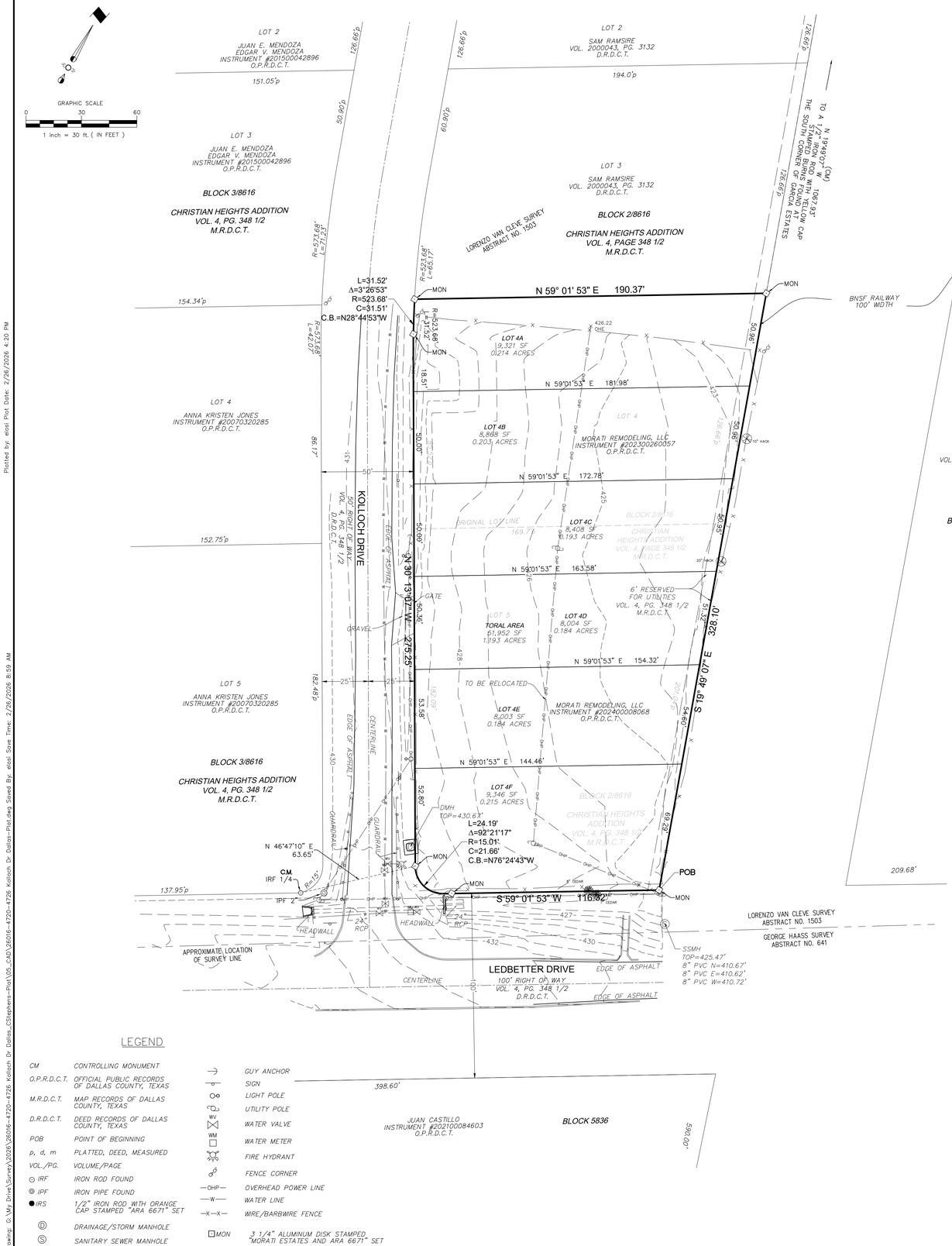


LEGEND

CM	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, m	PLATTED, DEED, MEASURED
VOL./PG.	VOLUME/PAGE
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD WITH ORANGE CAP STAMPED "ARA 6671" SET
Ⓓ	DRAINAGE/STORM MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
	GUY ANCHOR
	SIGN
	LIGHT POLE
	UTILITY POLE
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
	FENCE CORNER
—OHP—	OVERHEAD POWER LINE
—W—	WATER LINE
—X—X—	WIRE/BARBWIRE FENCE
MON	3 1/4" ALUMINUM DISK STAMPED "MORATI ESTATES AND ARA 6671" SET

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Morati Remodeling, LLC, acting by and through it's duly authorized agent, Oscar Garcia Gonzalez, does hereby adopt this plat, designating the herein described property as **MORATI 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, _____, 2026.

Morati Remodeling, LLC

_____
Oscar Garcia Gonzalez
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 Oscar Garcia Gonzalez 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 _____, 2026.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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 _____, 2026.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

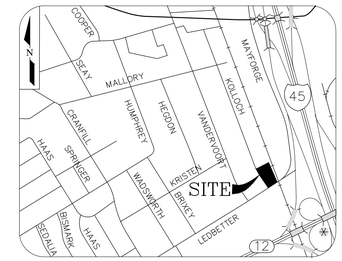
STATE OF TEXAS

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 _____, 2026.

_____
Notary Public in and for the State of Texas



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Morati Remodeling, LLC is the owner of 51,952 square foot or 1.193 acre tract of land, situated in the Lorenzo Van Cleve Survey, Abstract Number 1503, City and County of Dallas, Texas, being all of Lot 4 and 5, Block 2/8616 of Christian Heights Addition, an Addition to the City of Dallas, recorded in Volume 4, Page 348 1/2, Map Records, Dallas County, Texas (M.R.D.C.T.), being the same tract of land described in a Quitclain Deed to Morati Remodeling, LLC, recorded in Instrument #202300260057 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and in a Quitclain Deed to Morati Remodeling, LLC, recorded in Instrument #202400008068 (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3 1/4 inch Aluminum Disk stamped "Morati Estates and ARA 6671" set on a 1/2 inch iron rod (hereinafter referred to as Monument set) at the South corner of said Block 2/8616, same being in the Northerly right of way line of Ledbetter Drive, a 100 foot right-of-way, created in Volume 4, Page 348 1/2 (M.R.D.C.T.), and being in the West line of a tract of land to BNSF Railway tract;

THENCE South 59 degrees 01 minutes 53 seconds West, with the common line between said Lot 5, and the Northerly right of way line of said Ledbetter Drive, a distance of 116.32 feet to a Monument set, same being at the intersection between said Northerly right of way line of Ledbetter Drive and the Easterly right of way line of Kolloch Drive, a 50 foot right-of-way, created in Volume 4, Page 348 1/2 (M.R.D.C.T.); same being the beginning of a curve to the right having a radius of 15.01 feet, a chord bearing and distance of North 76 degrees 24 minutes 43 seconds West, 21.66 feet;

THENCE with said curve to the right, through a central angle of 92 degrees 21 minutes 17 seconds, an arc length of 24.19 feet to a Monument set, from which a 1/4 inch iron rod found (Controlling Monument) at an Easterly corner of Lot 5, Block 3/8616 said Christian Heights Addition bears, South 46 degrees 47 minutes 10 seconds West, a distance of 63.65 feet;

THENCE North 30 degrees 13 minutes 07 seconds West, with the common line between said Lot 5 and the Easterly right of way line of said Kolloch Drive, a distance of 275.25 feet to a Monument set, at the beginning of a curve to the right having a radius of 523.68 feet, a chord bearing and distance of North 28 degrees 44 minutes 53 seconds West, 31.51 feet;

THENCE with said curve to the right, through a central angle of 03 degrees 26 minutes 53 seconds, an arc length of 31.52 feet to a Monument set at the West corner of said Lot 4, same being the South corner of Lot 3, Block 2/8616, said Christian Heights Addition;

THENCE North 59 degrees 01 minutes 53 seconds East, with the common line between said Lot 4 and said Lot 3, a distance of 190.37 feet to a Monument set at the North corner of said Lot 4, and the East corner of Lot 3, same being in the West line of said BNSF Railway tract, from which a 1/2 inch iron rod with yellow cap stamped "Burns" found (Controlling Monument) at the South corner of Garza Estates Addition, an Addition to the City of Dallas recorded in 20250016659, O.P.R.D.C.T., bears North 19 degrees 49 minutes 07 seconds West, a distance of 1,067.93 feet;

THENCE South 19 degrees 49 minutes 07 seconds East, with the common line between said Lot 4, Lot 5, and said BNSF Railway tract, a distance of 328.10 feet to the **POINT OF BEGINNING** and containing 51,952 square foot or 1.193 acres of land more or less.

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, 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).

2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.

3. The purpose of this plat is to create 6 lots from 2 lots.

4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

CERTIFICATE OF APPROVAL

I, _____, Chairperson or _____, 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

OWNER:

MORATI REMODELING, LLC
13340 NESTLE DRIVE
FARMERS BRANCH, TEXAS 75234

SURVEYOR

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

PRELIMINARY PLAT
MORATI ESTATES

LOTS 4A THROUGH 4F, BLOCK 2/8616

A REPLAT OF LOT 4 AND 5, BLOCK 2/8616
CHRISTIAN HEIGHTS ADDITION
1.193 ACRES SITUATED IN THE
LORENZO VAN CLEVE SURVEY, ABSTRACT NO. 1503
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000079

Drawing: G:\My Drive\Survey\2026\26016-4720-4726 Kolloch Dr Dallas_CSTephens-Plat\05_CAD\26016-4720-4726 Kolloch Dr Dallas-Plat.dwg Saved By: elosi Save Time: 2/26/2026 8:59 AM
Plotted by: elosi Plot Date: 2/26/2026 4:20 PM