

### VICINITY MAP (NOT TO SCALE)

#### ABBREVIATIONS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
VOL., PG. VOLUME, PAGE  
INST. NO. INSTRUMENT NUMBER  
P.O.B. POINT OF BEGINNING  
(CM) CONTROLLING MONUMENT  
ADS 3-1/4" ALUMINUM DISK STAMPED  
"URBAN STRATEGY", "10194610", "OFE" SET  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
SF SQUARE FEET

#### LEGEND

⊗ POWER POLE  
⊞ ELECTRIC BOX  
⋈ GUY WIRE  
⚠ GAS MARKER  
⊕ FIRE HYDRANT  
⊞ WASTEWATER MANHOLE  
⊗ WATER METER  
⊗ WATER VALVE  
⊞ WATER MARKER  
⊞ MAILBOX  
● BOLLARD  
⊞ SIGN

#### LINETYPES

— STREET CENTERLINE  
— OVERHEAD ELECTRIC LINE  
— WATER LINE  
— GAS LINE  
— SANITARY SEWER

#### OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF NAME §

**WHEREAS**, OCON SRB, LLC and ARI BUSINESS CONSULTING LLC, are the owners of a 2.824 acre tract of land situated in the Silas B. Runyon Survey, Abstract No. 1199, Dallas County, Texas, being all of Lot 25 of Oak Cliff Farms, an unrecorded addition to the City of Dallas, and being that tract of land described to said OCON SRB, LLC, by General Warranty Deed recorded in Instrument Number 202002203761, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and also being that tract of land described to said ARI BUSINESS CONSULTING LLC, by General Warranty Deed recorded in Instrument Number 202300151148, O.P.R.D.C.T., and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found (Controlling Monument (CM)) for the northwest corner of Lot 24, Block 7593, said unrecorded addition, and being the northwest corner that tract of land described to Manasseh A. Philip, by Warranty Deed recorded in Volume 2001041, Page 2495, Deed Records, Dallas County, Texas (D.R.D.C.T.), and also being on the south Right-of-Way (R.O.W.) line of Wheatland Road (80 foot wide R.O.W., Volume 2849, Page 534 and Volume 2793, Page 410, D.R.D.C.T.);

**THENCE** South 01 degrees 03 minutes 27 seconds East, departing the south R.O.W. line of said Wheatland Road, with the west line of said Lot 24 and said Philip tract, passing a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "OFE" set at a distance of 987.45 feet, and continuing a total distance of 990.45 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "OFE" set for the southwest corner of said Lot 24 and said Philip tract, from which a 1 inch iron pipe found for witness bears North 84 degrees 06 minutes 54 seconds East, a distance of 0.21 feet, said corner also being in the north R.O.W. line of Richland Drive (50 foot wide R.O.W., said Oak Cliff Farms unrecorded addition, by use and occupation);

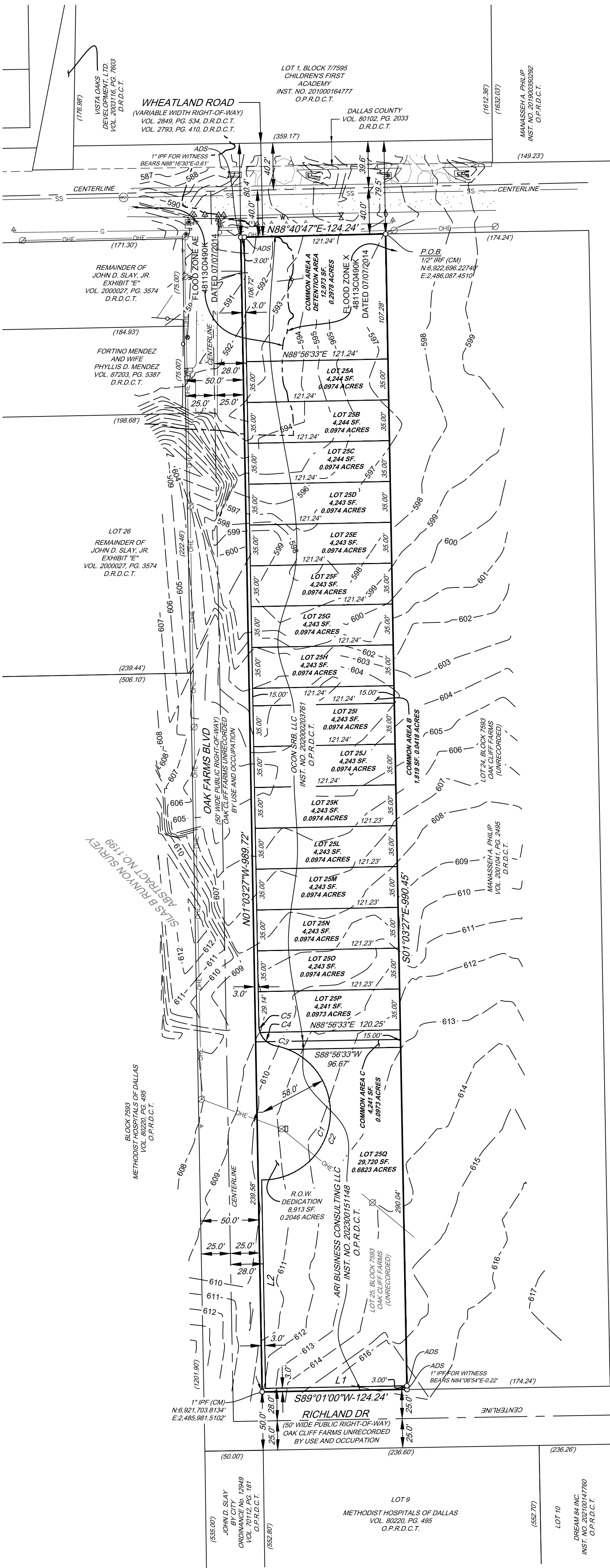
**THENCE** South 89 degrees 01 minutes 00 seconds West, with the north R.O.W. line of said Richland Drive, a distance of 124.24 feet to a 1 inch iron pipe found (CM) for the intersection of the north R.O.W. line of said Richland Drive, and the east R.O.W. line of Oak Farms Boulevard (50 foot wide R.O.W., said Oak Cliff Farms unrecorded addition, by use and occupation);

**THENCE** North 01 degrees 03 minutes 27 seconds West, with the east R.O.W. line of said Oak Farms Boulevard, a distance of 989.72 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "OFE" set for the intersection of the east R.O.W. line of said Oak Farms Boulevard and the south R.O.W. line of said Wheatland Road, from which a 1 inch iron pipe bears North 88 degrees 16 minutes 30 seconds East, 0.61 feet;

**THENCE** North 88 degrees 40 minutes 47 seconds East, with the south R.O.W. line of said Wheatland Road, passing a 1/2 inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "OFE" set at a distance of 3.00 feet, and continuing a total distance of 124.24 feet to the **POINT OF BEGINNING** and containing 123,008 square feet, or 2.824 acres of land, more or less.

#### GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- THE PURPOSE OF THIS PLAT IS TO RE-PLAT ONE (1) LOT, INTO SEVENTEEN (17) LOTS, TWO (2) COMMON AREA LOTS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- COORDINATE SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATES VALUES, NO SCALE AND NO PROJECTION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48113C0490K, DATED 07/07/2014 FOR DALLAS COUNTY, TEXAS, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF ACCURACY OF THAT MAP.
- PROPERTY IS VACANT.



#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **OCON SRB, LLC**, acting by and through its duly authorized agent Maria Murga, and **ARI BUSINESS CONSULTING LLC**, acting by and through its duly authorized agent, Ariana Paz, does hereby adopt this plat, designating the herein described property as **TIERRA BLANCA** 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 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.

OWNER: OCON SRB, LLC

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Maria Murga

STATE OF TEXAS §  
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared **Maria Murga**, 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 and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, in and for the State of Texas

OWNER: ARI BUSINESS CONSULTING LLC

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Ariana Paz

STATE OF TEXAS §  
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared **\*\*\*name signer\*\*\***, 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 and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public, in and for the State of Texas

Line Table		
Line #	Direction	Length
L1	S 89°01'00" W	121.24'
L2	N 01°03'27" W	178.62'

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	169° 49' 58"	58.00'	171.92'	N 06°00'38" E	115.54'
C2	159° 04' 59"	58.00'	161.04'	N 11°22'32" E	114.07'
C3	10° 44' 23"	58.00'	10.87'	N 73°32'09" W	10.86'
C4	58° 49' 55"	18.00'	18.48'	N 49°29'23" W	17.68'
C5	19° 00' 54"	18.00'	5.97'	N 10°33'59" W	5.95'

#### SURVEYOR'S STATEMENT

I, Mark A. Nace, 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 \_\_\_\_\_, 2025.

Mark A. Nace  
Texas Registered Professional Land Surveyor No. 5539

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority on this day personally appeared Mark A. Nace, 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 in the capacity therein stated.

given under my hand and seal of office on this \_\_\_\_ day of \_\_\_\_\_, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**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.**

### PLACE COUNTY RECORDING LABEL HERE

#### CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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 \_\_\_\_\_, 20\_\_, by said Commission

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081  
Firm Registration #20194/610, 214-396-2339  
www.urbanstrategy.us

### PRELIMINARY PLAT

### TIERRA BLANCA ADDITION LOTS 25A THROUGH 25Q, BLOCK 7593 AND COMMON AREAS A, B AND C 2.824 ACRES / 123,008 SQUARE FEET

LOT 25, BLOCK 7593, OAK CLIFF FARMS  
AN UNRECORDED ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

OUT OF THE SILAS B. RUNYON SURVEY, ABSTRACT NO. 119

CITY PLAN FILE NO. S245-226

RECORD NO. PLAT-25-000077

ENGINEERING PLAN FILE NO. \_\_\_\_

#### CIVIL

URBAN STRATEGY  
4222 MAIN ST.  
DALLAS, TX 75226  
WWW.URBANSTRATEGY.US  
214-295-5775

#### SURVEYOR

MARK A. NACE, RPLS  
TEXAS LICENSE NO. 5539  
URBAN STRATEGY  
1100 E. CAMPBELL, STE 210  
214-396-2339  
MARKN@URBANSTRATEGY.US  
TBPLS FIRM NO. 10194610

#### DEVELOPER

IVAN MURGA  
1116 BAYPORT Drive  
LANCASTER, TX 75134  
972-467-0221  
PM@MGAUC.COM