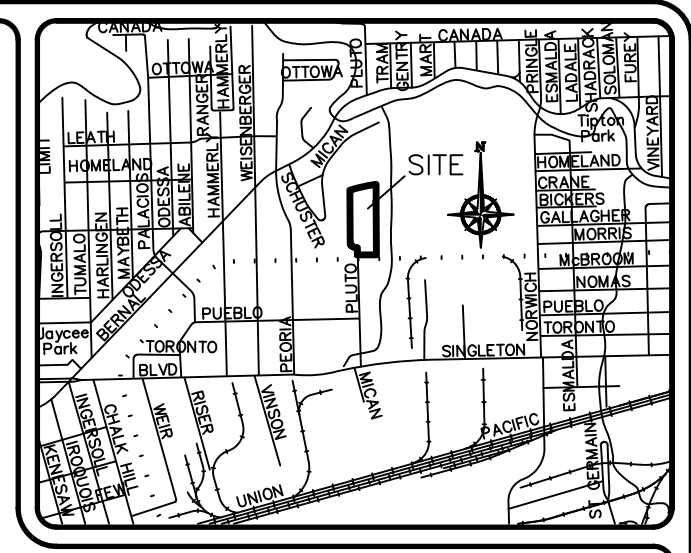


LEGEND	
IRSCR	5/8" IRON ROD SET AS REFERENCE WITH CAP STAMPED "RPLS 3963"
IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
ADF	3" ALUMINUM DISK FOUND STAMPED "JACOBS IRON AND METAL ADDITION RPLS 6122"
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
P.C.D.M.	PER CITY OF DALLAS MAPS
PFC	POINT FOR CORNER



NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LISTOCOON GROUP INC. acting by and through its duly authorized agent, WALTER HUERTA and ANANI, LLC., acting by and through its duly authorized agent, MUAMAR ANANI, do hereby adopt this plat, designating the herein described property as JACOBS IRON AND METAL 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, Texas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LISTOCOON GROUP INC. ANANI, LLC,  
 By: WALTER HUERTA By: MUAMAR ANANI  
 OWNER OWNER

STATE OF TEXAS \$  
 COUNTY OF DALLAS \$

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared WALTER HUERTA, 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 consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for Dallas County, Texas  
 My commission expires:

STATE OF TEXAS \$  
 COUNTY OF DALLAS \$

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared MUAMAR ANANI, 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 consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for Dallas County, Texas  
 My commission expires:

**SURVEYOR'S STATEMENT:**  
 I, ROBERT C. MYERS, 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 Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PRELIMINARY- FOR REVIEW ONLY  
 NOT TO BE RECORDED FOR ANY PURPOSE  
 RELEASED 11/14/2022

ROBERT C. MYERS  
 STATE OF TEXAS NO. 3963

STATE OF TEXAS \$  
 COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ROBERT C. MYERS 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
 My commission expires:

OWNER/CONTACT:  
 LISTOCOON GROUP INC.  
 3080 S BELTLINE ROAD, DALLAS, TEXAS, 75253  
 214-869-0504  
 ANANI LLC  
 10361 BICKHAM ROAD, DALLAS, TEXAS, 75220  
 214-212-6490  
 SURVEYOR:  
 R.C. MYERS SURVEYING, LLC  
 "Registered Professional Land Surveyors"  
 488 ARROYO COURT (214) 532-0636 Voice  
 SUNNYVALE, TEXAS 75182 Firm No. 10192300  
 Job No.: 536 Date: 11/14/22  
 Robert "Calvin" Myers, RPLS 3963  
 rcmsurveying@gmail.com

**Preliminary**  
**REPLAT OF JACOBS IRON AND METAL ADDITION LOTS 1-3, BLOCK 6/7160**  
 Being a Replat of Lot 15A, Block 6/7160 of Jacobs Iron and Metal Addition. Instrument No. 201500135932 Being a 17.114 acre tract of land situated in the City Block 6/7160 Thomas Cheshire Survey, A-252 & Dan A. Learned A-771 City of Dallas, Dallas County, Texas  
 City File Plan No. S223-026  
 Engineering Plan No. xxxxxx