

SCALE: 1" = 40'

WILLIAM JAMES

SURVEY,

ABSTRACT NO. 691

LOT 4, BLOCK 2/6963

BIRD PLAZA VOL. 72175, PG. 2647 P.R.D.C.T.

**BLOCK** 6963

**BLOCK** 

6962

5/8" IRFYC "CP&Y"

POINT OF

COMMENCEMENT

5/8" IRFYC

R.O.W. DEDICATION

VOL. 67073, PG. 1412 D.R.D.C.T.

40' 20'

#### 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

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 "Surveyinh 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,

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 tract of land conveyed to Ivaylo Todorov, by deed recorded in Instrument Number 202100328636, Official

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

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.

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);

by deed recorded in Instrument Number 201800018330, Official Public Records, Dallas County, Texas, and being the POINT OF BEGINNING of the tract herein described;

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;

### OWNER'S DEDICATION

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

That TNAB LLC, a Texas limited liability company, and acting throught their duly authorized agent Jose Efren Santana, do hereby adopt this plat, designating the herein described property as TNAB 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.

TNESS,	my	hand	at	Dallas,	Texas,	this	the		day	of	, 20	025.
AB LLC (Owner)												
: Jose	Efre	n San	ıtan	a (Ager	ıt)							

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 Efren 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

IGLESIA MISION CRISTIANA EL

RENUEVO DALLAS TX (IMCER), TEXAS CORPORATION

INST. NO. 202500042335

STATE PLANE COORDINATES N=6,938,986.66

E=2,463,780.69

ALUMINUM MONUMENT FOUND

FOR WITNESS S 58°58'20" E 3.15'

1/2" IRFYC "SURVEYING ASSOC"

IVAYLO TODOROV

INST. NO. 202100328636 O.P.R.D.C.T.

∽FÓR WITNESS

N 87°37'57" W 0.36'

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

## STATE OF TEXAS

COUNTY OF DALLAS

\_\_\_\_\_ by Jason Cole, as VP — Commercial This instrument was acknowledged before me on \_\_\_\_\_\_ 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 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 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

Dated this the\_\_\_\_\_, 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.

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 Connally 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 \_\_\_\_\_ 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

TNAB ADDITION

LOTS 1, BLOCK 1/6958

BEING A 41,732.03 SQ. FT / 0.96 ACRES

TRACT OF LAND SITUATED IN

## GENERAL NOTES

NO SCALE AND NO PROJECTION.

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.

## **LEGEND**

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS

255.00

LASHAWN EVANS

BLOCK

S 89°18'26" W 413.90'

REMAINDER OF

YUSUF A. SHAIKH AND WIFE,

INST. NO. 201800018330

412.09

GERARDO BELMONTES, A

MARRIED MAN INST. NO. 200503602921 O.P.R.D.C.T.

RUKSHANA P√SHAIKH

TNAB LLC. A TEXAS LIMITED LIABILITY COMPANY

INST. NO. 201900209042 O.P.R.D.C.T.

LOT 1, BLOCK 1/6958

41,732.03 Sq. Feet 0.96 Acres

**BLOCK** 

6958

WILLIAM M CROW

SURVEY,

ABSTRACT NO. 298

STATE PLANE

COORDINATES N=6.939.082.1 E=2,463,366.33

POINT OF

BEGINNING

49.6

COUNTY, TEXAS D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS

VOL. = VOLUMEPG. = PAGE

INST. NO. = INSTRUMENT NUMBER

ESMT. = EASEMENTCM = CONTROLLING MONUMENT

IRF = IRON ROD FOUND

R.O.W. = RIGHT-OF-WAYYC = YELLOW CAP

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



413 East I-30, Ste. 7 irm No. 10168800 www.cbgtxllc.com

SCALE: 1"=40' / DATE: 06/05/2025 / JOB NO. 2504102 / DRAWN BY: JLA