

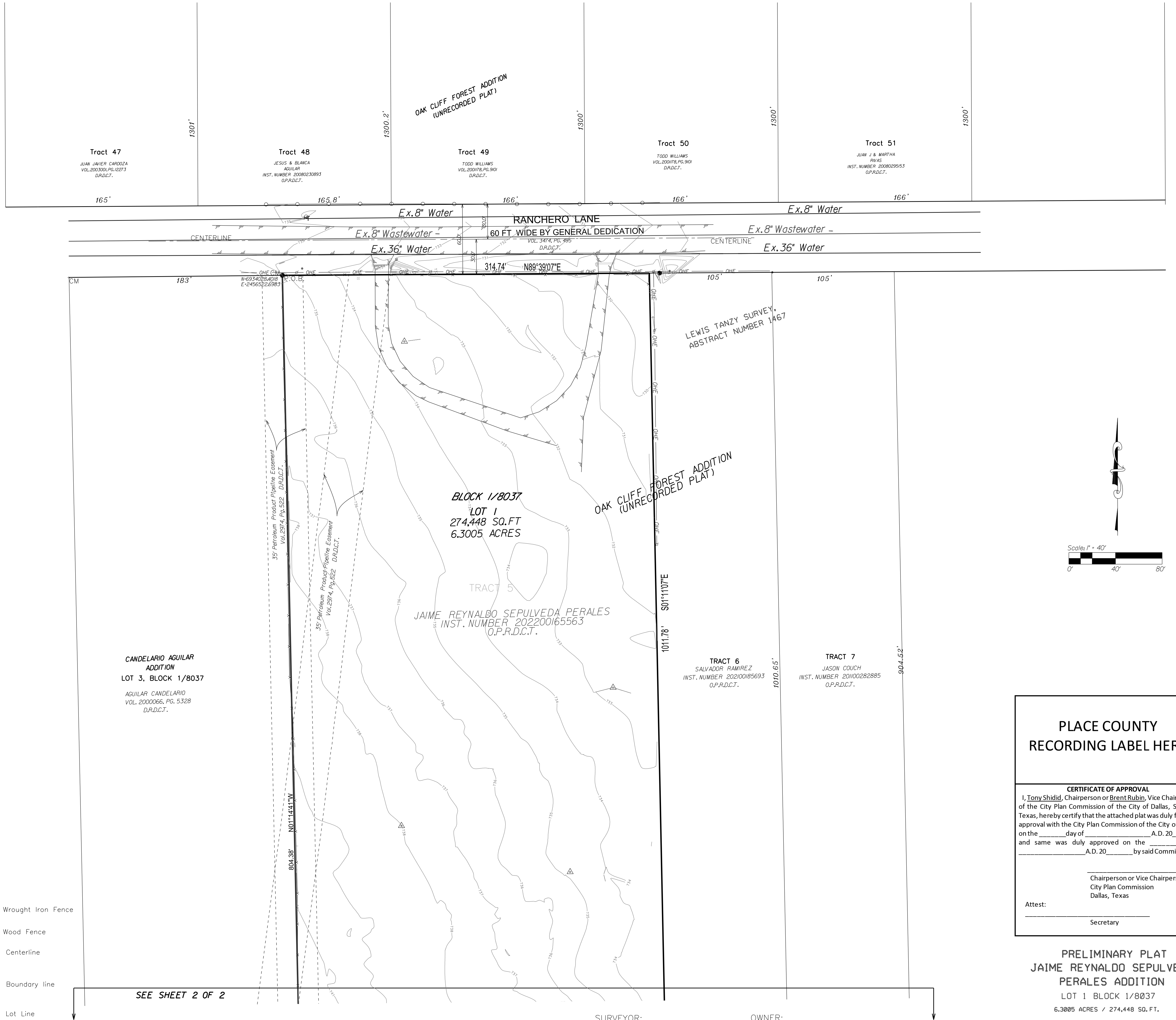


VICINITY MAP
(N.T.S.)

- EX. Existing
● Iron Rod/Pipe Found
☼ Tree
△ Control Point
CM Controlling Monument
P.O.C. Point of Commencing
P.O.B. Point of Beginning
R.O.W. Right of Way
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. Instrument
SQ. FT. Square Feet
RRSPIKE Railroad Spike

LEGEND

- Wrought Iron Fence
- - - - - Wood Fence
— — — — — Centerline
— — — — — Boundary line
— — — — — Lot Line
— x — x — Chainlink Fence
— // // // — Asphalt



SEE SHEET 2 OF 2

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
JAIME REYNALDO SEPULVEDA
PERALES
5226 RANCHERO LN
DALLAS, TEXAS 75236

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
____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest: _____
Secretary

PRELIMINARY PLAT
JAIME REYNALDO SEPULVEDA
PERALES ADDITION
LOT 1 BLOCK 1/8037
6.3005 ACRES / 274,448 SQ. FT.

LEWIS TANZY SURVEY,
ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5245-141
DRAWN BY: EO DATE: 01/28/25 SCALE: 1" = 40' SHEET 1 OF 2