

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS ROLANDO DELEON AND MIRNA DELEON ARE THE OWNERS OF A TRACT OF LAND OUT OF THE SARAH E. CROW SURVEY, ABSTRACT NUMBER 378, DALLAS COUNTY, AND BEING LOTS 34 AND 35 OF BLOCK 6955 OF HOMESTEAD HILLS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS (UNRECORDED) AND BEING THAT TRACT OF LAND CONVEYED TO ROLANDO DELEON AND MIRNA DELEON, BY WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 202400138525 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF WEST LEDBETTER DRIVE – A VARIABLE WIDTH RIGHT OF WAY, BEING AT THE NORTHWEST CORNER OF THE REPLAT OF LOT 33 OF HOMESTEAD HILLS ADDITION (UNRECORDED) AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 9163, PAGE 2743, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS, SAME ALSO BEING THE NORTHEAST CORNER OF THAT TRACT HEREIN DESCRIBED;

THENCE S00°43'45"E, DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 33, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 176.29 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DALLAS NLM LL, LLC, A DALAWARE LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NUMBER 202200005132, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE SOUTH ABSTRACT LINE OF SAID SARAH E. CROW SURVEY, SAME BEING THE NORTH LINE OF MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NUMBER 1051, DALLAS COUNTY, TEXAS

THENCE S89°03'35"W, WITH THE LAST MENTION COMMON LINE A DISTANCE OF 468.36 FEET TO A 1/2" YELLOW CAPPED IRON ROD STAMPED BURNS FOUND AT THE NORTHWEST CORNER OF SAID DALLAS NLM LL, LLC TRACT SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING IN THE EAST LINE OF S. COCKRELL HILL ROAD – A RIGHT OF WAY WIDTH OF 100 FEET AT THIS POINT;

THENCE N00°44'12"W, WITH THE COMMON LINE OF COCKRELL HILL ROAD AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 20.81 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT;

THENCE N44°06'16"E, WITH THE WESTERLY LINE IF THE HEREIN DESCRIBED TRACT A DISTANCE OF 205.59 FEET TO A HIGHWAY BRASS MONUMENT FOUND FOR CORNER AT THE NORTHERNMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT ALONG THE SOUTH LINE OF THE AFOREMENTIONED WEST LEDBETTER ROAD;

THENCE N89°17'51"E WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND SAID SOUTH LINE A DISTANCE OF 254.02 FEET TO A HIGHWAY BRASS MONUMENT FOUND AT AN ANGLE POINT;

THENCE N79°50'06"E, WITH THE LAST MENTIONED COMMON LINE, A DISTANCE OF 70.34 FEET TO THE POINT OF BEGINNING, CONTAINING 67,437 SQUARE FEET (1.5482 ACRES) OF LAND WITHIN THE METES RECITED.

SURVEYOR'S STATEMENT

I, Seth Ephraim Osabutey, 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 Land Surveying, 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 Final Plat.

WITNESS MY HAND THIS THE ____DAY OF _____, 20__.

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.

Seth Ephraim Osabutey R.P.L.S. No. 6063

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared S. EPHRAIM OSABUTEY, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, thisday of _____, 20__

NOTARY PUBLIC in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, ROLANDO DELEON AND MIRNA DELEON do hereby adopt this plat, designating the herein described property as **DE LEON ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 growth 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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, this the _____ day

of _____, 20__

BY: _____
ROLANDO DELEON AND MIRNA DELEON

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared ROLANDO DELEON AND MIRNA DELEON, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public for and in the State of Texas

My Commision expires:_____

GENERAL NOTES

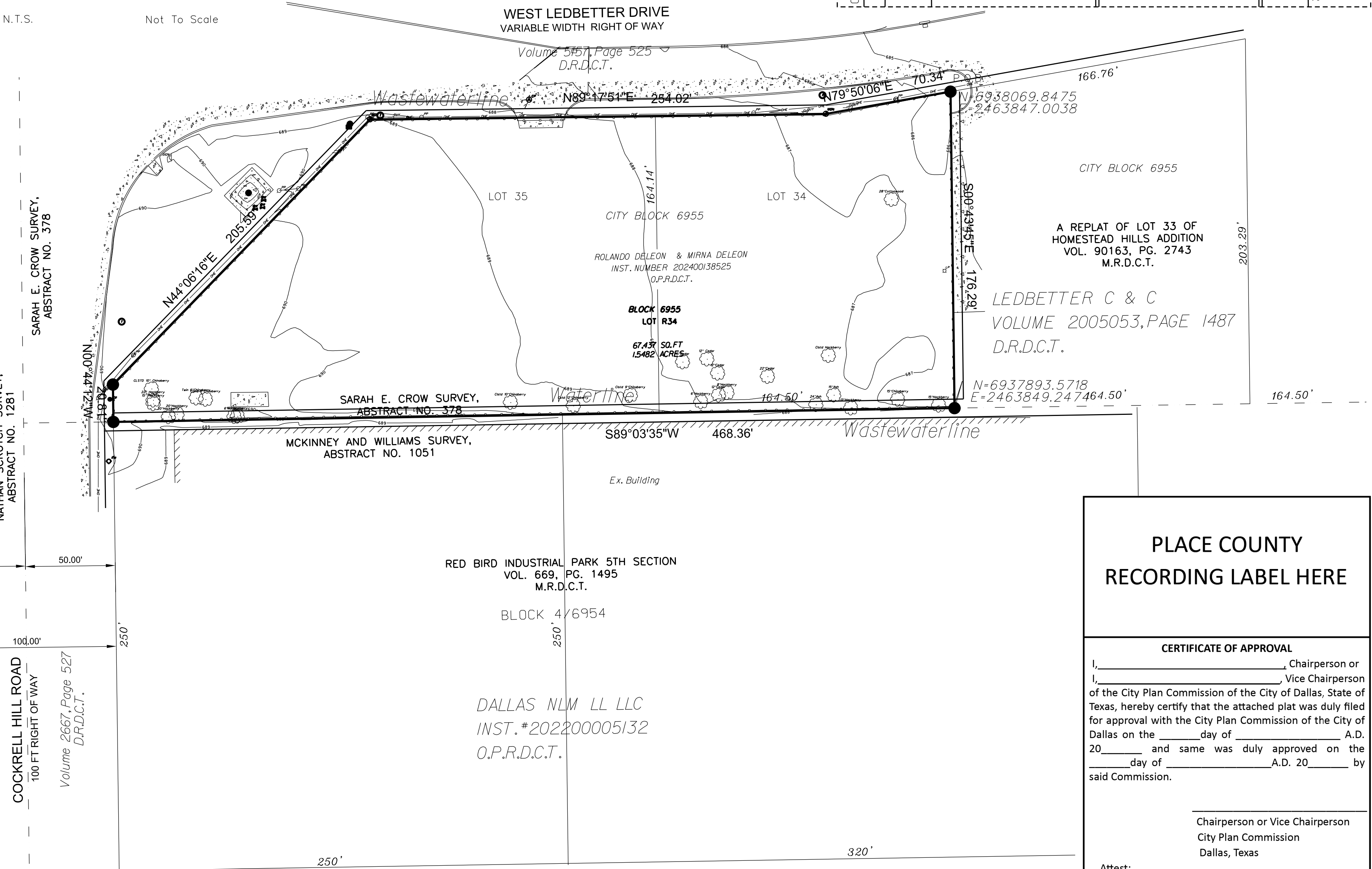
1. Purpose of the plat is to create one lots from two exixting lots.

2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983. No scale, no projection

3. Lot-to-lot drainage is not permitted without Engineering Section approval.

LEGEND

Powerpole		Abstract Line
Cleanout		Wood Fence
Tree		Boundary line
1/2" Iron Rod Found		Overhead Electric
Brass Monument		Lot Line
ROW		Chainlink Fence
CM		Concrete Surface
P.O.C.		Asphalt Surface
P.O.B.		Existing Easement
N.T.S.		



PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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

PLAT-26-000004

PRELIMINARY PLAT
DE LEON ADDITION

A REPLAT OF LOTS 34 AND 35, CITY BLOCK 6955 OF
HOMESTEAD HILL ADDITION (UNRECORDED)

1.5482 ACRES / 67,437 SQ. FT.
SARAH E. CROW SURVEY, ABSTRACT NO. 378
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 12/16/25

SCALE: 1" = 40' SHEET 1 OF 1