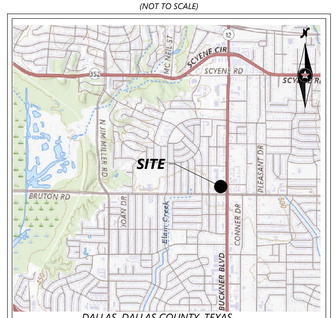
VICINITY MAP

(NOT TO SCALE)



DALLAS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS EASTERN COLOMBIA ASSOCIATES, LLC IS THE SOLE OWNER OF 4.475 ACRES OF LAND (194,970 SQUARE FEET) IN THE J.J. BEEMAN SURVEY, ABSTRACT NO. 96, DALLAS COUNTY, TEXAS, BEING PART OF BLOCK A/6183 IN THE CITY OF DALLAS, TEXAS, AND BEING ALL OF A CALLED 4.47-ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO EASTERN COLOMBIA ASSOCIATES, LLC, RECORDED IN INSTRUMENT NO. 200600283434 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID 4.475-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "VORTEX 4813" FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 4.47-ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 3, BLOCK A/6183 OF BILL BUCKNER ADDITION, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 200403009407 OF THE O.P.R.D.C.T., SAID 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "VORTEX 4813" ALSO BEING IN THE NORTH LINE OF "TRACT 1" AS DESCRIBED IN DEDICATION DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 5835, PAGE 69 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING IN THE NORTH LINE OF BRUTON ROAD, A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 32 MINUTES 55 SECONDS WEST, WITH THE SOUTH LINE OF SAID CALLED 4.47-ACRE TRACT OF LAND, THE NORTH LINE OF SAID TRACT 1, AND THE NORTH LINE OF SAID BRUTON ROAD, A DISTANCE OF 427.31 FEET TO A MAG NAIL WITH WASHER STAMPED "JM CIVIL ENGINEERING" (HEREINAFTER "JMCE") SET FOR THE SOUTHWEST CORNER OF SAID CALLED 4.47-ACRE TRACT AND THE SOUTHEAST CORNER OF "TRACT 2" AS DESCRIBED IN DEDICATION DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 5835, PAGE 69 OF THE D.R.D.C.T., SAID JMCE ALSO BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID BRUTON ROAD WITH THE EAST LINE OF A 15-FOOT PUBLIC ALLEY;

THENCE NORTH 00 DEGREES 27 MINUTES 05 SECONDS WEST, WITH THE WEST LINE OF SAID CALLED 4.47-ACRE TRACT, THE EAST LINE OF SAID TRACT 2, AND THE EAST LINE OF SAID 15-FOOT PUBLIC ALLEY, A DISTANCE OF 352.50 FEET TO A JMCE SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID CALLED 4.47-ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 2A, BLOCK A/6183 OF CARLTON SQUARE, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72196, PAGE 2503 OF THE D.R.D.C.T.;

THENCE IN AN EASTERLY DIRECTION WITH THE NORTH LINE OF SAID CALLED 4.47-ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID LOT 2A THE FOLLOWING FIVE (5) BEARINGS AND DISTANCES:

NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 256.55 FEET TO A JMCE SET FOR CORNER;

NORTH 00 DEGREES 27 MINUTES 05 SECONDS WEST, A DISTANCE OF 17.50 FEET TO AN X CUT FOUND FOR CORNER;

NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, A DISTANCE OF 328.03 FEET TO A MAG NAIL FOUND FOR CORNER;

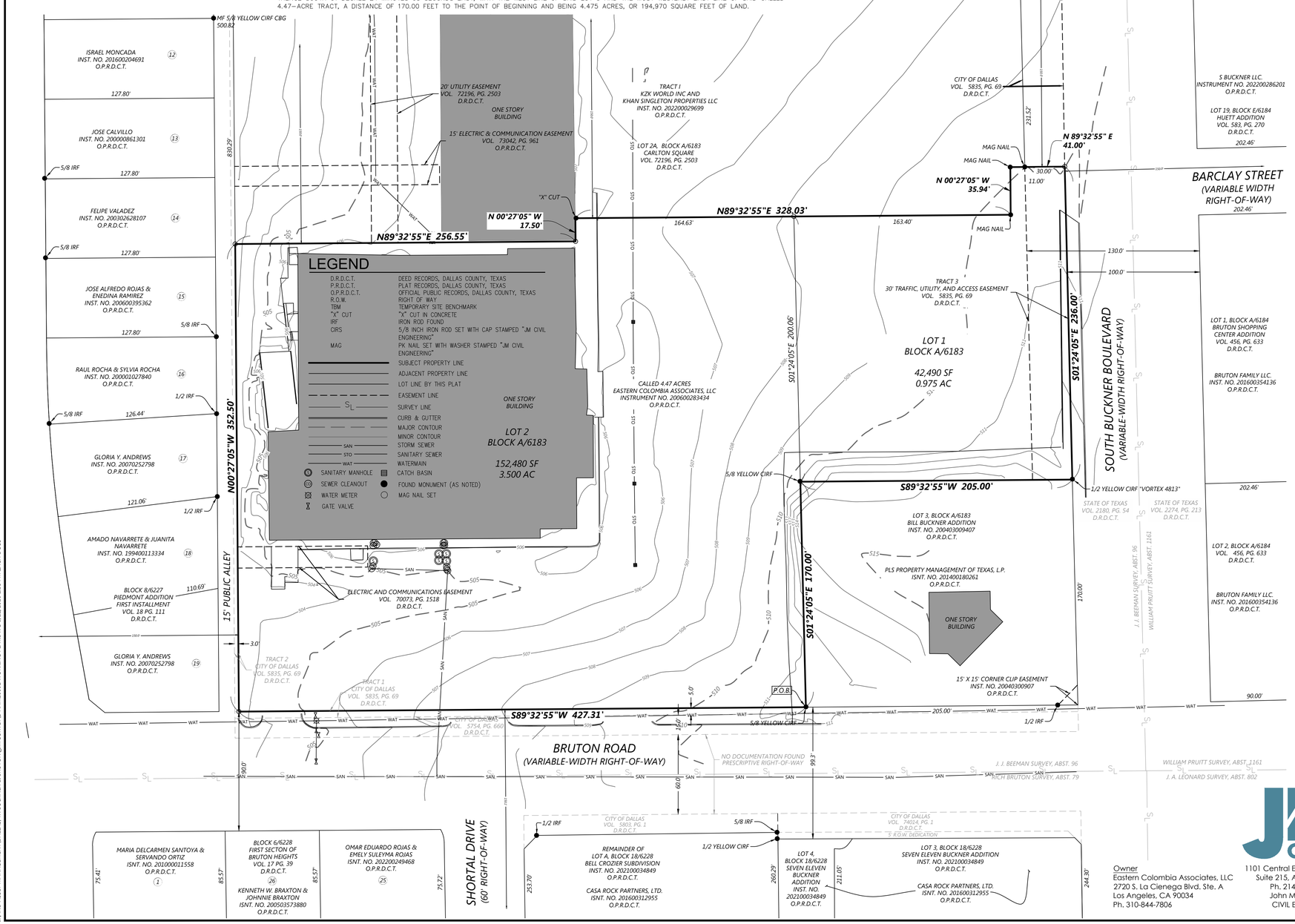
NORTH 00 DEGREES 27 MINUTES 05 SECONDS WEST, A DISTANCE OF 35.94 FEET TO A MAG NAIL FOUND FOR CORNER;

NORTH 89 DEGREES 32 MINUTES 55 SECONDS EAST, AT A DISTANCE OF 11.00 FEET PASS A MAG NAIL FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2A AND THE WEST LINE OF A 30-FOOT TRAFFIC, UTILITY, AND ACCESS EASEMENT DESCRIBED AS "TRACT 3" IN VOLUME 5835, PAGE 69 OF THE D.R.D.C.T., CONTINUING WITH THE NORTH LINE OF SAID CALLED 4.47-ACRE TRACT FOR A TOTAL DISTANCE OF 41.00 FEET TO A JMCE SET FOR THE NORTHEAST CORNER OF SAID CALLED 4.47-ACRE TRACT AND BEING IN THE WEST LINE OF SOUTH BUCKNER BOULEVARD, A VARIABLE-WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 01 DEGREE 24 MINUTES 05 SECONDS EAST, WITH THE EAST LINE OF SAID CALLED 4.47-ACRE TRACT AND THE WEST LINE OF SAID SOUTH BUCKNER BOULEVARD, A DISTANCE OF 236.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "VORTEX 4813" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3 AND THE MOST NORTHERLY SOUTHEAST CORNER OF SAID CALLED 4.47-ACRE TRACT;

THENCE SOUTH 89 DEGREES 32 MINUTES 55 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 3 AND THE NORTHERLY SOUTH LINE OF SAID CALLED 4.47-ACRE TRACT, A DISTANCE OF 205.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "VORTEX 4813" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 01 DEGREE 24 MINUTES 05 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 3 AND THE MOST WESTERLY EAST LINE OF SAID CALLED 4.47-ACRE TRACT, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING AND BEING 4.475 ACRES, OR 194,970 SQUARE FEET OF LAND.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

I, ZACHARY C. DOSS, 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 STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTS SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CIFY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____ 2026.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
ZACHARY C. DOSS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7073

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY C. DOSS, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2026.

_____
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES ON _____

OWNER'S DEDICATION

THAT EASTERN COLOMBIA ASSOCIATES, LLC, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS A.N.D. 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 HOVE 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, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____ 2026.

OWNER:

BY: _____ _____
(AUTHORIZED AGENT) DATE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2026.

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I,_____, CHAIRPERSON OR
I,_____, VICE CHAIRPERSON
OF THE CITY PLAN COMMISSION OF 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 COMMISSION
DALLAS, TEXAS

ATTEST:

_____
SECRETARY

NOTES

1. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 48113C0510K, DATED 7/7/2014.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND ARE CONSISTENT WITH THE RECORDED PLAT BEARINGS.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE TRACT OF LAND INTO TWO NEW LOTS.
4. THE BUILDING STRUCTURE IS TO REMAIN ON THE PROPERTY.

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

FILE No.: PLAT-26-000155

PRELIMINARY PLAT

LOTS 1 & 2, BLOCK A/6183

A.N.D. ADDITION

4.475 ACRES IN THE
J.J. BEEMAN SURVEY, ABSTRACT NO. 96
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Owner
Eastern Colombia Associates, LLC
2720 S. La Cienega Blvd. Ste. A
Los Angeles, CA 90034
Ph. 310-844-7806

JM CIVIL
1101 Central Expressway South
Suite 215, Allen, TX 75013
Ph. 214-491-1830
John Measels, PE
CIVIL ENGINEER

PROJECT NO:	REV	DATE	DESCRIPTION	NAME
JMS-AAM26001				
DRAWN BY: DIF				
CHECKED BY: ZCD				
ISSUE DATE: 05/07/26				

J:\AND ASSET MANAGEMENT\DALLAS, TX BUCKNER & BRUTON_JM SURVEY\S-AAM26001 WORKING PLAT.DWG 6/22/2026 2:55 PM ZACH DOSS