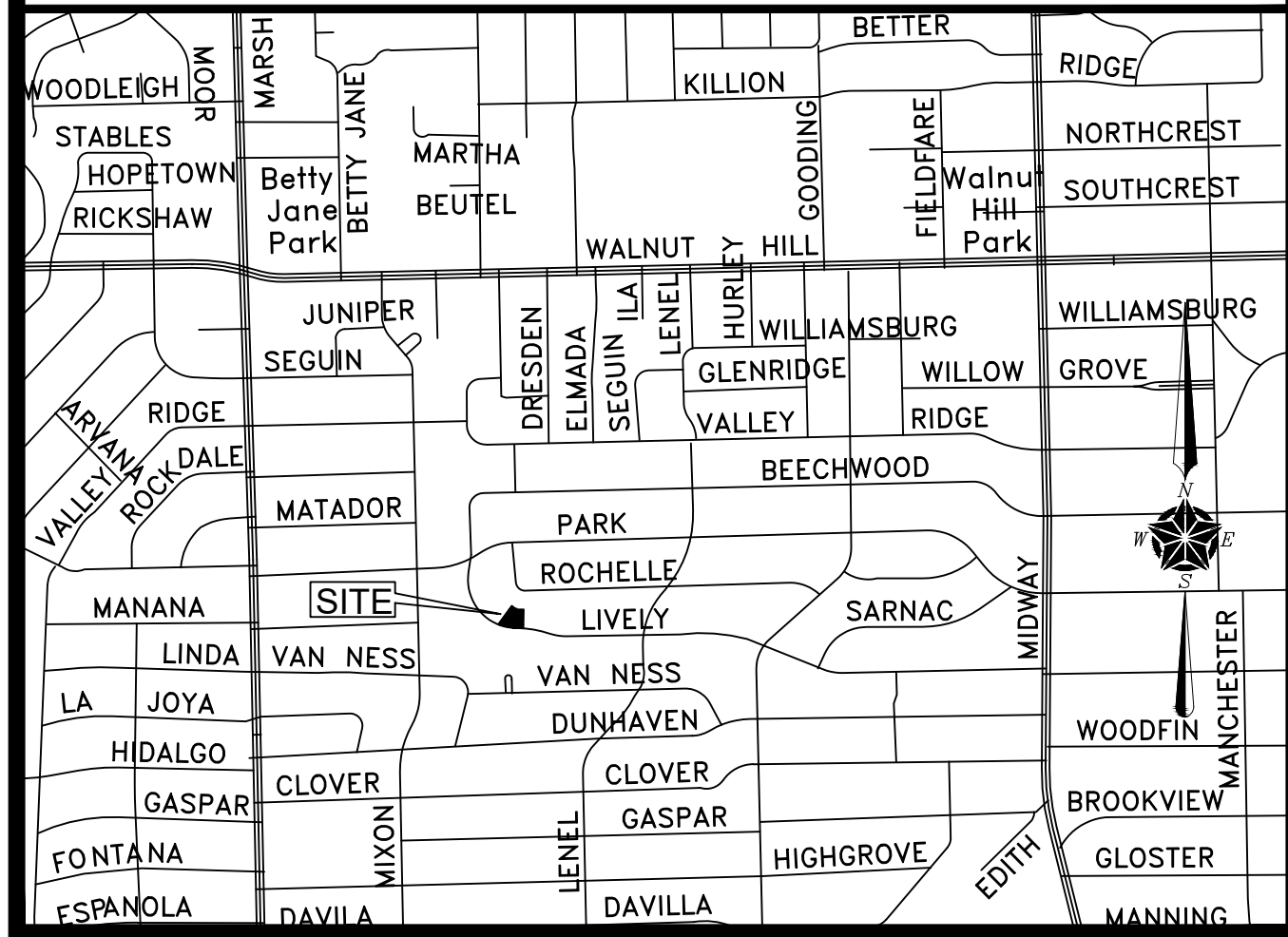


VICINITY MAP (NOT TO SCALE)



LEGEND
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
ADS 3-1/4" ALUMINUM DISK STAMPED "RESIDENCE & RPLS 5382" SET ON AN IRON ROD FOR CORNER
1/2" IRF YELLOW CAP "TXHS" SET FOR SURVEY DATED 03/20/2025
<CM> CONTROL MONUMENT

GRAVEL
EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE SS
WATER LINE W
OVERHEAD POWER LINE OHP
WOOD FENCE

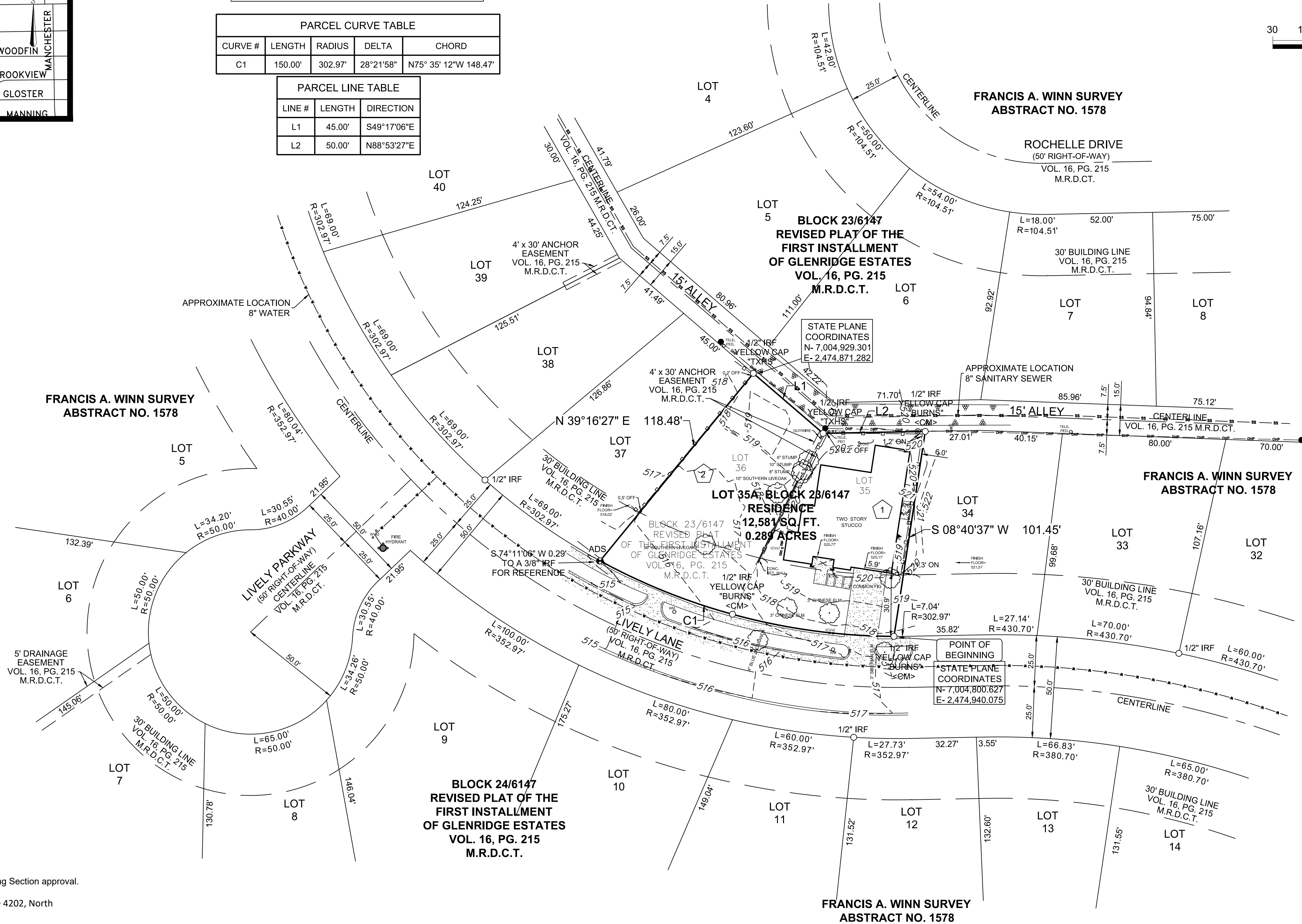
GENERAL NOTES:

- 1) The purpose of this plat is to create one lot out of two existing platted lots.
- 2) The maximum number of lots permitted by this plat is one.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 5) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 6) Structure to remain on subject property.
- 7) City of Dallas Water Dept. benchmarks used:
#440 A Standard Water Department Bench Mark on top of concrete nose of median on South side of the Intersection of Midway Road, 52' South of the centerline of Lively Lane. Elev. = 546.62'
#441 A Standard Water Department Bench Mark on top of concrete nose of median on South side of the Intersection of Midway Road, 48' South of the centerline of Lomita Lane. Elev. = 531.05'
- 8) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0330J, with a date of identification of 04/11/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 9) Trees are as shown.

SUBJECT PROPERTY OWNERSHIP				
1	DANIEL ALEJANDRO VOTA ZAMBRANO AND JULIA MARIA CORTES GARZA, HUSBAND AND WIFE INST. NO. 202400236191 O.P.R.D.C.T.			
2	DANIEL ALEJANDRO VOTA ZAMBRANO AND SPOUSE, JULIA MARIA CORTES GARZA INST. NO. 202300177486 O.P.R.D.C.T.			

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	150.00'	302.97'	28°21'58"	N75°35'12"W 148.47'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.00'	S49°17'06"E
L2	50.00'	N88°53'27"E



OWNER
DANIEL ALEJANDRO VOTA ZAMBRANO
AND JULIA MARIA CORTES GARZA
3843 LIVELY LANE
DALLAS, TEXAS 75220-1867

TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

**PRELIMINARY REPLAT
RESIDENCE
LOT 35A, BLOCK F/7478**
BEING A REPLAT OF
LOTS 35 & 36, BLOCK 23/6147
REVISED PLAT OF THE
FIRST INSTALLMENT OF
GLENRIDGE ESTATES
FRANCIS A. WINN SURVEY,
ABSTRACT NO. 1578
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000067 & S245-218
ENGINEERING PLAN NO. 311T-_____

DATE: 07/24/2025 / JOB # 2500581-2 / SCALE= 1" = 30' / DRAWN: KO
PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **DANIEL ALEJANDRO VOTA ZAMBRANO and JULIA MARIA CORTES GARZA, husband and wife aka DANIEL ALEJANDRO VOTA ZAMBRANO and spouse, JULIA MARIA CORTES GARZA,** are the owners of a tract of land situated in the Francis A. Winn Survey, Abstract No. 1578, City of Dallas, City of Dallas, Dallas County, Texas, being Lots 35 and 36, Block 23/6147, Revised Plat of the First Installment of Glenridge Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 16, Page 215, Map Records, Dallas County, Texas, same being that tract of land described in General Warranty Deed for Lot 36 to DANIEL ALEJANDRO VOTA ZAMBRANO and spouse, JULIA MARIA CORTES GARZA, recorded in Instrument No. 202300177486, along with that tract of land described in Warranty Deed with Vendor's Lien for Lot 35 to DANIEL ALEJANDRO VOTA ZAMBRANO and JULIA MARIA CORTES GARZA, husband and wife, Official Public Records, Dallas County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "BURNS" for the southwest corner of Lot 34, Block 23/6147 of said Revised Plat of the First Installment of Glenridge Estates, same lying in the north right-of-way line of Lively Lane (50' right-of-way), same being the start of a tangent curve to the right having a radius of 302.97 feet, a delta angle of 28 degrees 21 minutes 58 seconds and a chord bearing and distance of North 75 degrees 35 minutes 12 seconds West 148.47 feet;

THENCE along said curve to the right and said north right-of-way line of Lively Lane, an arc distance of 150.00 feet to a 3-1/4" aluminum disk stamped "PATIO & RPLS 5382" set on an iron rod for the end of said curve, and being the southeast corner of Lot 37, Block 23/6147 of said Revised Plat of the First Installment of Glenridge Estates, from which a 3/8 inch iron rod found bears South 74 degrees 11 minutes 06 seconds West 0.29 feet for reference;

THENCE North 39 degrees 16 minutes 27 seconds East, along the east line of said Lot 37, Block 23/6147, a distance of 118.48 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the northeast corner of said Lot 37, Block 23/6147, same lying in the south right-of-way line of a 15 foot alley;

THENCE South 49 degrees 17 minutes 06 seconds East, along the said south right-of-way line of a 15 foot alley, a distance of 45.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the northeast corner of said Lot 36, Block 23/6147 and northwest corner of said Lot 35, Block 32/6147;

THENCE North 88 degrees 53 minutes 27 seconds East, continuing along the said south right-of-way line of a 15 foot alley, a distance of 50.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "BURNS" for the northwest corner of said Lot 34, Block 23/6147;

THENCE South 08 degrees 40 minutes 37 seconds West, along the west line of said Lot 34, Block 23/6147, a distance of 101.45 feet to the PLACE OF BEGINNING and containing 12,581 square feet of 0.289 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **DANIEL ALEJANDRO VOTA ZAMBRANO and JULIA MARIA CORTES GARZA, husband and wife aka DANIEL ALEJANDRO VOTA ZAMBRANO and spouse, JULIA MARIA CORTES GARZA,** do hereby adopt this plat, designating the herein described property as **RESIDENCE** 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 dedicated 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 dedicated 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 or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 THIS ____ DAY OF _____, 2025.

By: _____
DANIEL ALEJANDRO VOTA ZAMBRANO - Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DANIEL ALEJANDRO VOTA ZAMBRANO, 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 _____, 2025.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

By: _____
JULIA MARIA CORTES GARZA - Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JULIA MARIA CORTES GARZA, 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 _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J.R. January, 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.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (08/01/2025)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. January, 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

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Shiddi, 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 REPLAT
RESIDENCE
LOT 35A, BLOCK F/7478**
BEING A REPLAT OF
LOTS 35 & 36, BLOCK 23/6147
REVISED PLAT OF THE
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