



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 50'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Francisco Galvan is the owner of a tract of land situated in the Solomon Dixon Survey, Abstract No. 407, City of Dallas, Dallas County, Texas, and being a tract of land conveyed to Francisco Galvan by Warranty Deed recorded in Instrument Number 201400044049, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northwest right-of-way line of Interstate Highway 20 (a variable width right-of-way), same being a Southeast corner of Common Area "A", Block 1/8765, Sewell Ranch East, an Addition to the City of Dallas, according to the Plat thereof recorded in Instrument Number 2021-202100140854, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 25 minutes 11 seconds West, along the Northwest right-of-way line of said Interstate Highway 20, a distance of 113.79 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

THENCE South 48 degrees 52 minutes 30 seconds West, along the Northwest right-of-way line of said Interstate Highway 20, a distance of 92.90 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being in a tangent curve to the right, having a radius of 932.93 feet, a delta of 05 degrees 52 minutes 21 seconds, a chord bearing and distance of South 51 degrees 48 minutes 36 seconds West, 95.58 feet;

THENCE along the Northwest right-of-way line of said Interstate Highway 20 and said curve to the right, an arc length of 95.62 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the East corner of the remainder of a tract of land conveyed to Matthew Millard, by deed recorded in Volume 2004219, Page 2241, Deed Records, Dallas County, Texas;

THENCE North 89 degrees 45 minutes 21 seconds West, along the North line of said Millard tract, a distance of 852.92 feet to a 1/2 inch iron rod found for corner, said corner being Northwest corner of said Millard tract, same being the Northeast corner of a tract of land conveyed to Maria Del Carmen Martinez; and Zulma Judith Martinez, by deed recorded in Instrument Number 20080154027, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 39 minutes 16 seconds West, along the North line of said Martinez tract, a distance of 187.00 feet to a 1/2 inch iron rod found for corner, said corner being along the East right-of-way line of Haymarket Road (a 60 foot right-of-way) recorded in Volume 2147, Page 288, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 65 degrees 44 minutes 31 seconds West, a distance of 0.64 feet for witness;

THENCE North 00 degrees 13 minutes 20 seconds East, along the East right-of-way line of said Haymarket Road, a distance of 172.72 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Norberto Bueno and wife, Maria Bueno, by deed recorded in Instrument Number 201400297142, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 11 minutes 25 seconds East, along the South line of said Bueno tract, a distance of 414.80 feet to a 5/8 inch iron rod for corner, said corner being the Southeast corner of said Bueno tract, same being the Southwest corner of a tract of land conveyed to Rhonda Lorell Walden, by deed recorded in Instrument Number 201000099342, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 38 minutes 03 seconds East, along the South line of said Walden tract, a distance of 209.58 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of Lot 38, Block 1/8765, of said Sewell Ranch East Addition;

THENCE North 88 degrees 57 minutes 08 seconds East, along the South line of said Lot 38, a distance of 641.21 feet to the POINT OF BEGINNING and containing 214,601.31 square feet and or 4.93 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Francisco Galvan, does hereby adopt this plat, designating the herein described property as GALVAN 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 hereon. The easements shown hereon 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 the _____ day of _____, 2025.

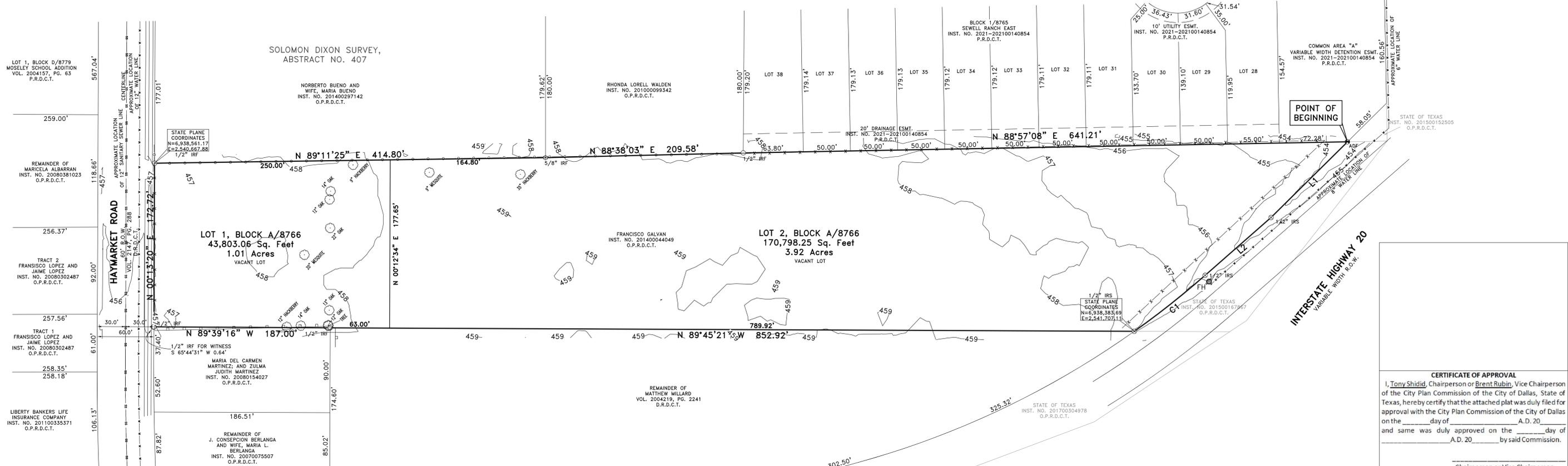
By: _____
Francisco Galvan (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Francisco Galvan 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas.



- GENERAL NOTES**
- 1) BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM A TRACT OF LAND FOR CONSTRUCTION.
 - 3) LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID VALUES, NO SCALE AND NO PROJECTION.

LINE	BEARING	DISTANCE
L1	S 45°25'11" W	113.79'
L2	S 48°52'30" W	92.90'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	95.62'	932.93'	5°52'21"	S 51°48'36" W	95.58'

- LEGEND**
- 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
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - CM = CONTROLLING MONUMENT
 - R.O.W. = RIGHT-OF-WAY
 - IRF = INCH IRON ROD FOUND
 - PFC = POINT FOR CORNER
 - ADF = ALUMINUM DISK FOUND

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 _____, 2025.

RELEASED FOR REVIEW ON 07/11/2025, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shildt, Chairperson or Brent Rubin, 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

**PRELIMINARY PLAT
GALVAN ADDITION**
LOTS 1 AND 2, BLOCK A/8766
214,601.31 SQ.FT. / 4.93 ACRE TRACT
SOLOMON DIXON SURVEY, ABSTRACT NO. 407
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000042 & S245-207

OWNER: FRANCISCO GALVAN
1330 PRATER DRIVE
DALLAS, TEXAS 75217
PHONE: 214-454-2697
EMAIL: SAMGALVAN_08@YAHOO.COM

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, Texas 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=50' / DATE: 07/08/2025 / JOB NO. 2414815-02 / DRAWN BY: JLA