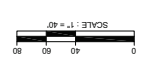
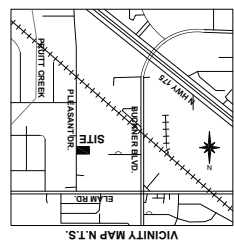
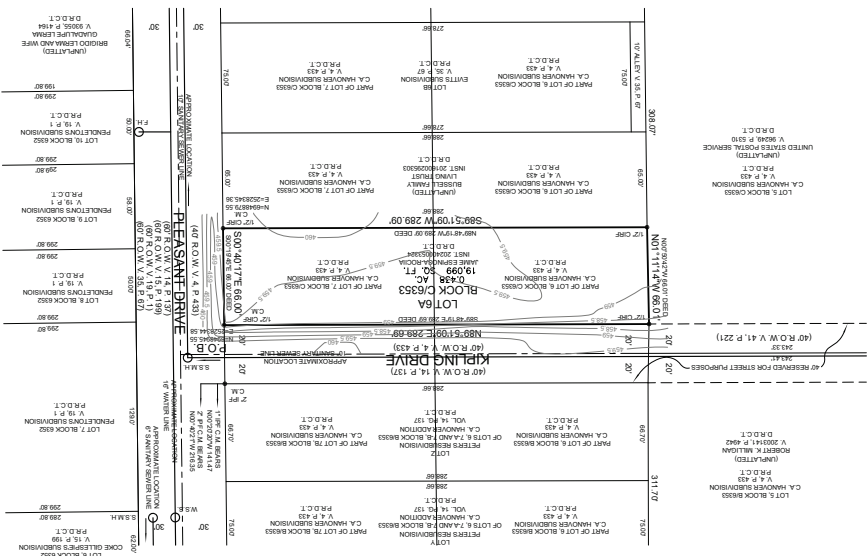


- LEGEND**
- AC = ACRES
 - CM = CONTROL MONUMENT
 - PH = FINE HYDRANT
 - D.M.C. = DEDICATED RECORDS, DALLAS COUNTY, TEXAS
 - INST = INSTRUMENT NUMBER
 - P.O. = POINT OF BEGINNING
 - P.S.M. = PLAT RECORDS, DALLAS COUNTY, TEXAS
 - 30 FT. SQUARE FEET
 - 5.5 M.H. = SANITARY SYSTEM MANHOLE
 - V.S.M. = VOLUME
 - V.S. = WATER SAMPLE STATION

- SURVEY NOTES**
- 1) DIRECTIONAL CONTROL IS BASED FROM THE NORTH AMERICAN DATUM OF 1983, TEXAS GRID.
 - 2) VERTICAL CONTROL IS BASED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988, TEXAS.
 - 3) THE POINT OF BEGINNING IS LOCATED AT THE INTERSECTION OF THE NORTH AMERICAN VERTICAL DATUM OF 1988, TEXAS.
 - 4) THE PURPOSE OF THIS REPORT IS TO TAKE REPORT FOR LOT 6 AND PART OF LOT 7, IN BLOCK C/6333, DALLAS, AND DALLAS COUNTY CENTRAL APPRAISAL DISTRICT PLAT RECORDS.
 - 5) AT TIME OF SURVEY FOR THIS REPORT PREPARATION, THERE WERE NO STRUCTURES ON THE SUBJECT PROPERTY.
 - 6) THE SUBJECT PROPERTY LIES WITHIN ZONE (X) PER THE FLOOD INSURANCE RATE MAP WITHIN A 100 YEAR FLOOD ZONE, 500 YEAR FLOOD ZONE, OR SPECIAL FLOOD HAZARD AREA. NUMBER 681 FLOODING EFFECTIVE DATE OF JULY 2, 1974, AND PART OF THE SUBJECT PROPERTY LIES STRONGLY FROM OCCUPANTS UNABLE TO THE LAND SURVEYOR DALLAS COUNTY, CITY OF DALLAS.
 - 7) NO TREES ON PROPOSED LOT.



OWNER'S CERTIFICATE

STATE OF TEXAS

I, **JAMES ESPINOSA-ROJAS**, do hereby certify that I am the owner of the above described property as shown on the plat hereon, and that I have read and understand the contents of the same, and that I have authorized the preparation of this plat, and that I have authorized the recording of the same in the public records of the State of Texas.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

JAMES ESPINOSA-ROJAS, OWNER

NOTARY PUBLIC STATEMENT

I, **JAMES ESPINOSA-ROJAS**, Notary Public in and for the State of Texas, do hereby certify that I prepared this report from a plat and subdivision map of the above described property, and that I have read and understand the contents of the same, and that I have authorized the preparation of this report, and that I have authorized the recording of the same in the public records of the State of Texas.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

JAMES ESPINOSA-ROJAS, OWNER

PRELIMINARY PLAT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED ON VEHICLES OR RELEASING AS FINAL SURVEY DOCUMENT. THE PRECEDING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS DAY PERSONALLY APPEARED **JAMES ESPINOSA-ROJAS**, 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 and considerations therein expressed.

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS:

RECORD STATEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5664



CERTIFICATE OF APPROVAL

I, **JAMES ESPINOSA-ROJAS**, Chairman of the City of Dallas, do hereby certify that the attached plat was duly prepared and approved by the City of Dallas, Texas, and that I have read and understand the contents of the same, and that I have authorized the preparation of this plat, and that I have authorized the recording of the same in the public records of the State of Texas.

WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

JAMES ESPINOSA-ROJAS, CHAIRMAN OF THE CITY OF DALLAS

PRELIMINARY REPORT

C. A. HANOVER SUBDIVISION
LOT 6A, BLOCK C/6333
REPLAT OF PART OF LOTS 6 AND 7, BLOCK C/6333
SARAH PARRY SURVEY, ABSTRACT NO. 1164
CITY OF DALLAS COUNTY, TEXAS

CITY PLAT FILE NO.: PHL 26-00106

OWNERS
JAMES ESPINOSA-ROJAS
2383 E. FARMANT DR.
DALLAS, TX 75227

LAND SURVEYOR
JAMES ESPINOSA-ROJAS
1012 TAMERLIND DR.
DALLAS, TX 75227
TEL: 214-325-8098