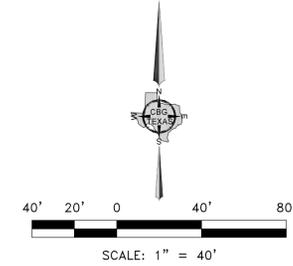


VICINITY MAP  
NOT TO SCALE



**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

Whereas TNAB LLC, a Texas Limited Liability Company are the owners of a 41,732.03 square foot tract of land situated in the William M. Crow Survey, Abstract Number 298, Dallas County, Texas, same being a tract of land conveyed to TNAB LLC, a Texas limited Liability Company, by General Warranty Deed with Vendor's Lien recorded in Instrument Number 201900209042, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at 5/8 inch iron rod found with yellow cap stamped "CP&Y" for corner, said corner being the Southeast corner of Lot 4, Block 2/6963, Replat Third Section Red Bird Plaza, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 72175, Page 2647, Plat Records, Dallas County, same being along the West right-of-way line of South Cockrell Hill Road (a variable width right-of-way);

THENCE North 66 degrees 04 minutes 07 seconds East, over and across said South Cockrell Hill Road, a distance of 107.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Surveying Assoc." for corner, said corner being the Northwest corner of the remainder of a tract of land conveyed to Yusuf A. Shaikh and wife, Rukshana P. Shaikh, by deed recorded in Instrument Number 201800018330, Official Public Records, Dallas County, Texas, and being the POINT OF BEGINNING of the tract herein described;

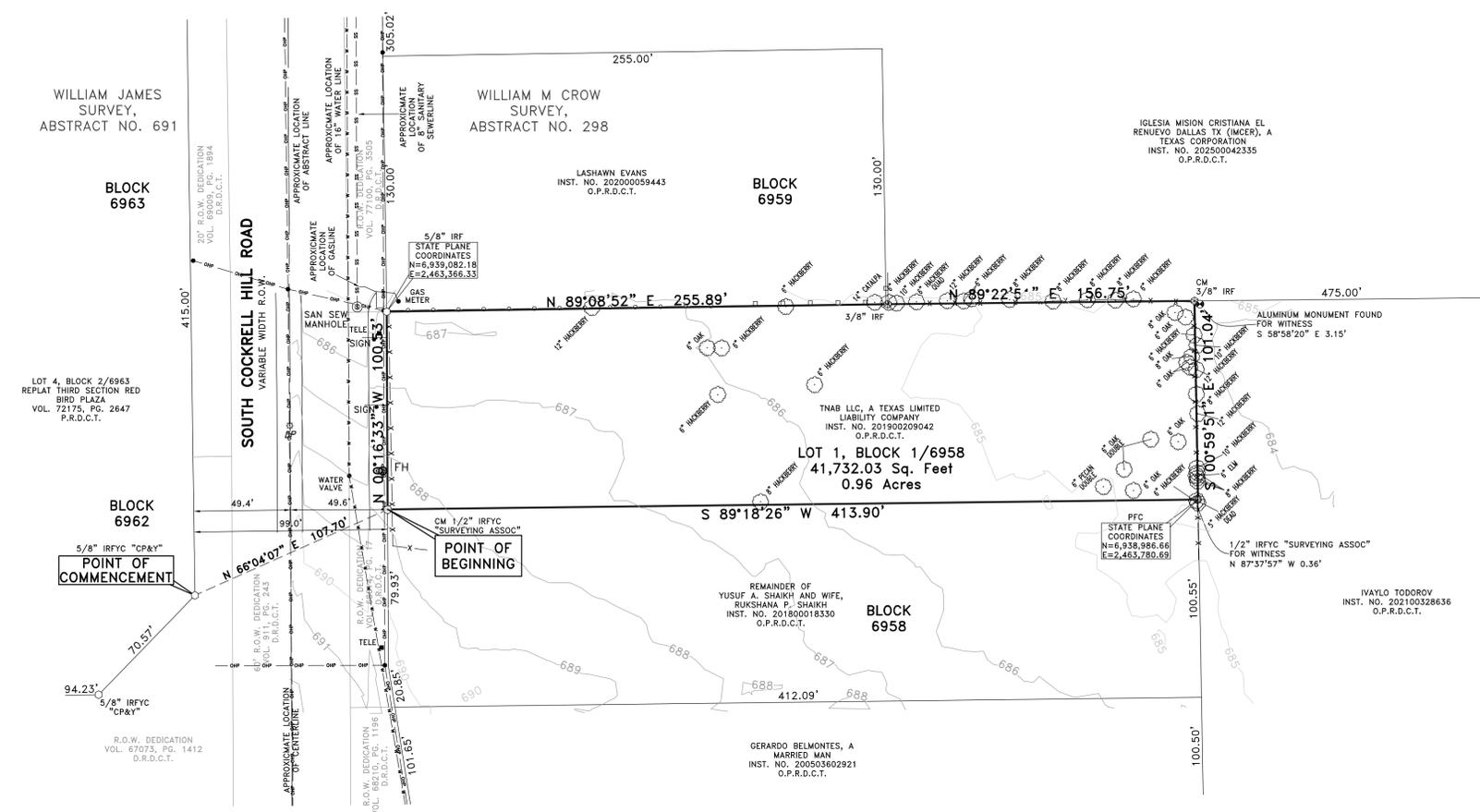
THENCE North 00 degree 16 minutes 33 seconds West, along the East right-of-way line of said South Cockrell Hill Road, a distance of 100.53 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Lashawn Evans, by deed recorded in Instrument Number 202000059443, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 08 minutes 52 seconds East, along the South line of said Evans tract, a distance of 255.89 feet to a 3/8 inch iron rod for corner, said corner being the Southeast corner of said Evans tract, same being a Southwest corner of a tract of land Iglesia Mission Cristiana El Renuevo Dallas Tx (IMCER), a Texas Corporation, by deed recorded in Instrument Number 202500042335, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 22 minutes 54 seconds East, along the South line of said Iglesia Mission Cristiana El Renuevo Dallas Tx tract, a distance of 156.75 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Iyavlo Todorov, by deed recorded in Instrument Number 202100328636, Official Public Records, Dallas County, Texas, from which an aluminum monument found bears South 58 degrees 58 minutes 20 seconds East, a distance of 3.15 feet for witness;

THENCE South 00 degree 59 minutes 51 seconds East, along the West line of said Todorov tract, a distance of 101.04 feet to a point for corner, said corner being the Northeast corner of said Shaikh tract, from which a 1/2 inch iron rod found with yellow cap stamped "Surveying Assoc" bears North 87 degrees 37 minutes 57 seconds West, a distance of 0.36 feet for witness;

South 89 degrees 18 minutes 26 seconds West, along the North line of said Shaikh tract, a distance of 413.90 feet to the POINT OF BEGINNING and containing 41,732.03 square feet and or 0.96 acres of land.



**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That TNAB LLC, a Texas limited liability company, and acting through their duly authorized agent Jose Efrén Santana, do hereby adopt this plat, designating the herein described property as **TNAB ADDITION** on 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 of 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.

TNAB LLC (Owner)

By: \_\_\_\_\_  
Jose Efrén Santana (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jose Efrén Santana 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.

**LIEN HOLDERS SUBORDINATION AGREEMENT**

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

**LIEN HOLDER:**

Prosperity Bank

By: \_\_\_\_\_  
Name: Jason Cole  
Title: VP - Commercial Lender

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_ by Jason Cole, as VP - Commercial Lender, of Prosperity Bank, a Texas Corporation, on behalf of the Corporation.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (c)(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 07/11/2025 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.

**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

**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 ONE (1) LOT 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.

**LEGEND**

- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- INST. NO. = INSTRUMENT NUMBER
- ESMT. = EASEMENT
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- YC = YELLOW CAP
- 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

OWNER: TNAB LLC, A TEXAS LIMITED LIABILITY COMPANY  
AGENT: JOSE EFREN SANTANA  
5021 E. GRAND AVENUE  
DALLAS, TEXAS 75223  
PHONE: 469-853-2191  
EMAIL: TOPNOTCHAB@ATT.NET

**PRELIMINARY PLAT**  
**TNAB ADDITION**  
LOTS 1, BLOCK 1/6958  
BEING A 41,732.03 SQ. FT / 0.96 ACRES  
TRACT OF LAND SITUATED IN  
WILLIAM M. CROW SURVEY, ABSTRACT NO. 298  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. PLAT-25-000043 & 5245-208

**CBG**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING  
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