



LINE	LENGTH	BEARING
L1	23.00	N89°58'00"E

**NOTES:**

1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER AND SOUTHEAST CORNER OF THE TRACT CONVEYED TO SHANNON HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY DEED RECORDED IN COUNTY CLERK FILE NO. 200900123914, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
2. BASIS OF BEARINGS IS NORTH 89° 58' 00" EAST, WHICH IS THE BEARING FOR THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TANTOR ROAD AS ESTABLISHED BY UNRECORDED PLAT OF C. W. ROBERTS ADDITION, COUNTY, TEXAS.
3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE BUILDING SITE IN CITY BLOCK A/8378.
5. THERE ARE NO PROTECTED TREES AFFECTED BY THIS PLAT.
6. THE STRUCTURES ON THIS LOT WILL REMAIN.
7. THERE ARE NO STRUCTURES ON THE REMAINDER OF LOT 7.

OWNER'S CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS SHANNON HOLDINGS, LLC, is the owner of a tract of land in City Block A/8378, in the EDWARD W. HUNT SURVEY, ABSTRACT 575, as conveyed by deed recorded in File Number 200900123914, Official Public Records, Dallas County, Texas, being the east one half of Lot 7, all of Lot 8, Lot 9, Lot 61, Lot 62, and Lot 63, Block A/8378, in the C. W. ROBERTS ADDITION (UNRECORDED), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found on the south right of way line of Tanzor Road (60 foot right of way) at the northerly common corner of Lot 9 and Lot 10 of said Block A/8378;

THENCE South 00° 02' 00" East, 400.00 feet to a 1/2 inch iron rod found for the south common corner of Lot 61 and Lot 60 of said Block A/8378, some being on the north right of way line of X Street (60 foot right of way);

THENCE South 89° 58' 00" West, 150.00 feet to a 1/2 inch iron rod found for the south common corner of Lot 63 and Lot 64 of said Block A/8378;

THENCE North 00° 02' 00" West, 200.00 feet to a 1/2 inch iron rod found on the interior common corner of Lot 6, Lot 7, Lot 63, and Lot 64 of said Block A/8378;

THENCE North 89° 58' 00" East, 25.00 feet to a 1/2 inch iron rod found on the south line of Lot 7 of said Block A/8378;

THENCE North 00° 02' 00" West, 200.00 feet to a 1/2 inch iron rod found on the south right of way line of said Tanzor Road;

THENCE North 89° 58' 00" East, 125.00 feet to the point of beginning, and containing 55,000.0 square feet, or 1.262 acres of land, more or less.

OWNERS' DEDICATION:  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT SHANNON HOLDINGS, LLC, acting by and through its duly authorized agent, EDGAR LABASTIDA, PRESIDENT, does hereby adopt this plat, designating the herein described property as **LABASTIDA'S TANTOR 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 hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to public and police units, garbage and rubbish collection agencies, and all public and private utilities for the mutual use and use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, shrubs, or other improvements or growth 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 buildings, 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 and upon 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 only maintenance and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work 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 is approved subject to all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

EDGAR LABASTIDA, PRESIDENT \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF DALLAS

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Edgar Labastida, President of Shannon Holdings, LLC, 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, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Xavier Chapa, 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 (g) (b) (c) (d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Xavier Chapa, R.P.L.S.  
 Registered Professional Land Surveyor No. 25668

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, 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 this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**PRELIMINARY PLAT  
 LABASTIDA'S TANTOR ADDITION  
 LOT 7A, BLOCK A/8378**

**A PLAT OF A 1.26 ACRE TRACT OF LAND  
 IN BLOCK A/8378,  
 EDWARD W. HUNT SURVEY, ABSTRACT 575,  
 CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS.**

**MARANOT**  
 Xavier Chapa Engineering/Surveying  
 A MARANOT SUBSIDIARY  
 P.O. Box 153811  
 Irving, Texas 75015  
 TELEPHONE: 972259-9640

OWNER:  
 SHANNON HOLDINGS, LLC,  
 C/O EDGAR LABASTIDA, PRESIDENT  
 1618 TANTOR ROAD  
 DALLAS, TEXAS 75229  
 TELEPHONE: 214/682-3327