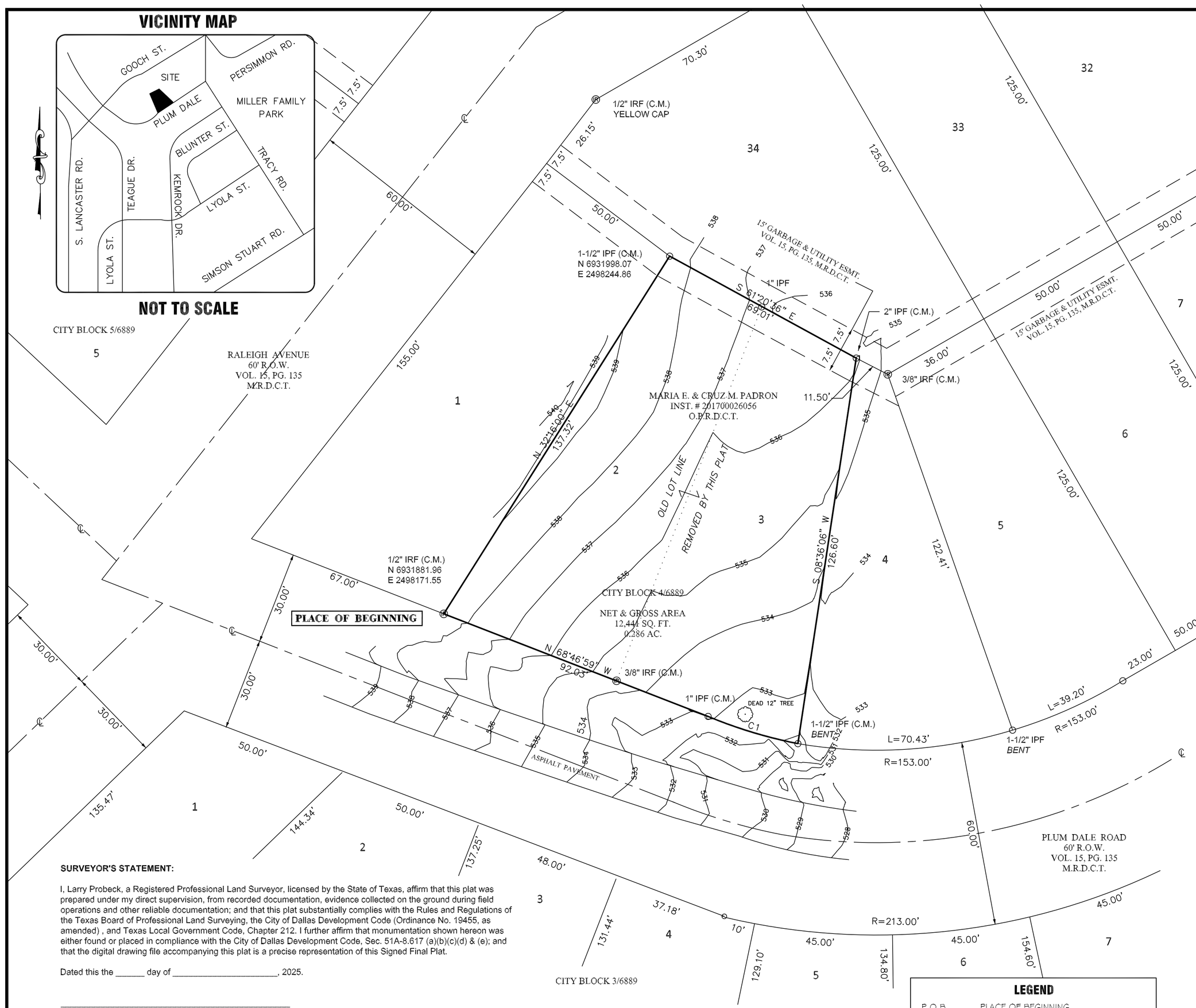
VICINITY MAP

NOT TO SCALE



SURVEYOR'S STATEMENT:

I, Larry Probeck, 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 (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.

_____
LARRY PROBECK, TEXAS REGISTRATION NO. 5187
TBPE&LS FIRM NO. 10194863

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared **LARRY PROBECK** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

_____ day of _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _____, _____.

BOUNDARY CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°25'08"	N 73°09'16" W	153.00'	30.49'	30.44'

GENERAL NOTES:

BASIS OF BEARING: Bearings for this tract are based on the latest realization of the North American Datum of 83 (NAD83(2011) epoch 2010.00. Texas State Plane Coordinate System, Texas North Central Texas Zone 4202.

Coordinates shown hereon are Texas State Plane Coordinate System, Texas North Central Zone 4202. North American Datum of 1983 (NAD83) on Grid Coordinate Values. No scale and no projection.

"Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Department approval." Section51A-8.611(e).

No protected trees on site.

The purpose of this plat is to create one (1) lot by combining Lots 2 and Lot 3 to create a single lot.

OWNERS:
MARIA E. PADRON
CRUZ M. PADRON
MISSION STREET
DALLAS, TEXAS 75206
(469) 212-3508
albert@pleasantgrove.io

SURVEYOR:
PROBECK LAND SURVEYORS
PO BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
laprobeck@gmail.com
TBPE&LS FIRM NO. 10194863

LEGEND

P.O.B.	PLACE OF BEGINNING
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
(IR)	IRON REBAR FOUND (IRF)
○	IRON PIPE FOUND (IPF)
℄	CENTERLINE
7	OWNERSHIP TIE
MEA.	MEASURED
FND.	FOUND
B.L.	BUILDING LINE

OWNER'S CERTIFICATE

COUNTY OF DALLAS §

STATE OF TEXAS §

WHEREAS Maria E. Padron and **Cruz M. Padron** are the owners of those certain lots, tracts or parcels of land lying and being situated in the City of Dallas and the County of Dallas, Texas, in the L. Horst Survey, Abstract Number 556, Dallas County, Texas, and being all of Lots 2 and 3, in City Block 4 (now City Block 4/6889) of Carver Heights Addition, an addition to the City of Dallas, Dallas County, Texas according to the Map or Plat recorded in Volume 15 at Page 135 of the Map Records of Dallas County, Texas, (M.R.D.C.T.) and being the same tract of land described in a Warranty Deed from Ruth Jewel Hill (a/k/a Ruth Hill) to Maria E. Padron and Cruz M. Padron recorded under Dallas County Clerk's Instrument No. 201700026056 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 5/8" Iron Rebar found for the common southwest corner of Lot 2, Block 4/6889 and the southeast corner of Lot 1, Block 4/6889 of said addition, lying and being in the south line of Plum Dale Road, a 60.00 feet wide public right-of-way;

THENCE North 32° 16' 00" East, continuing with the common northeast line of said Lots 1 and 2, a d istance of 137.32 feet (*Record = 137.10 feet)* to a 1-1/2" Iron Pipe found for the common northeast corner of Lot 2 and the southeast corner of Lot 1, both being in a southeasterly line of Lot 34, City Block 4/6889 of said addition;

THENCE South 61° 20' 36" East, continuing with the common southeasterly line of Lot 2 and Lot 34, passing at a distance of 34.12 feet (*Record = 34.00 feet)* a 1" Iron Pipe found for the original corner of Lots 2 and 3 of said addition, continuing in all a total distance of 69.01 feet *(Record = 68.00 feet)* to a 2" Iron Pipe found for the common corner of Lots 3 and 4, both being in City Block 4/6889;

THENCE South 08° 36' 06" West, continuing with the common line of Lots 3 and 4, a distance of 126.60 feet (*Record = 126.80 feet)* to a bent over 1-1/2" Iron Rebar found for the common corner of Lots 3 and 4 in the north line of said Plum Dale Road and the beginning of a curve concave to the north from which point the radius bears, North 11° 08' 10" East, a distance of 153.00 feet, having a chord bearing and distance of Northh 73° 09' 16" West, 30.44 feet;

THENCE continuing with said curve concave to the north through a central angle of 11° 25' 08", an arc distance of 30.49 feet *(Record = 31.00 feet)* to a 1" Iron Pipe found for corner and the end of said curve in the north line of Plum Dale Road;

THENCE North 68° 46' 59" West, continuing with the north line of Plum Dale Road, passing at a distance of 31.90 feet *(Record = 31.00 feet)* a 3/8" Iron Rebar found for the original common lot corner of Lots 2 and 3, continuing in all a total distance of 92.03 feet to the **PLACE OF BEGINNING** over and acrosser of Lot 3, Block C/6627, continuing in all a total distance of 324.97 feet to the **PLACE OF BEGINNING** containing 12,441 square feet or 0.286 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **MARIA E. PADRON** and **CRUZ M. PADRON** do hereby adopt this plat, designating the herein described tract as **PADRON 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 thereon are hereby reserved for the purposes as 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 utility 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 and 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 _____, 2022.

BY: _____
MARIA E. PADRON OWNER

BY: _____
CRUZ M. PADRON OWNER

20 0 20 40 60
Scale: 1" = 20'

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared **MARIA E. PADRON** kown to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

_____ day of _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _____, _____.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared **CRUZ M. PADRON** kown to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

_____ day of _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires: _____, _____.

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of dallas, State of Texas. hereby certify that the attached platwas duly filed for appproval with the City Plan Commission of the City of Dallas on the _____ day of _____A.D. 2025 and same was duly approved on the _____ day of _____ A.D. 2025 by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY PLAT
PADRON ADDITION
LOT 3A, BLOCK 4/6889

A REPLAT OF LOTS 2 & 3
CARVER HEIGHTS ADDITION
BEING 0.286 ACRES OUT OF THE
L. HORST SURVEY, ABSTRACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-216
RECORDS NUMBER, PLAT-25-000053

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS
PO BOX 550695 DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 laprobeck@gmail.com

PRELIMINARY PLAT ~ PADRON ADDITION
0.286 ACRES OUT OF THE
L. HORST SURVEY, ABSRTACT NO. 556
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 07/25/2025	
FIELD DATE: 04/21/2025	
JOB NUMBER: 202517	
DRAWING: PLUM_DALE.DWG	
PARTY CHIEF: L.A.P.	
SCALE: 1"= 20'	
GF NUMBER: N/A	
TITLE CO.: N/A	
MORTGAGE CO.: N/A	
PURCHASER: N/A	
REVISIONS:	
SHEET 1 OF 1	