



**LEGEND**

(C.M.)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NO.
C.I.R.S.	IRON ROD SET WITH CAP
I.R.F.	IRON ROD FOUND
C.I.R.F.	IRON ROD FOUND WITH CAP
PP	POWER POLE
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
⊕	CENTERLINE

- NOTES:**
1. BEARINGS AND COORDINATES SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE 2 PLATTED LOTS FROM 2 UNPLATTED LOTS.
  4. EXISTING STABLE TO BE DEMOLISHED.
  5. LOTS WILL BE SERVICED WITH ONSITE SEPTIC SYSTEMS.
  6. ACCORDING TO COMMUNITY PANEL NO. 4811300470K DATED JULY 07, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**CITY PLAN FILE NO. PLAT-25-000129  
PRELIMINARY PLAT  
HABANA ADDITION SOUTH  
LOTS 15 & 16, BLOCK 6/8711**

BEING 6.000 ACRES OUT OF THE  
E. SHARROCK SURVEY, ABSTRACT NO. 1315;  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**JOHN D. & DANA L. MARLIN** OWNERS  
15443 Knoll Trail, Suite 130 (972) 897-2924  
Dallas, Texas 75248

**JB PARTNERS, INC.** SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
TBPELS No. F-438 TBPELS No. 10076000

Drawing: H:\Projects\MAT019-Marlin\_Property\surveying\dwg\MAT019-PPT.dwg Saved By: ddewey Save Time: 10/24/2025 9:43 AM Plotted by: ddewey Plot Date: 10/24/2025 9:44 AM

**OWNER'S CERTIFICATION**

**STATE OF TEXAS**

**COUNTY OF DALLAS**

**WHEREAS** John and Dana Marlin are the owners of those tracts of land out of the E. Sharroek Survey, Abstract No. 1315, located in the City of Dallas, Dallas County, Texas, and being all of that called 3.0 acre tract of land described in a General Warranty Deed to John and Dana Marlin, as recorded in Document Number 202400221191 Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) and being all of that called 2.997 acre tract of land described in a General Warranty Deed to John and Dana Marlin, as recorded in Document Number 202500186542 O.P.R.D.C.T., being part of that called 2.267 acre tract of land described as Tract II in a General Warranty Deed to John and Dana Marlin, as recorded in Document Number 200503572180 O.P.R.D.C.T. and being further described as follows:

**BEGINNING** at a five-eighths inch iron rod with cap that is illegible found at the northwest corner of said 3.0 acre tract of land, said point being the southwest corner of Lot 14, Block 6/8711 Habana Addition, an addition to the City of Dallas as recorded in Volume 94058, Page 4681, Deed Records, Dallas County, Texas (D.R.D.C.T.), said point also being in the east right-of-way line of Tanzy Road, a 60 foot wide right-of-way as recorded in Red Bird Addition Unit #7, an addition to Dallas County as recorded Volume 20, Page 201, Map Records, Dallas County, Texas (M.R.D.C.T.);

**THENCE** along the north line of said 3.0 acre of land tract and along the south line of said Lot 14 as follows:

North 83 degrees 31 minutes 06 seconds East, 359.62 feet to a one-half inch iron rod found for corner;  
North 61 degrees 54 minutes 40 seconds East, 114.73 feet to five-eighths inch iron rod found at the southeast corner of said Lot 14, said iron rod being at the most southerly southwest corner of said 2.267 acre tract of land;

**THENCE** North 00 degrees 57 minutes 47 seconds West, 9.32 feet along the east line of said Lot 14 and along the west line of said 2.267 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set (hereinafter called "capped iron rod set") for corner;

**THENCE** North 71 degrees 10 minutes 44 seconds East, 51.49 feet to a one-half inch iron rod found at the northeast corner of said 3.0 acre tract of land;

**THENCE** along the east line of said 3.0 acre tract of land as follows:

South 00 degrees 10 minutes 09 seconds East, 140.40 feet to a one-half inch iron rod found for corner;  
South 41 degrees 02 minutes 10 seconds West, 96.07 feet to a one-half inch capped iron rod set for corner;  
South 26 degrees 21 minutes 20 seconds West, 182.70 feet to a one-half inch iron rod found at the southeast corner of said 3.0 acre tract of land, said point being in the northeast corner of said 2.997 acre tract;

**THENCE** along the east line of said 2.997 acre tract as follows:

South 26 degrees 17 minutes 32 seconds West, 51.29 feet to a one-half inch capped iron rod set for corner;  
South 04 degrees 18 minutes 55 seconds West, 142.30 feet to a one-half inch iron rod with cap stamped "Rhodes Surveying" found for corner;  
South 00 degrees 05 minutes 05 seconds East, 136.81 feet to a one-half inch iron rod found for corner;

South 27 degrees 57 minutes 55 seconds East, 56.32 feet to a one-half inch capped iron rod set for corner at the southeast corner of said 2.997 acre tract of land, said iron rod being in the east line of called 6.131 acre tract of land described as Tract N in a Warranty Deed to Joseph C. Briggs, Jr., as recorded in Volume 87250, Page 698, D.R.D.C.T.;

**THENCE** South 82 degrees 10 minutes 56 seconds West, 348.99 feet along the south line of said 2.997 acre tract of land to a one-half inch capped iron rod set at the southwest corner of said 2.997 acre tract of land, said iron rod being in the east line of Block 3/8711, Lot 6A, Replat of Lots 4, 5 and 6, Block 3 Red Bird Addition Unit #7, an addition to the City of Dallas as recorded in Volume 79228, Page 2494, M.R.D.C.T.;

**THENCE** North 00 degrees 55 minutes 48 seconds West, 416.01 feet along the west line of said 2.997 acre tract of land to a one-half inch iron rod found at the northwest corner of said 2.997 acre tract of land, said iron rod being the southwest corner of said 3.0 acre tract of land, and said iron rod being in the east line of Block 3/8711, Lot 11, said Red Bird Addition Unit #7;

**THENCE** North 00 degrees 53 minutes 02 seconds West, 262.01 feet to the POINT OF BEGINNING and containing 261,361 square feet or 6.000 acres of land.

**BASIS OF BEARING:**  
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

**OWNER'S DEDICATION**

**STATE OF TEXAS §**

**DALLAS COUNTY §**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT JOHN MARLIN and DANA MARLIN, do hereby adopt this plat, designating the herein described property as HABANA ADDITION SOUTH 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 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 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 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, Texas.

Witness my hand at Dallas, Texas this the \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
JOHN D. MARLIN (OWNER)

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

**BEFORE ME**, the undersigned authority in and for the State of Texas, on this day personally appeared JOHN D. MARLIN, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Witness my hand at Dallas, Texas this the \_\_\_\_ day of \_\_\_\_\_, 2025.

By: \_\_\_\_\_  
DANA L. MARLIN (OWNER)

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

**BEFORE ME**, the undersigned authority in and for the State of Texas, on this day personally appeared DANA L. MARLIN, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE §**

**KNOW ALL MEN BY THESE PRESENTS:**

I, Billy M. Logsdon Jr., 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.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."**

Billy M. Logsdon Jr., R.P.L.S. No. 6487

**STATE OF TEXAS §**

**COUNTY OF DALLAS §**

**BEFORE ME**, the undersigned authority in and for the State of Texas, on this day personally appeared Billy M. Logsdon Jr. known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

**PLACE COUNTY  
RECORDING LABEL HERE**

**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 Plan Commission  
Dallas, Texas

**Attest:**  
\_\_\_\_\_  
**Secretary**

**CITY PLAN FILE NO. PLAT-25-000129  
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HABANA ADDITION SOUTH  
LOTS 15 & 16, BLOCK 6/8711**

**BEING 6.000 ACRES OUT OF THE  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS**

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