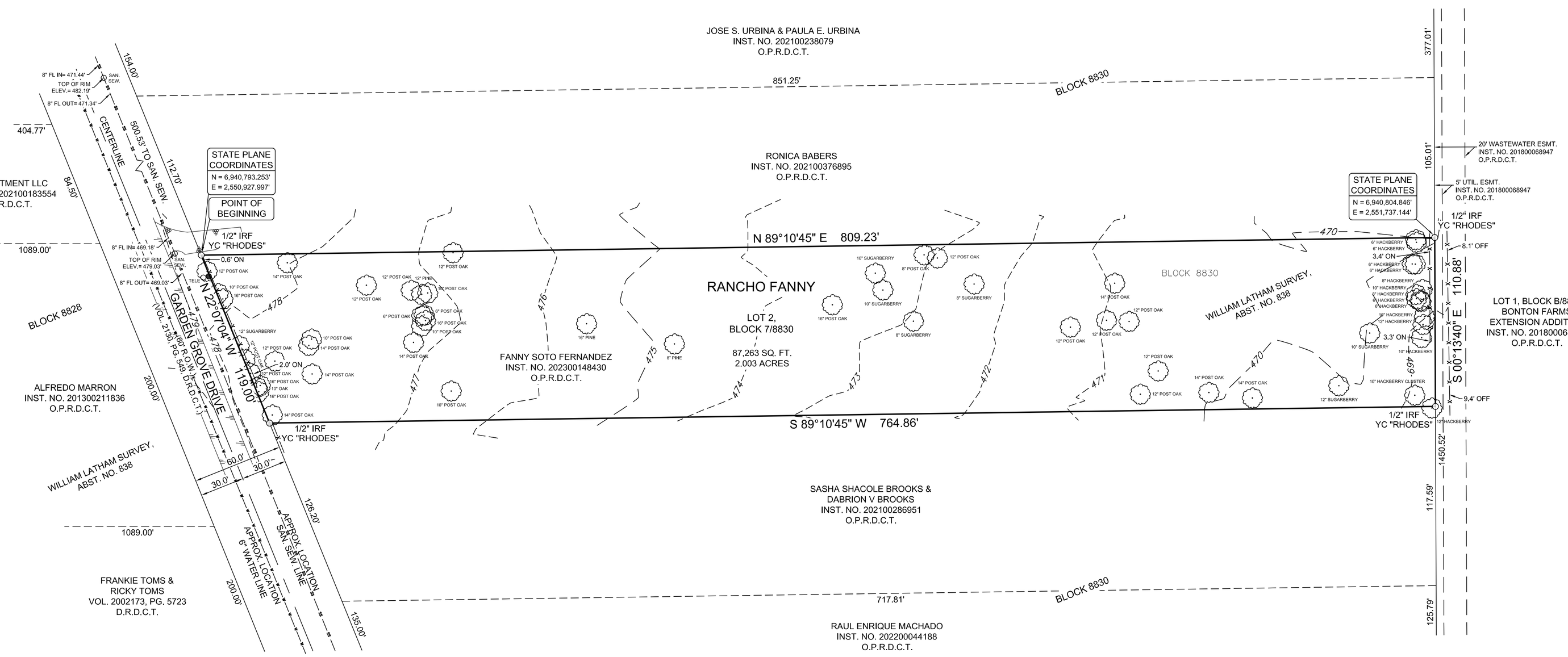
_____
J. R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, 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 purposes therein expressed and under oath stated that the statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

_____
Notary Signature



PLACE COUNTY

RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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 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

OWNER
FANNY SOTO FERNANDEZ
2009 HOLLOW WAY
GARLAND, TX 75041

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
RANCHO FANNY
LOT 2, BLOCK 7/8830
BEING PART OF CITY BLOCK 8830
SITUATED IN THE
WILLIAM LATHAM SURVEY, ABSTRACT NO. 838
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-057

DATE: 1/12/2024 / JOB # 2301428-1 / SCALE - 1" = 40' / JACOB