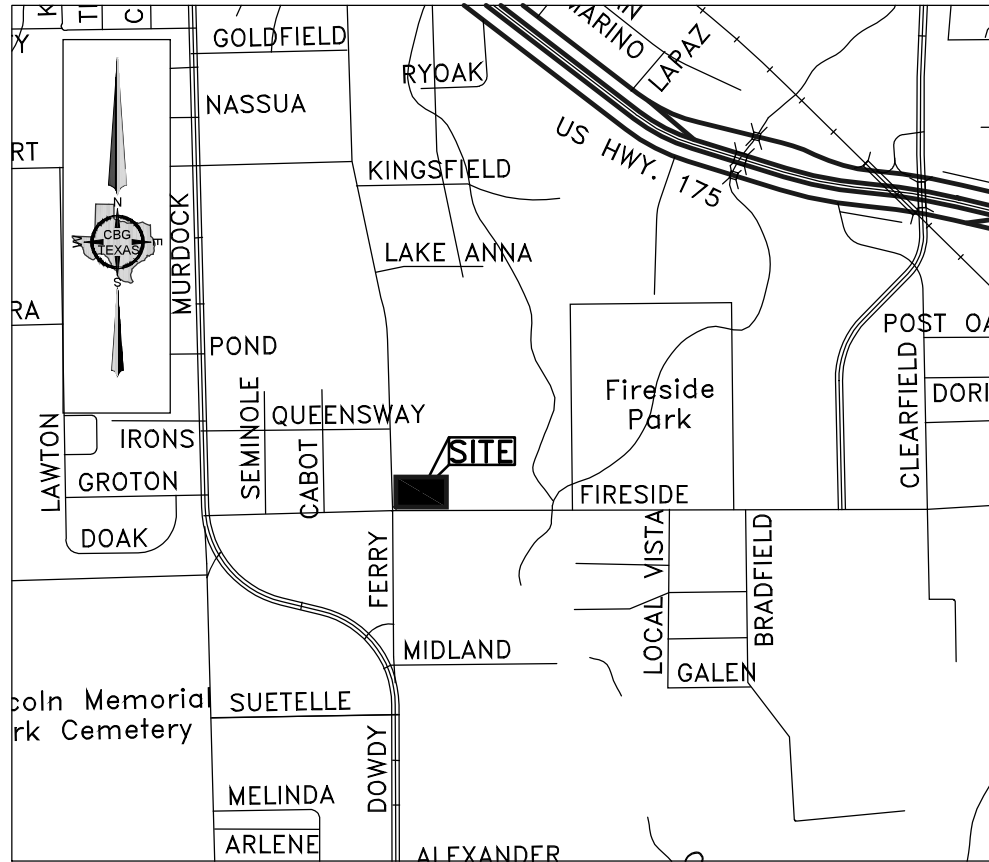
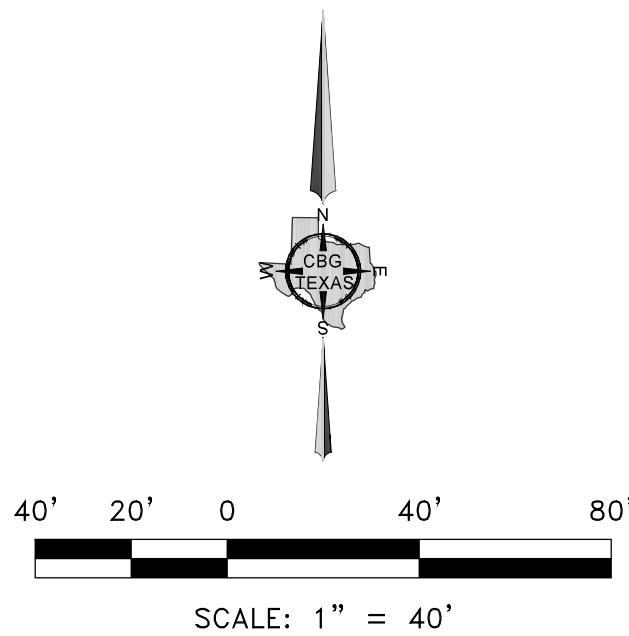




VICINITY MAP  
NOT TO SCALE



**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  
INST. NO. = INSTRUMENT NUMBER  
VOL. PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = IRON ROD FOUND  
YC = YELLOW CAP  
BL = BUILDING LINE  
ESMT. = EASEMENT  
FKA = FORMER KNOWN AS  
ACS = 3-1/4 INCH ALUMINUM DISK STAMPED "JZA AND 5513"  
SET OVER A 1/2-INCH IRON ROD SET FOR CORNER  
M = MEASURE  
P = PLAT

- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOT OUT OF A TRACT OF LAND FOR DEVELOPMENT. STRUCTURES TO REMAIN.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 6) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1979, PG. 43, VOL. 1986, PG. 38, VOL. 3729, PG. 454, VOL. 921, PG. 669

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Juan Carlos Zuniga, is the owner of a 87,138 square foot tract of land situated in the Martin Pruitt Survey, Abstract No. 1163 in the City of Dallas, Dallas County, Texas, and being part of City Block 7862, same being a tract of land conveyed to Juan Carlos Zuniga, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 202100264565, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4-inch aluminum disk stamped "JZA and 5513" over a 1/2 inch iron rod set for corner, said corner being the intersection of the North Right-of-Way line of Fireside Drive (a 60 foot Right-of-Way) by Deed recorded in Volume 2132, Page 139 Deed Records, Dallas County, Texas, and the East Right-of-Way line of Dowdy Ferry Road (a 60 foot Right-of-Way), by Deep Recorded in Volume 1892, Page 203, Deed Records, Dallas County, Texas;

THENCE North 01 degree 04 minutes 09 seconds West, along the East Right-of-Way line of said Dowdy Ferry Road, a distance of 261.58 feet to a 1/2 inch iron rod found for corner with a yellow cap stamped "Rhodes", said corner being the Southwest corner of Common Area "A" Block A/7862, Dowdy Ferry, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 202500227240, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 28 minutes 04 seconds East, along the South line of said Common Area "A", a distance of 333.10 feet to a point for corner, from which a 5/8 inch iron rod found bears North 00 degree 44 minutes 03 seconds East, a distance of 2.22 feet for witness;

THENCE South 01 degree 01 minutes 43 seconds East, along a West line of said Common Area "A", a distance of 261.96 feet to point for corner, said corner lying along the North Right-of-Way line of said Fireside Drive, from which a 5/8 inch iron rod found bears North 27 seconds 41 minutes 32 seconds East, a distance of 3.23 feet for witness;

THENCE North 89 degrees 24 minutes 07 seconds West, along the North Right-of-Way line of said Fireside Drive, a distance of 332.92 feet to the POINT OF BEGINNING and containing 87,138 square feet or 2.00 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Juan Carlos Zuniga, does hereby adopt this plat, designating the herein described property as **JUAN ZUNIGA 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 of 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

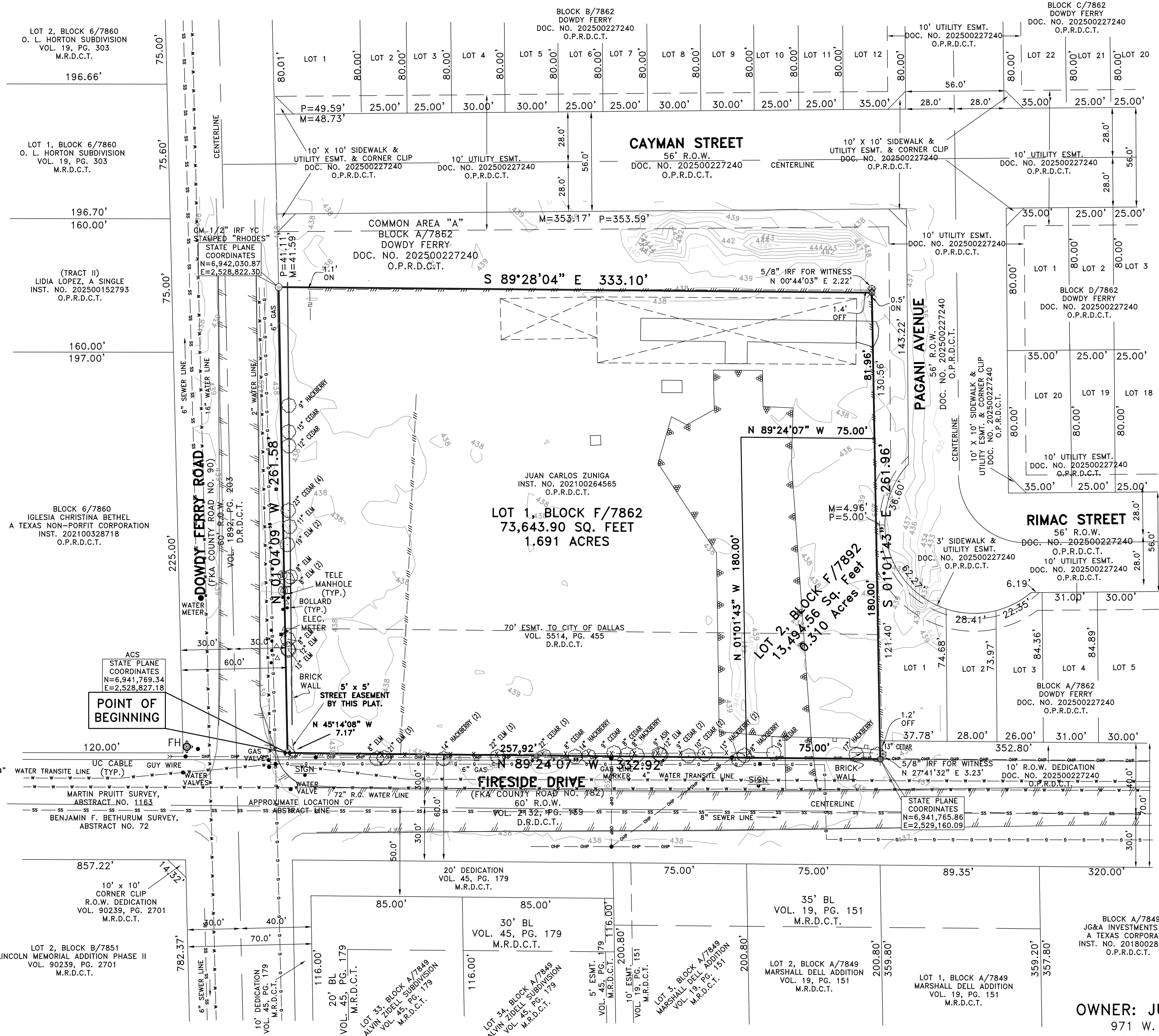
BY: \_\_\_\_\_  
Juan Carlos Zuniga (OWNER)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Juan Carlos Zuniga, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas.



SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

RELEASED FOR REVIEW ON 06/24/2026, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally  
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 Connally 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 \_\_\_\_\_, 2026.

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

LIEN HOLDER'S SUBORDINATION AGREEMENT HOLDER'S SUBORDINATION AGREEMENT'S

THE LIEN HOLDER OR MORTGAGES CONCURS WITH THE OWNER'S CERTIFICATE AND AGREES TO SUBORDINATE ITS SUBORDINATE TS INTERESTS TO THE PROVISIONS OF THE OWNER'S DEDICATION.

LIEN HOLDER: TEXAS BANK MORTGAGE  
[BANK/MORTGAGEE]

BANK MORTGAGE CO.  
NAME: SUSAN BROWN  
TITLE: TRUSTEE  
STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ (DATE OF ACKNOWLEDGMENT) BY \_\_\_\_\_ (NAME OF PERSON WHO SIGNED), AS \_\_\_\_\_ (TITLE OF OFFICE--USUALLY PRESIDENT OR SECRETARY, OF \_\_\_\_\_ (NAME OF BUSINESS), A \_\_\_\_\_ (STATE OF BUSINESS, I.E., LLC, CORP, ET.), ON BEHALF OF THE \_\_\_\_\_ (LLC, CORP., ETC.).

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or 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

PRELIMINARY PLAT  
JUAN ZUNIGA ADDITION  
LOTS 1 & 2, BLOCK F/7862  
BEING PART OF

CITY BLOCK 7862,  
MARTIN PRUITT SURVEY, ABSTRACT NO. 1163  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: PLAT-26-000162  
ENGINEERING PLAN NO.: \_\_\_\_\_



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1413 E. I-30, Ste. 7  
Garland, Tx. 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtllc.com

OWNER: JUAN CARLOS ZUNIGA  
971 W. PLEASANT RUN ROAD  
LANCASTER, TEXAS 75146  
214-828-2859  
jpena876@gmail.com