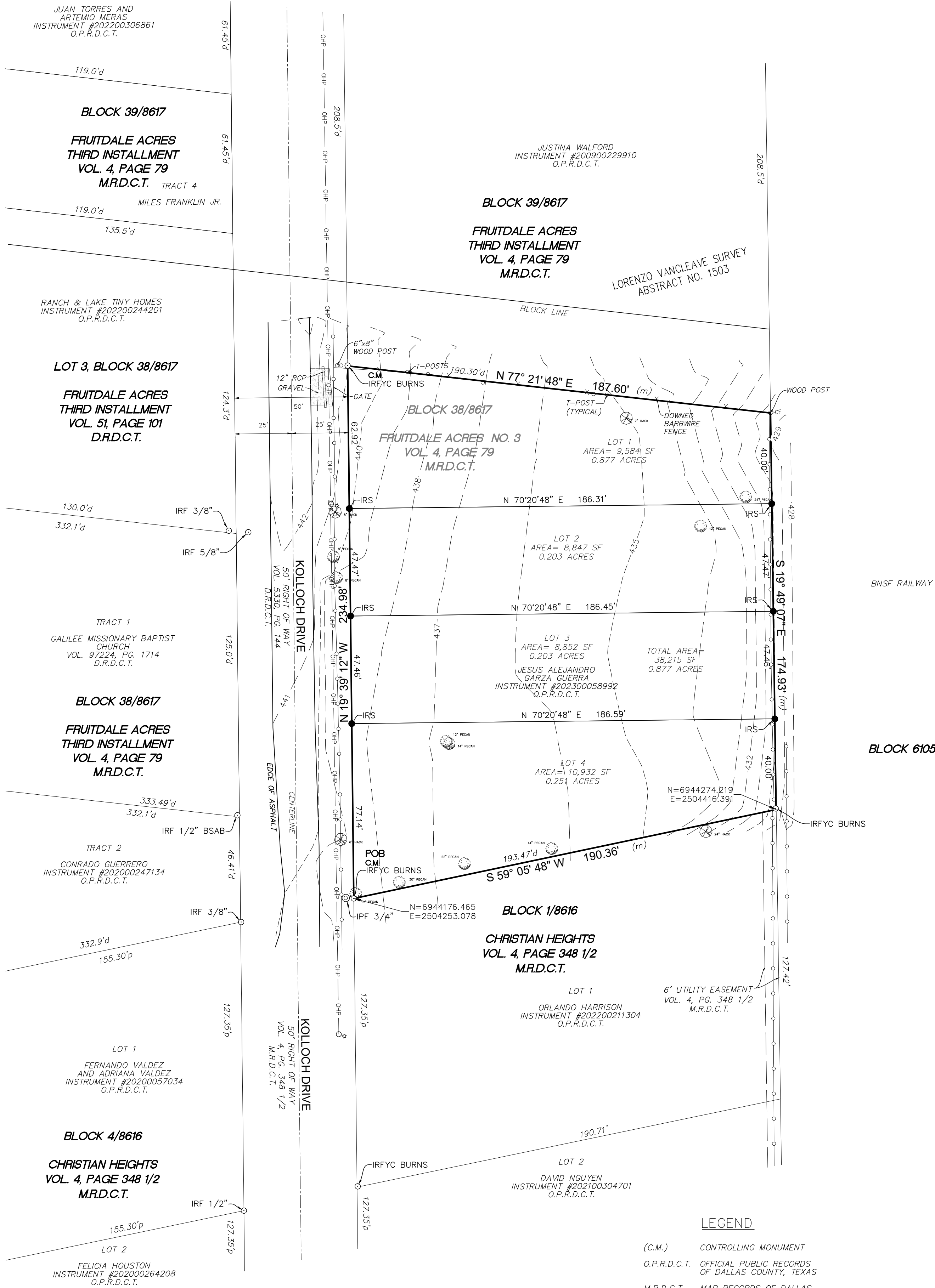


Drawing: G:\My Drive\Survey\23074-4530 Kolloch Dr Dallas-Stephen-Plat\05\_CAD\Civil3D\23074-4530 Kolloch Dr Dallas-Stephen-Plat.dwg Saved By: alos Save Time: 8/2/2023 1:44 PM  
Plotted by: eol Plot Date: 8/10/2023 7:27 PM



LEGEND

- (C.M.) CONTROLLING MONUMENT
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- p, d PLATTED, DEED
- IRF IRON ROD FOUND (AS NOTED)
- OHP— OVERHEAD POWER LINE
- CHAIN LINK FENCE
- X— BARWIRE FENCE
- UTILITY POLE
- IRS 1/2" IRON ROD SET WITH ORANGE CAP STAMPED "ARA 6671" FOUND (AS NOTED)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jesus Alejandro Garza Guerra, does hereby adopt this plat, designating the herein described property as **GARZA ESTATES**, 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.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of, \_\_\_\_\_, 2023.

Jesus Alejandro Garza Guerra  
Owner

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 Jesus Alejandro Garza Guerra 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 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Anel Rodríguez, 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, Section 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 \_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY , THIS DRAWING SHALL NOT  
BE RECORDED FOR ANY PURPOSE

Anel Rodriguez  
Texas Registered Professional Land Surveyor No. 6671

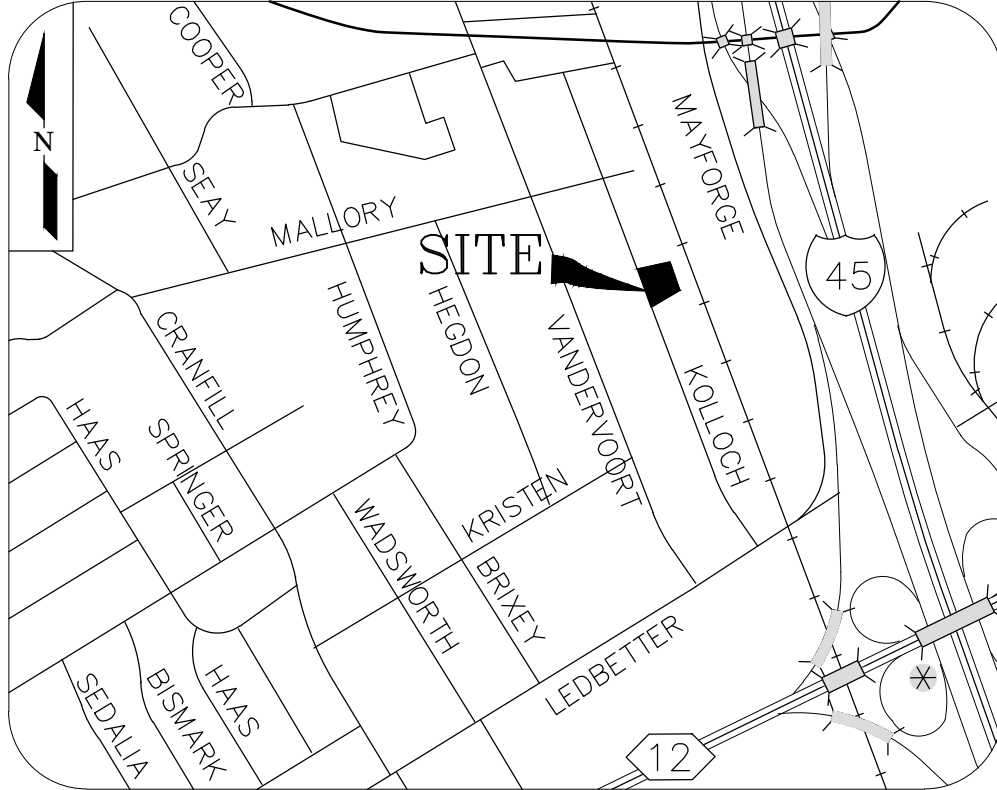
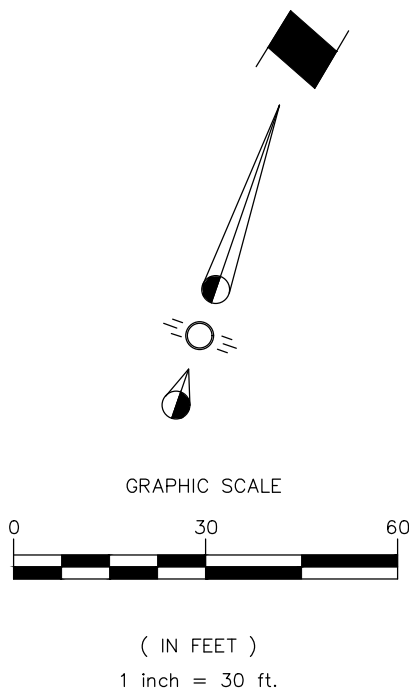
STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas



VICINITY MAP  
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

**THAT** Jesus Alejandro Garza Guerra is the owner of a 38,215 square foot or 0.877 acre tract of land, situated in the Lorenzo Van Cleave Survey, Abstract Number 1503, City and County of Dallas, Texas, being part of Block 38/8617 of Fruitdale Acres Third Installment, an Addition to the City of Dallas, recorded in Volume 4, Page 79, Map Records, Dallas County, Texas (M.R.D.C.T.), being the same tract of land described in a General Warranty Deed to Jesus Alejandro Garza Guerra, recorded in Instrument #202300058992 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow cap stamped "Burns" found (Controlling Monument) at the South corner thereof, same being the Northwest corner of Lot 1, Block 1/8616, Christian Heights, an Addition to the City of Dallas, recorded in Volume 4, Page 348 1/2, (M.R.D.C.T.), and being in the Easterly right of way line of Kolloch Drive, a 50 foot right-of-way, created in Volume 5330, Page 144, Deed Records of Dallas County, Texas (D.R.D.C.T.);

**THENCE** North 19 degrees 39 minutes 12 seconds West, with the Easterly right of way line of said Kolloch Drive, a distance of 234.98 feet (deed 234.73 feet) to a 1/2 inch iron rod with a yellow cap stamped "Burns" found (Controlling Monument) for the West corner, same being the South corner of a tract of land described in a Deed to Justina Walford, recorded in Instrument #200900229910 (O.P.R.D.C.T.);

**THENCE** North 77 degrees 21 minutes 48 seconds East, with the common line between said Garza Guerra tract and said Walford tract, a distance of 187.60 feet (deed 190.30 feet) to a wood fence post found for the North corner, same being in the Westerly line of tract of land under BSNF Railway (no record found);

**THENCE** South 19 degrees 49 minutes 07 seconds East, with the common line between said Garza Guerra tract and said BNSF Railway tract, a distance of 174.93 feet (deed 174 feet) to a wood fence post found for the North corner, same being in the Westerly line of tract of land under BSNF Railway (no record found);

**THENCE** South 59 degrees 05 minutes 48 seconds West, with the common line between said Garza Guerra tract and said Lot 1, a distance of 190.36 feet (deed 193.47 feet) to the **POINT OF BEGINNING** and containing 38,215 square feet or 0.877 acres of land more or less.

**BASIS OF BEARINGS:** Bearings are based on GPS observations using the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

OWNER:

JESUS ALEJANDRO  
GARZA GUERRA  
4530 KOLLOCH DRIVE  
DALLAS, TX 75216

SURVEYOR

**ARA**  
SURVEYING  
3615 KARNAGHAN LANE  
MELISSA, TEXAS 75454  
TEL (972) 946-4172  
TBPELS NO. 10194713  
ANEL RODRIGUEZ, RPLS  
arodriguez@arasurveying.com

**PRELIMINARY PLAT  
GARZA ESTATES**  
LOTS 1-4, BLOCK 38/8617

A REPLAT OF PART OF BLOCK 38/8617  
FRUITDALE ACRES #3  
0.888 ACRES SITUATED IN THE  
LORENZO VAN CLEEVE SURVEY, ABSTRACT NO. 1503  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: S223-222