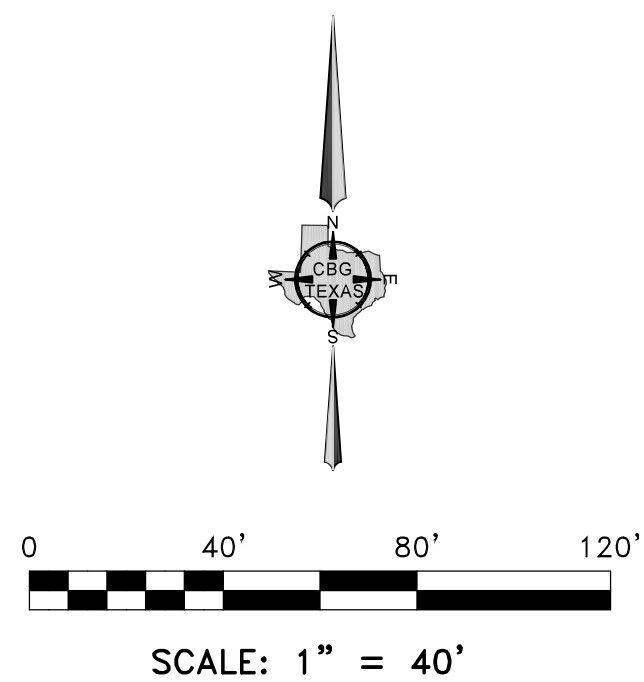


VICINITY MAP  
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Juan Carlos Zuniga, is the owner of a 87,061.8 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, and being a tract of land conveyed to Juan Carlos Zuniga, by General Warranty Deed, recorded in Instrument No. 202100264565, Official Public Records Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the intersection North Right-of-Way line of Fireside Drive (a 60 foot Right-of-Way) by Deed recorded in Volume 2132, Page Deed Records, Dallas County, Texas and the East Right-of-Way line of Dowdy Ferry Road (a 70 foot Right-of-Way), by Map Recorded in Volume 8, Page 7, Map Records, Dallas County, Texas;

THENCE North 01 degree 22 minutes 37 seconds West, along the East line of said Dowdy Ferry Road, a distance of 261.72 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Dallas Dowdy Partners LLC, by Deed recorded in Instrument Number. 201900258410, Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 50 minutes 58 seconds East, along the South line of said Dallas Dowdy Partners, a distance of 333.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Dallas Dowdy Partners LLC, by Deed recorded in Instrument Number. 2019002576440, Official Public Records of Dallas County, Texas

THENCE South 01 degrees 22 minutes 46 seconds East, along a West line of said Dallas Dowdy Partners, by Deed recorded in Instrument Number. 2019002576440, Official Public Records of Dallas County, Texas, a distance of 261.35 feet to 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Dallas Dowdy Partners, by Deed recorded in Instrument Number. 2019002576440, Official Public Records of Dallas County, Texas and being in the North Right-of-Way line of said Fireside Road,

THENCE North 89 degrees 54 minutes 45 seconds West, along the North Right-of-Way line of said Fireside Road, a distance of 333.00 feet to the POINT OF BEGINNING and containing 87,061 square feet or 2.00 acre 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 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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 herein 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 \_\_\_\_\_, 2023.

RELEASED FOR REVIEW ON 08/23/2023. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

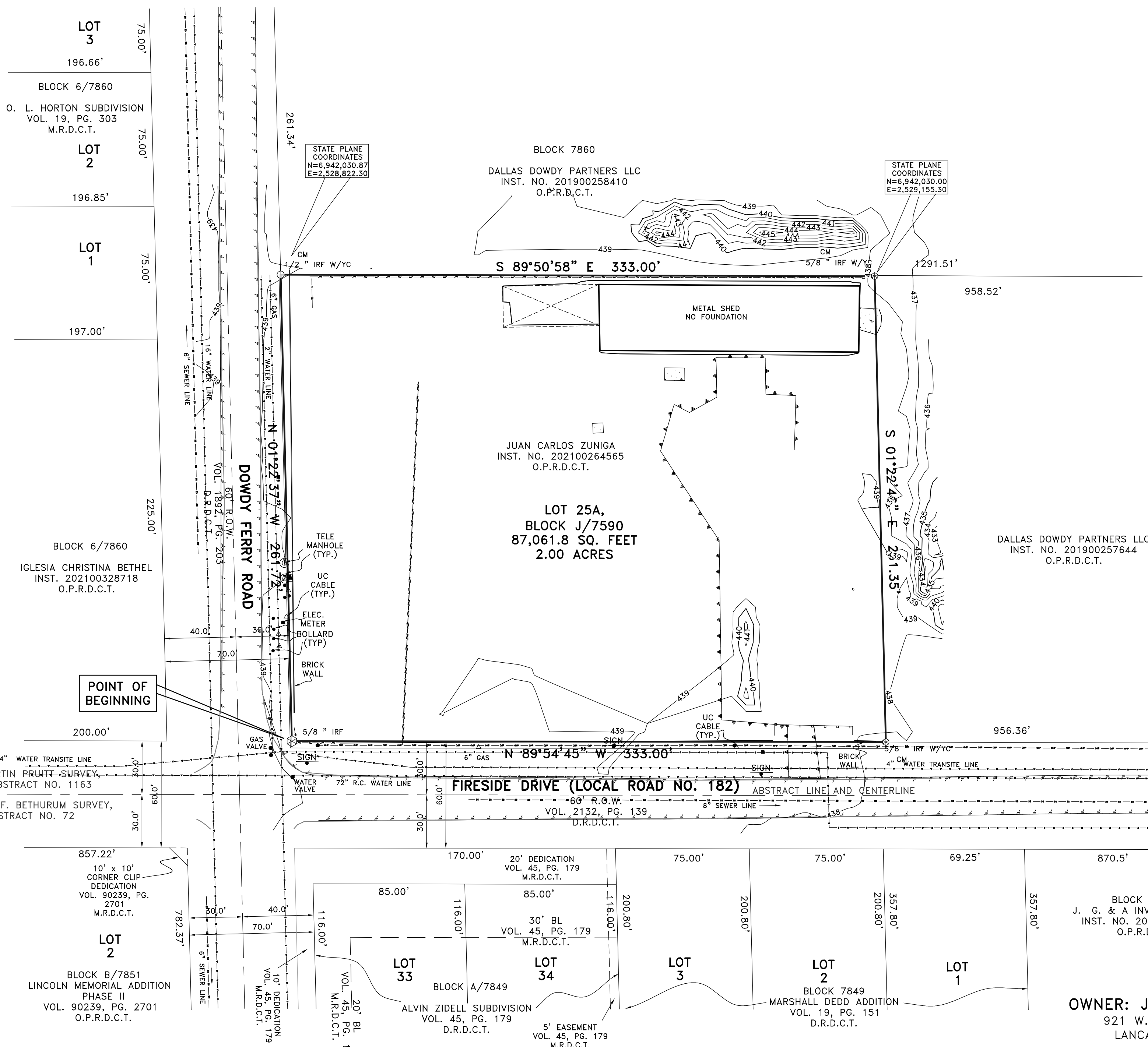
Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

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 \_\_\_\_\_, 2023.

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



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
- W/YC = WITH YELLOW CAP

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 ONE LOT FOR DEVELOPMENT OUT OF ONE LOT.
- 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.

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL  
I, Tony Shigid, Chairperson or Brent Ruben, 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**  
LOT 25A, BLOCK J/7590  
87,061 Sq. Ft. / 2.00 ACRES  
BEING A REPLAT OF  
CITY BLOCK 7862 ADDITION NO. 2  
MARTIN PRUITT SURVEY, ABSTRACT NO. 1163  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: S223-240  
ENGINEERING PLAN NO.: \_\_\_\_\_

OWNER: JUAN CARLOS ZUNIGA  
921 W. PLEASANT RUN ROAD  
LANCASTER, TEXAS 75146  
214-828-2859



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