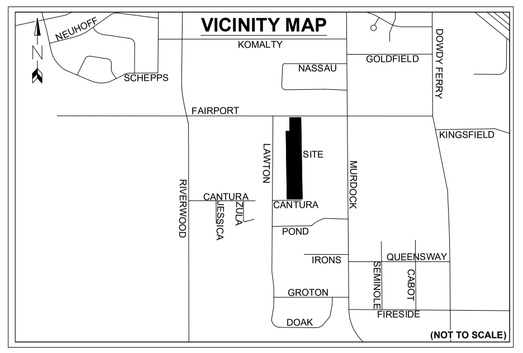
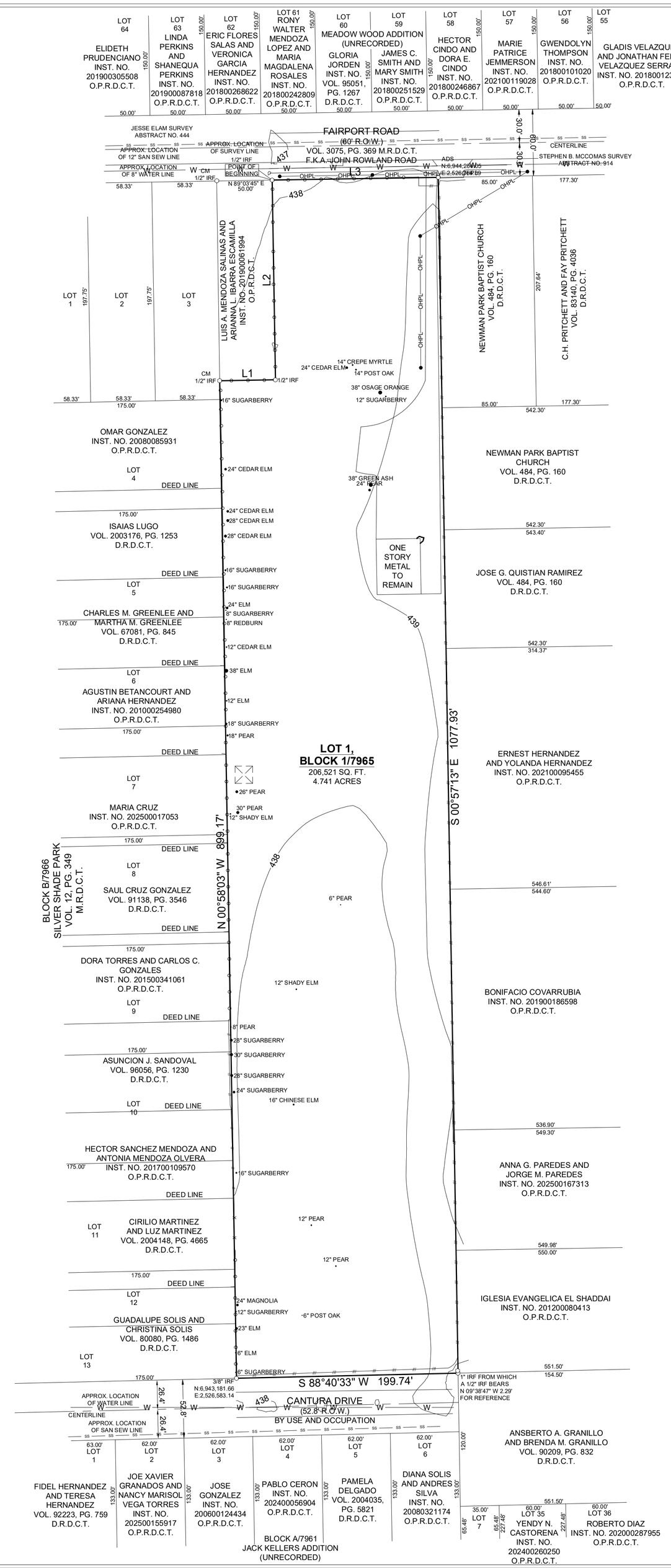


LINE TABLE		
NO.	BEARING	LENGTH
L1	N 88°57'16" E	50.26'
L2	N 00°56'04" W	180.01'
L3	N 89°03'45" E	149.64'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Esmeralda Alexandra Mendoza is the owner of a 4.741 acre tract of land situated in the Stephen B. McComas Survey, Abstract Number 914, Dallas County, Texas, and City of Dallas Block 7965, same being that tract of land conveyed to Esmeralda Alexandra Mendoza by Warranty Deed with Vendor's Lien recorded in Instrument Number 202200299201, 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 Northeast corner of a tract of land conveyed to Luis A. Mendoza Salinas and Ariana L. Ibarra Escamilla by deed recorded in Instrument Number 201900061994, Official Public Records, Dallas County, Texas, same lying along the South Right-of-Way line of Fairport Road (a 60 foot Right-of-Way) (formerly known as John Rowwland Road) (per Volume 3075, Page 369 Deed Records, Dallas County, Texas);

THENCE North 89 degrees 03 minutes 45 seconds East, a distance of 149.64 feet to a 1/2 inch iron rod set with a 3-1/4 inch aluminum cap stamped "MFA & RPLS 3691" for corner, said corner lying along the South Right-of-Way line of said Fairport Road, same being the Northwest corner of a tract of land conveyed to Newman Park Baptist Church by deed recorded in Volume 484, Page 160, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 57 minutes 13 seconds East, a distance of 1077.93 feet to a 1 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Iglesia Evangelica El Shaddai by deed recorded in Instrument Number 201200080413, Official Public Records, Dallas County, Texas, same being the Northwest corner of a tract of land conveyed to Ansberto A. Granillo and Brenda M. Granillo by deed recorded in Volume 90209, Page 832, Deed Records, Dallas County, Texas, same being the Northeast corner of Cantura Drive (a 52.8 foot Right-of-Way) (by use and occupation), from which a 1/2 inch iron rod found bears North 09 degrees 38 minutes 47 seconds West, a distance of 2.29 feet for reference;

THENCE South 88 degrees 40 minutes 33 seconds West, a distance of 199.74 feet to a 3/8 inch iron rod found for corner, said corner lying along the North Right-of-Way line of said Cantura Drive, same being the Southeast corner of a tract of land conveyed to Guadalupe Solis and Christina Solis by deed recorded in Volume 80080, Page 1486, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 58 minutes 03 seconds West, a distance of 899.17 feet to a 1/2 inch iron rod found for corner, said corner lying along the East line of Lot 3, Block B/7966, Silver Shade Park, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 12, Page 349, Map Records, Dallas County, Texas, same being the Southwest corner of said Salinas/Escamilla tract;

THENCE North 88 degrees 57 minutes 16 seconds East, a distance of 50.26 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Salinas/Escamilla tract;

THENCE North 00 degrees 56 minutes 04 seconds West, a distance of 180.01 feet to the POINT OF BEGINNING and containing 206,521 square feet or 4.741 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Esmeralda Alexandra Mendoza, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 1/7965, MENDOZA FAIRPORT 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 there. 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

Witness my hand at _____, Texas, This _____ day of _____, 20___.

Esmeralda Alexandra Mendoza

_____
Title: 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 Esmeralda Alexandra Mendoza, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, 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 in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of Dallas, Dallas County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and 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:

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
R.O.W	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT
VOL.	VOLUME
PG	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
ADS	ROD SET WITH A 3-1/4" ALUMINUM CAP STAMPED "MFA & RPLS 3691"
F.K.A	FORMERLY KNOWN AS
APPROX.	APPROXIMATE

SURVEYOR'S NOTES

1. ALL CORNERS ARE SET WITH A 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

3. THE PURPOSE OF THIS REPLAT IS TO CREATE 1 PLATTED LOT FROM AN UNPLATTED TRACT OF LAND.

4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48113C0510K, DATED 07/07/2014, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.

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

PROPERTY ADDRESS: 7820 FAIRPORT ROAD, DALLAS, TEXAS 75217
OWNER: *ESMERALDA ALEXANDRA MENDOZA*
ADDRESS: 3500 HEATH LANE, MESQUITE, TEXAS 75150
PHONE: *501-314-9663*

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202509778 PREPARATION DATE: 12/29/2025 DRAWN BY: ANR

PRELIMINARY PLAT
LOT 1, BLOCK 1/7965
MENDOZA FAIRPORT ADDITION

BEING A PORTION OF BLOCK 7965,
206,521 SQ. FT. / 4.741 ACRES SITUATED IN THE
STEPHEN B. MCCOMAS SURVEY, ABSTRACT NO. 914
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: PLAT26-000017
CITY ENGINEERING FILE NO.: _____