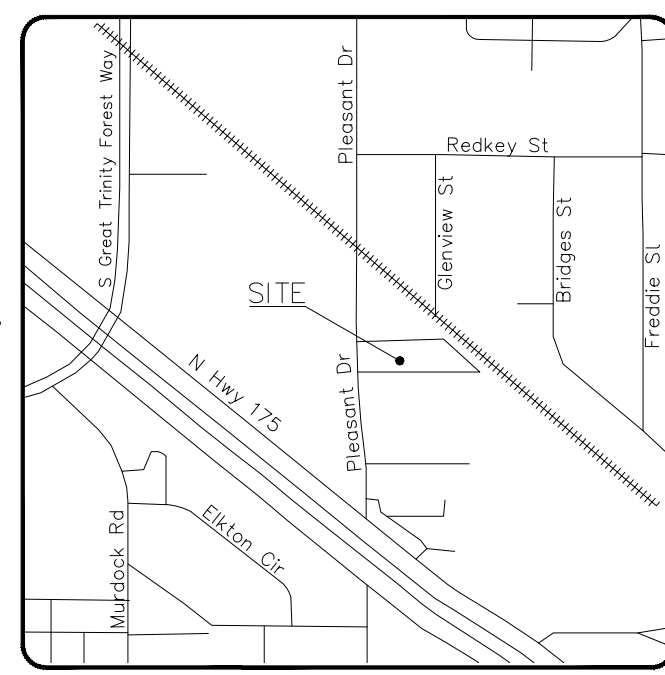
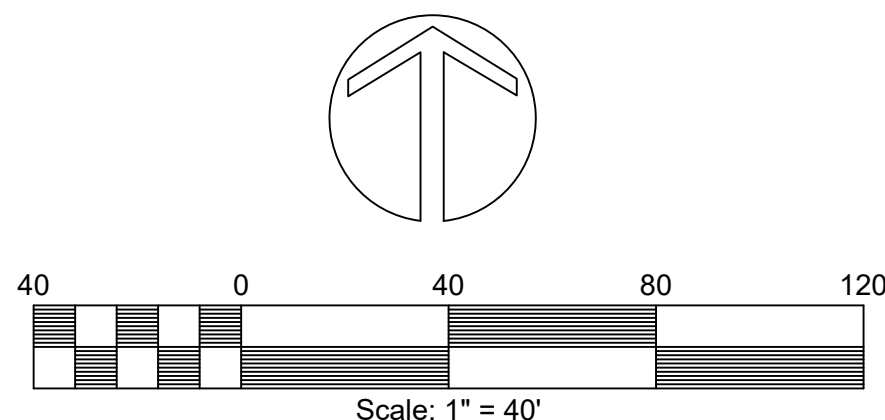


VICINITY MAP



NOT TO SCALE



SURVEYOR'S STATEMENT:

I, Larry Probeck, 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 ___, 2026.

LARRY PROBECK, TEXAS REGISTRATION NO. 5187
TBPE&S FIRM NO. 10194863

STATE OF TEXAS §

COUNTY OF DALLAS §

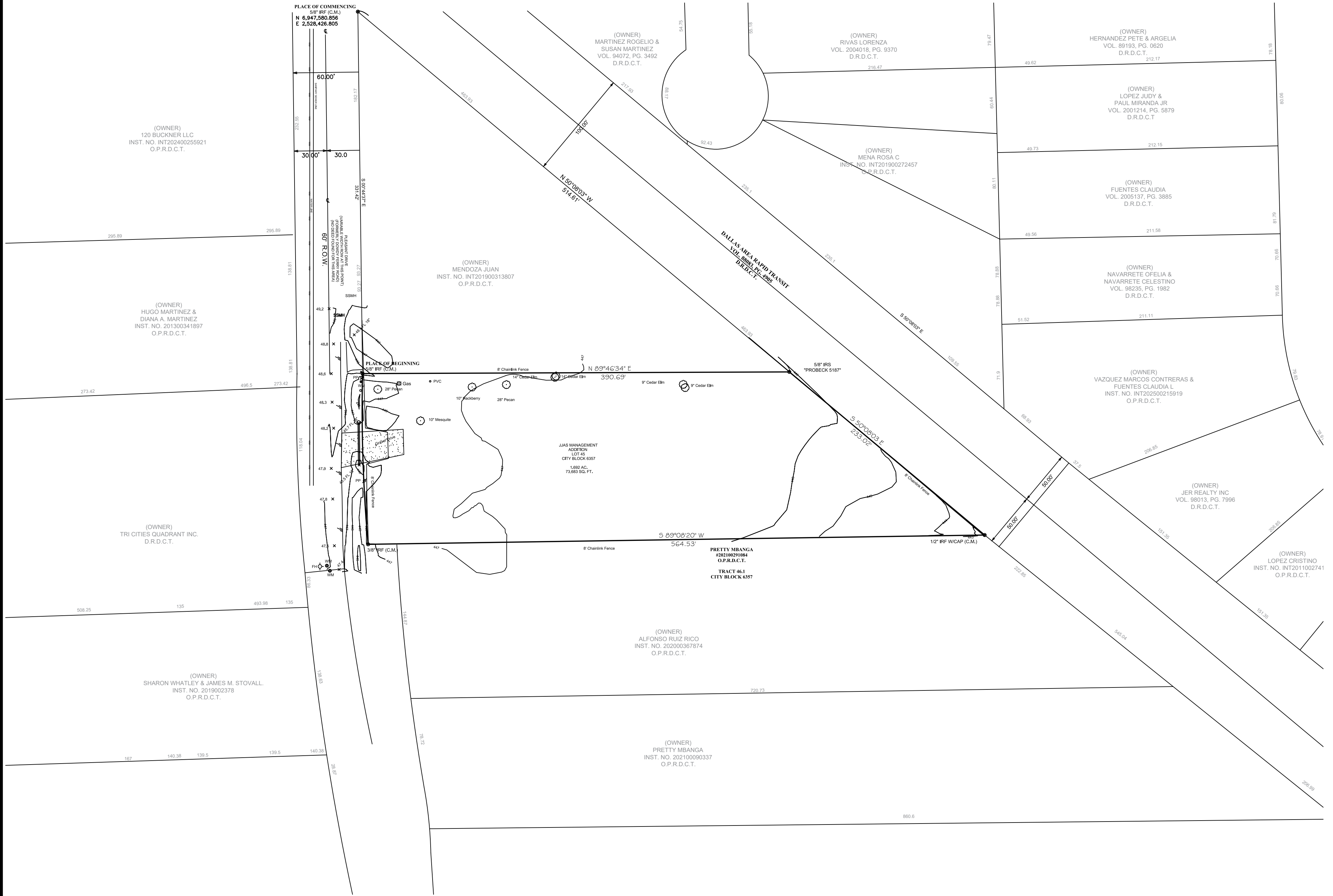
BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared LARRY PROBECK known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _____

BOUNDARY CURVE TABLE with columns: NUMBER, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD DIRECTION, CHORD LENGTH



OWNER'S CERTIFICATE

COUNTY OF DALLAS §

STATE OF TEXAS §

WHEREAS JJAS Management Company, a Texas company, is the owner of that certain called 1.81 acre lot, tract or parcel of land lying and being situated in the City of Dallas and the County of Dallas, Texas, in the Sarah Perry Survey, Abstract Number 1164, Dallas County, Texas, and being all of tract of land, in Dallas City Block 6357, City of Dallas, Dallas County, Texas, and being the same tract of land described in a General Warranty Deed from Heber Salazar and Eneidella De Montemayor, to JJAS Management Company, a Texas company, recorded under Dallas County Clerk's Instrument No. 202500057298 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

COMMENCING at a 5/8" Iron Rebar found for corner in the intersection of the east line of Pleasant Drive, a 60.00 feet wide public right-of-way with the southeasterly line of the Dallas Area Rapid Transit (D.A.R.T.), 100.00 feet wide right-of-way, same being the northwest corner of Dallas City Block 6357, being also the northwest corner of that certain called 1.50 acre lot, tract or parcel of land described in a Special Warranty Deed from TBC Realty Corporation, a Texas corporation to Southwestern Bell Telephone Company, a Missouri corporation, recorded in Volume 2001252 at Page 4685 of the Deed Records of Dallas County, Texas

THENCE South 00° 44' 37" East, departing the northwest corner of Dallas City Block 6357 and the southeasterly line of the D.A.R.T., 100.00 feet wide right-of-way, continuing with the east line of Pleasant Drive, a distance of 331.42 feet to a 5/8" Iron Rebar found for the PLACE OF BEGINNING and being the northwest corner of JJAS Management Company's tract of land, same being the southwest corner of the aforesaid Southwestern Bell Telephone Company's tract of land;

THENCE North 89° 46' 34" East, departing the east line of Pleasant Drive, continuing with the north line of JJAS Management Company's tract of land and the south line of Southwestern Bell Telephone Company's tract of land, a distance of 390.69 feet to a 5/8" Iron Rebar with a orange cap stamped PROBECK 5187 set for the northeast corner, same being in the southeasterly line of the D.A.R.T., 100.00 feet wide right-of-way, same being also the southeast corner of Southwestern Bell Telephone Company's tract of land;

THENCE South 50° 08' 03" East, continuing with the southeasterly line of the D.A.R.T., 100.00 feet wide right-of-way, a distance of 233.02 feet to a 1/2" Iron Rebar with a yellow cap found for the southeast corner same being the northeast corner of that certain called 2.13 acre tract of land described in a Correction General Warranty Deed With Vendor's Lien from Nick's B. G. Truck Sales, L.L.C., a Texas limited liability company to Pretty Mbanga recorded under Dallas County Clerk's Instrument No. 202100291084 of the O.P.R.D.C.T.;

THENCE South 88° 08' 20" West, departing the D.A.R.T., 100.00 feet wide right-of-way, continuing with the south line of JJAS Management Company's tract of land and the north line of Pretty Mbanga's tract of land a distance of 564.53 feet to a 3/8" Iron Rebar found for the southwest corner and the beginning of a non-tangent curve concave to the left from which point the radius bears, North 84° 56' 40" East, a distance of 1,402.38 feet having a chord bearing and distance of North 01° 51' 31" West,

THENCE continuing with said non-tangent curve concave to the left through a central angle of 06° 23' 36" an arc distance of 156.49 feet to the PLACE OF BEGINNING containing 73,683 square feet or 1.692 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

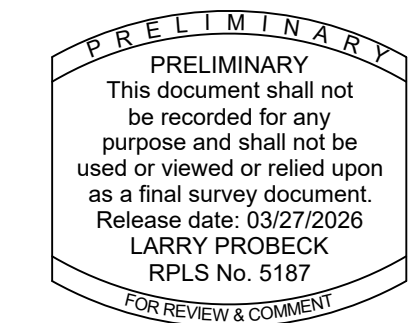
That JJAS MANAGEMENT, COMPANY does hereby adopt this plat, designating the herein described tract as the JJAS MANAGEMENT ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes as 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 utility 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 and 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.

BY: JJAS MANAGEMENT CO OWNER



LEGEND table with symbols and descriptions for P.O.B., O.P.R.D.C.T., M.R.D.C.T., D.R.D.C.T., R.O.W., VOL., PG., (C.M.), (R), (P), CENTERLINE, OWNERSHIP TIE, MEA, FND, B.L., etc.

CERTIFICATE OF APPROVAL form with fields for Chairperson or Vice Chairperson, date, and signature lines.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared ___ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _____

GENERAL NOTES:

BASIS OF BEARINGS: Bearings for this tract are based on the latest realization of the North American Datum of 83 (NAD83(2011) epoch 2010.00, Texas State Plane Coordinate System, Texas North Central Texas Zone 4202.

Coordinates shown hereon are Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (NAD83) on Grid Coordinate Values. No scale and no projection.

"Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section 51A-8.611(e).

The purpose of this plat is to create one (1) lot.

OWNERS:
JJAS MANAGEMENT CO
PO BOX 171048
Dallas, TEXAS 75217
Alexis Rueda
(469) 432-4629
arueda@ruedastrucking.com

SURVEYOR:
PROBECK LAND SURVEYORS
PO BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@gmail.com
TBPE&S FIRM NO. 10194863

LEGEND:

LEGEND table with symbols and descriptions for D.R.D.C.T., O.P.R.D.C.T., P.R.D.C.T., S.Q.F.T., FIR, SIR, etc.

PRELIMINARY PLAT
JJAS MANAGEMENT ADDITION
TRACT OF LAND, CITY BLOCK 6357
BEING 1.692 ACRES OUT OF THE
SARAH PERRY SURVEY, ABSTRACT NO. 1164
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000071
RECORDS NUMBER PLAT-26-000071

PRELIMINARY PLAT ~ JJAS MANAGEMENT ADDITION
1.692 ACRES OUT OF THE
SARAH PERRY SURVEY, ABSTRACT NO. 1164
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROBECK LAND SURVEYORS
PO BOX 550695 DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 lprobeck@gmail.com

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

Table with columns: DATE, FIELD DATE, JOB NUMBER, DRAWING, PARTY CHIEF, SCALE, GF NUMBER, TITLE CO., MORTGAGE CO., PURCHASER, REVISIONS, SHEET OF.