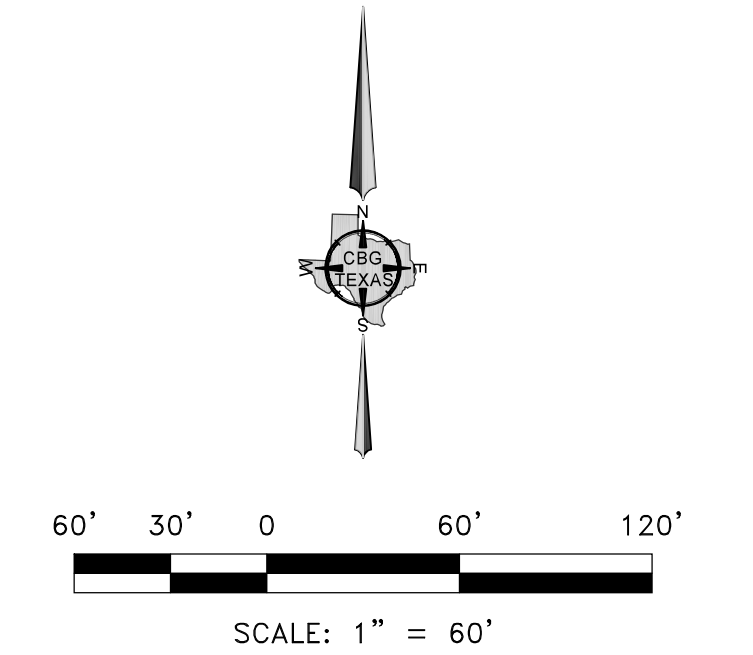


VICINITY MAP
NOT TO SCALE



SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, 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 _____, 2025.

RELEASED FOR REVIEW 04/29/2025 PRELIMINARY, 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 Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan Connolly 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 _____, 2025.

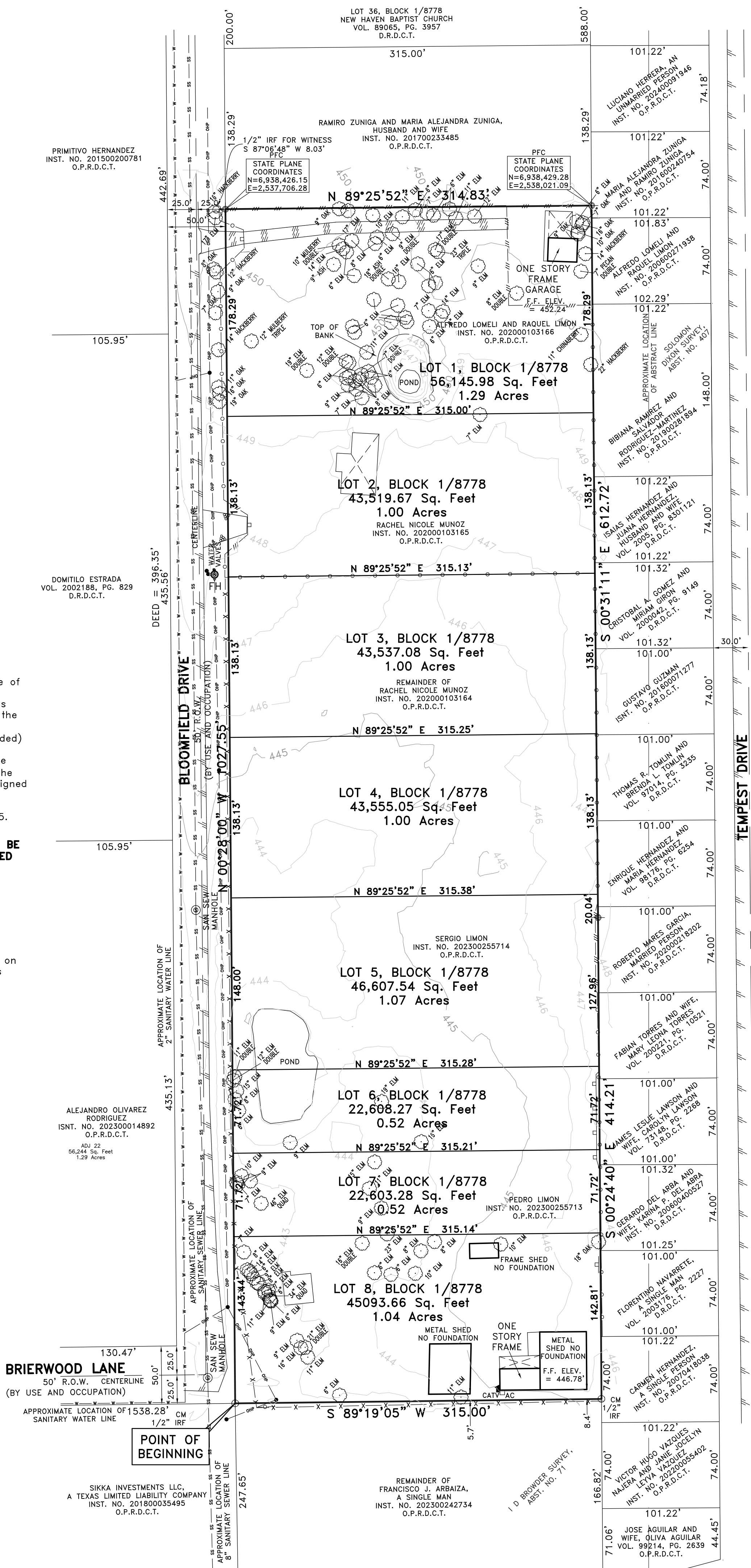
Notary Public in and for Dallas County, Texas.

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
ACS = 3-1/4" ALUMINUM DISK STAMPED " ____ RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
SQ. = SQUARE

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE EIGHT (8) LOTS OUT TRACTS OF LAND FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas Pedro Limon, Sergio Limon, Rachel Nicole Munoz, Alfredo Lomeli and Raquel Limon are the owners of a 323,733.232 square foot tract of land situated in the I D Browder Survey, Abstract Number 71, City of Dallas, Dallas County, Texas, same being a tract of land conveyed to Pedro Limon, by General Warranty Deed recorded in Instrument Number 202300255713, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Sergio Limon, by General Warranty Deed recorded in Instrument Number 202300255714, Official Public Records, Dallas County, Texas, and being the remainder of a tract of land conveyed to Rachel Nicole Munoz, by General Warranty Deed recorded in Instrument Number 202000103164, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Rachel Nicole Munoz, by General Warranty Deed recorded in Instrument Number 202000103165, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Alfrie Lomeli and Raquel Limon, by General Warranty Deed recorded in Instrument Number 202000103166, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of the remainder of a tract of land conveyed to Francisco J. Arbaiza, a single man, by deed recorded in Instrument Number 202300242734, Official Public Records, Dallas County, Texas, same being the Northeast corner of a tract of land conveyed to Sikka Investments LLC, a Texas Limited Liability Company, by deed recorded in Instrument Number 201800035495, Official Public Records, Dallas County, Texas, and being in the intersection of the South right-of-way line of Brierwood Lane (a 50 foot right-of-way) and the East right-of-way line of Bloomfield Drive (a 50 foot right-of-way);

THENCE North 00 degree 28 minutes 00 second West, along the East right of way line of said Bloomfield Drive, a distance of 1027.55 feet to a point for corner, said corner being the Southwest corner of a tract of land, conveyed to Ramiro Zuniga and Maria Alejandra Zuniga, husband and wife, by deed recorded Instrument Number 201700233485, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 87 degrees 06 minutes 48 seconds West, a distance of 8.03 feet for witness;

THENCE North 89 degrees 25 minutes 52 seconds East, along the South line of said Zuniga tract (201700233485), a distance of 314.83 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Maria Alejandra Zuniga and Ramiro Zuniga, by deed recorded in Instrument Number 201600240754, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 31 minutes 11 seconds East, along the West line of said Zuniga tract (201600240754), a distance of 612.72 feet to a point for corner, said corner being along the West line of a tract of land conveyed to Roberto Mares Garcia, married person, by deed recorded in Instrument Number 202000218202, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 24 minutes 40 seconds East, along the West line of said Garcia tract, a distance of 414.21 feet to a 1/2 inch iron rod found for corner, said corner being along the West line of a tract of land conveyed to Carmen Hernandez, a single person, by deed recorded Instrument Number 20070418038, Official Public Records, Dallas County, Texas, same being the Northeast corner of said Arbaiza tract;

THENCE South 89 degrees 19 minutes 05 seconds West, along the North line of said Arbaiza tract, a distance of 315.00 feet to the POINT OF BEGINNING and containing 323,733.232 square feet and or 7.432 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pedro Limon, Sergio Limon, Rachel Nicole Munoz, Alfredo Lomeli and Raquel Limon do hereby adopt this plat, designating the herein described property as **BLOOMFIELD 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

BY: _____
Pedro Limon (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 Pedro Limon 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 _____, 2025.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

BY: _____
Rachel Nicole Munoz (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 Rachel Nicole Munoz 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 _____, 2024.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

BY: _____
Alfredo Lomeli (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 Alfredo Lomeli 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 _____, 2025.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

BY: _____
Raquel Limon (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 Raquel Limon 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 _____, 2025.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2025.

BY: _____
Sergio Limon (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 Sergio Limon 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 _____, 2025.

Notary Public in and for Dallas County, Texas.

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 _____ A.D. 20 _____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

OWNER: PEDRO LIMON
1920 FOUNTAINDALE DRIVE
DALLAS, TEXAS 75217

OWNER: SERGIO LIMON
9607 JO PIERCE STREET
DALLAS, TEXAS 75217

OWNER: RACHEL NICOLE MUNOZ
1809 WILLIAMS DRIVE
GARLAND, TEXAS 75042

OWNER: ALFREDO LOMELI AND
RAQUEL LIMON
1415 TEMPEST DRIVE
DALLAS, TEXAS 75217

PRELIMINARY PLAT
BLOOMFIELD ADDITION
LOTS 1-8, BLOCK 1/8778
BEING A 323,733.232 SQ. FT / 7.432 ACRES
TRACT OF LAND SITUATED IN
I D BROWDER SURVEY, ABSTRACT NO. 71
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-157



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