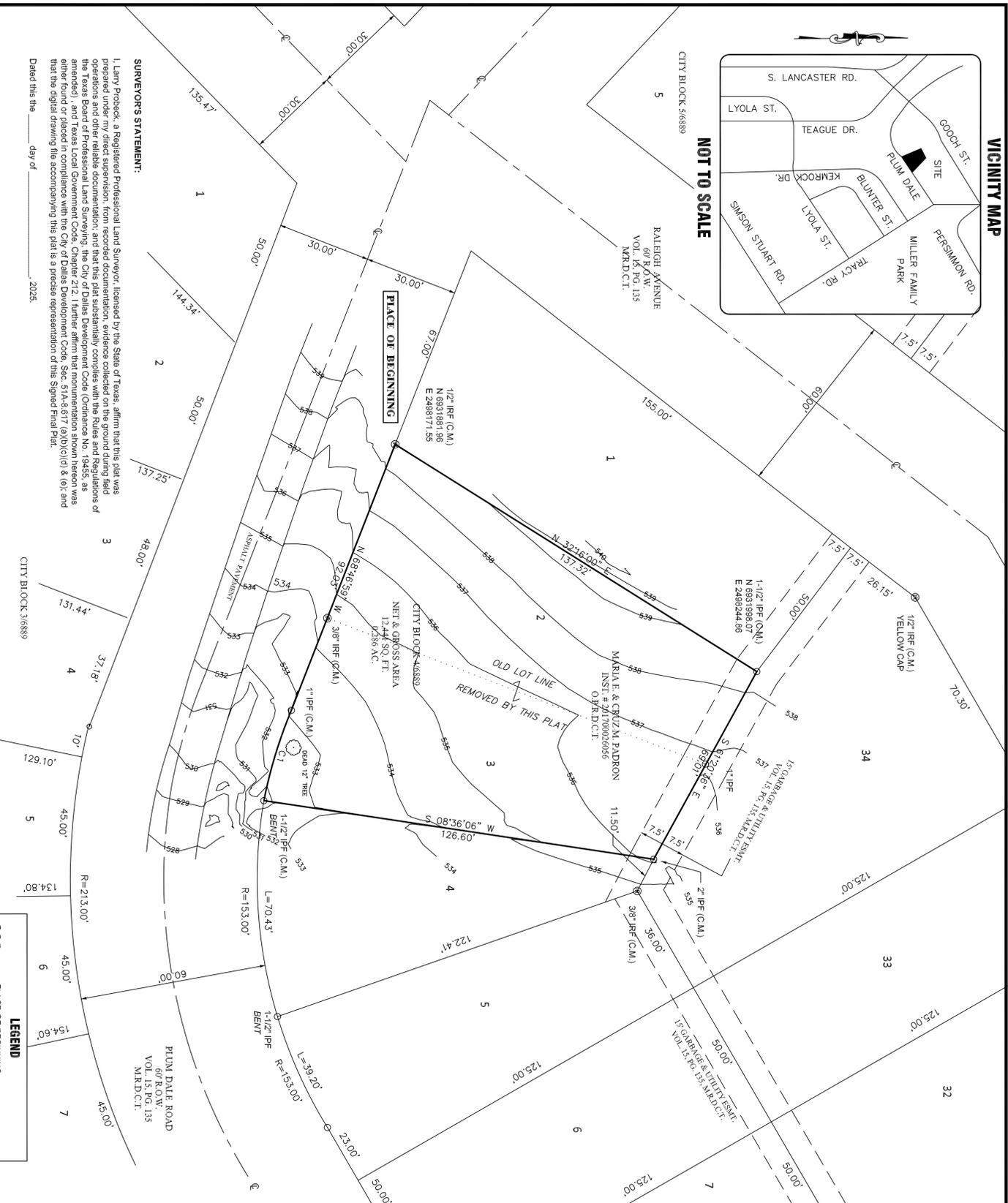


NOT TO SCALE



BOUNDARY CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
1	11°25'08"	N 73°09'16" W	153.00'	30.44'	30.44'

GENERAL NOTES:

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: _____

GENERAL NOTES:

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

GENERAL NOTES: 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.

GENERAL NOTES: Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Department approval. Sections 51A-4.6(1)(e).

GENERAL NOTES: 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:

OWNERS: MARIA E. PADRON, CRUZ M. PADRON, MISSION STREET, DALLAS, TEXAS 75205, (469) 212-3508, aliber@plainsurvey.com

SURVEYOR: LARRY PROBECK, PO BOX 550695, DALLAS, TEXAS 75205, (214) 549-5349, laprobeck@gmail.com, TPEREALS FIRM NO. 10194683

LEGEND

- P.O.B. PLACE OF BEGINNING
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
- D.S.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PAGE PAGE
- (C.M.) CONTROLLING MONUMENT
- (R) IRON REBAR FOUND (RFR)
- (O) IRON PIPE FOUND (RPF)
- (C) CENTRAINE
- (N) OWNERSHIP TIE
- (M) M.F.A. FOUND
- (B.L.) BUILDING LINE

OWNERS CERTIFICATE

COUNTY OF DALLAS \$
STATE OF TEXAS \$

WHEREAS Maria E. Padron and Cruz M. Padron are the owners of these certain lots, parts or parcels of land being and being situated in the City of Dallas and the County of Dallas, Texas, in the H. Horst Survey, Abstract Number 556, Dallas County, Texas, and being the Lot 2, Lot 3, in City Block 46889 (City Block 46889) of Cruz or Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plan recorded in Volume 15 at Page 133 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 (aka 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 46889 and the southeast corner of Lot 1, Block 46889 of said addition, lying and being in the south line of Plum Dale Road, a 60.00 foot wide public right-of-way;

THENCE North 32° 16' 00" East, continuing with the common northeast line of said Lot 1 and 2, a distance of 127.10 feet to a 1 1/2" Iron Pipe found for the common northeast corner of Lot 2 and the southwest corner of Lot 1, both being in a southeasterly line of Lot 34, City Block 46889 of said addition;

THENCE South 61° 20' 36" East, continuing with the common southeasterly line of Lot 2 and Lot 34, passing 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 46889;

THENCE South 08° 36' 06" West, continuing with the common line of Lots 3 and 4, a distance of 126.60 feet (Record = 126.60 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 253.00 feet having a chord bearing and distance of North 75° 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 for corner of Lots 2 and 3, continuing in all a total distance of 92.03 feet to the **PLACE OF BEGINNING** over and across of Lot 3, Block 46889, 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.

COUNTY OF DALLAS \$
STATE OF TEXAS \$

OWNERS DEDICATION

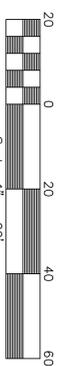
NOT WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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 footway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire line easements shall be open to the public, the 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 line 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 enhanced use of the 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, painting, maintaining and sealing to or removing all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the full right of ingress and egress to or from the said utility easements and any maintenance and services required or ordinarily performed by their 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, water services, and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted 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 _____, 2025.



COUNTY OF DALLAS \$
STATE OF TEXAS \$

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared **MARIA E. PADRON** 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: _____

COUNTY OF DALLAS \$
STATE OF TEXAS \$

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared **CRUZ M. PADRON** 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: _____

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, State of Texas, 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	
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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
RECORDS NUMBER, PLAT-25-000053

DATE: 07/25/2025
FILED DATE: 04/21/2025
JOB NUMBER: 202517
DRAWING: PLUM DALE.DWG
HARDY CHEF: LAR
SCALE: 1" = 20'
SHEET NUMBER: N/A
TITLE CO.: N/A
DATE: N/A
REVISIONS: N/A
SHEET 1 OF 1

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

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

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION