



Planning & Development Department

320 E Jefferson Blvd,
Dallas TX 75203
(214) 948-4480

Board of Adjustment:
1500 Marilla Street, 5CN
Dallas Tx 75201
(214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

OFFICE USE ONLY

Case no. _____
Date _____

Data Relative to Subject Property: _____

Location address: 9757 LARGA DRIVE

Zoning District: R-7-5

Lot No.: 51 Block No.: 7-6144 Acreage: 0.169 Census Tract: 91-58

Street Frontage (in Ft.): 1) 55' 2) _____ 3) _____ 4) _____ (5) _____

To the Honorable Board of Adjustment: CARLOS B. PESCADOR and
Owner of Property (per Warranty Deed): MARIA CRISTINA PESCADOR

Applicant: ELIO PORRAS Telephone: 214-274-5002

Mailing Address: 5477 PRESTON HAVEN Zip Code: 75229

E-mail Address: ELIO.PORRAS@YAHOO.COM

Represented by: ELIO PORRAS Telephone: 214-274-5002

Mailing Address: 5417 PRESTON HAVEN Zip Code: 75229

E-mail Address: ELIO.PORRAS@YAHOO.COM

Affirm that an appeal has been made for a ☒ Variance or ☒ Special Exception, of:

VARIANCE TO LOT COVERAGE, CARPORT IN SIDE YARD

Application is made to the Board of Adjustment, in accordance with the provisions of the Dallas Development Code, to Grant the described appeal for the following reason:

Note to Applicant: If the appeal requested in this application is granted by the Board of Adjustment, a permit must be applied for within 180 days of the date of the final action of the Board, unless the Board specifically grants a longer period.

Affidavit

Before me, the undersigned on this day personally appeared _____

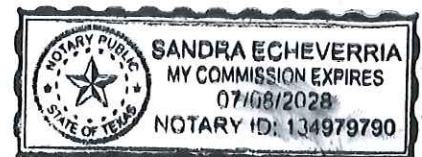
ELIO PORRAS
EL Porras

(Affiant/Applicant's name printed)

who on (his/her) oath certifies that the above statements are true and correct to his/her best knowledge and that he/she is the owner/or principal/or authorized representative of the subject property.

Respectfully submitted: _____

(Affiant/ Applicant's signature)



Subscribed and sworn to before me this 01 day of July, 2020

Notary Public in and for Dallas County, Texas

Sandra Echeverria

**BOARD OF ADJUSTMENT
CITY OF DALLAS, TEXAS**

FILE NUMBER: BOA-25-000031

BUILDING OFFICIAL'S REPORT: Application of Elio Porras for a variance to the maximum allowed lot coverage, and a special exception to the side-yard setback regulations for a carport at 9757 LARGA DR. This property is more fully described as Block 7/6144 Lot 51, and is zoned R-7.5(A), which cannot exceed 45% of the maximum lot coverage, and requires a side-yard setback of 5-feet. The applicant proposes to construct and/or maintain a single-family residential structure with 3547 square feet of covered area (49.6%), which will require a 329.5 square foot variance (10%) to the maximum allowed lot coverage, and proposes to construct and/or maintain a carport for a single-family residential dwelling in a required side-yard and provide a 10-inch setback, which will require (1) a 4- foot 2- inch special exception to the side-yard setback regulations.

LOCATION: 9757 LARGA DR

APPLICANT: Elio Porras

REQUEST: A variance to lot coverage, a special exception to the side-yard setback for a carport.



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AFFIDAVIT

Appeal number: _____

I, Carlos B. Pescador, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Deed)

at: 9757 - LARGA DR. DALLAS, TEXAS 75220
(Address of property as stated on application)

Authorize: Elio Porras
(Applicant's name as stated on application)

To pursue an appeal to the City of Dallas Zoning Board of Adjustment for the following request(s)

☒ Variance (specify below)

☒ Special Exception (specify below)

☐ Other Appeal (specify below)

Specify: VARIANCE TO LOT COVERAGE, CARPORT, SIDE YARD

CARLOS PESCADOR
Print name of property owner or registered agent

Carlos Pescador
Signature of property owner or registered agent

Date 7/01/2025

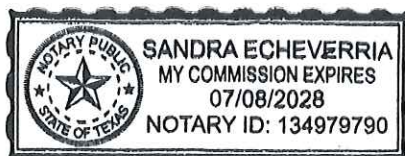
Before me, the undersigned, on this day personally appeared Carlos Pescador

Who on his/her oath certifies that the above statements are true and correct to his/her

best knowledge. Subscribed and sworn to before me this 01 day of

July, 2025

Sandra Echeverria
Notary Public for Dallas County,
Texas



Commission expires on 07/08/2028



201500305491
DEED 1/3

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: November 6, 2015

Grantor: Jim L. Chappell and Genie W. Chappell, each owning, occupying and claiming other property as homestead

Grantor's Mailing Address:

Jim L. and Genie W. Chappell
9226 Rockbrook Drive
Dallas, Texas 75220

Grantee: Carlos B. Pescador and spouse Maria Cristina Pescador

Grantee's Mailing Address:

Carlos B. and Maria Cristina Pescador
9757 Larga
Dallas, Texas 75220



Consideration: Pursuant to the Contract of Sale dated September 26, 1997 and filed of record in Volume 97188, Page 04921, et seq, of the Real Property Records of Dallas County, Texas, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 51, Block 7/6144, Dudley M. Hughes Addition to Dallas, Dallas County, Texas, also known as 9757 Larga, Dallas, Texas 75220

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2015 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or

C

community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantees and Grantees' heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEES ARE TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEES HAVE NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEES' INSPECTION.

GRANTEES RELEASE GRANTORS FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.


Jim L. Chappell


Genie W. Chappell

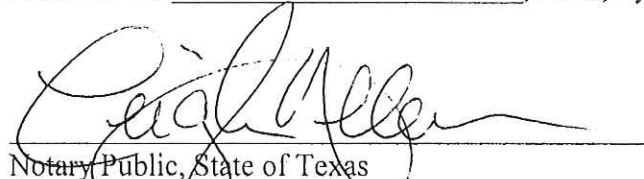


STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on Nov. 6, 2015, by
Jim L. Chappell.

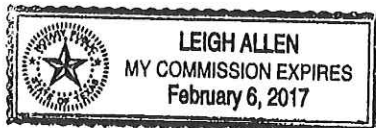




Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on Nov. 6, 2015, by
Genie W. Chappell.




Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:
Carlos B. and Maria Cristina Pescador
9757 Larga
Dallas, Texas 75220

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/17/2015 08:04:28 AM
\$34.00







201500305491



TAX CERTIFICATE



JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
500 Elm Street, Suite 3300
Dallas, Texas 75202

Issued To:

PESCADOR CARLOS B &
MARIA CRISTINA PESCADOR
9757 LARGA DR
DALLAS, TX 75220-0000

Legal Description

WALNUT HILL ESTATES
BLK 7/6144 LT 51
VOL97188/4921 DD092697 CO-DALLAS
6144 007 05100 1006144 007

Parcel Address: 9757 LARGA DR, DA

Legal Acres: .0000

Account Number: 000-005-227-15000000

Certificate No: 121278

Certificate Fee: \$10.00 CASH

Print Date: 06/11/2025 01:02:06 PM

Paid Date: 06/11/2025

Issue Date: 06/11/2025

Operator ID: YAMILET_LONGINOSPUB

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2024, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

CAPPED HOMESTEAD

Certified Owner:

PESCADOR CARLOS B &
MARIA CRISTINA PESCADOR
9757 LARGA DR
DALLAS, TX 75220-0000

Certified Tax Unit(s):

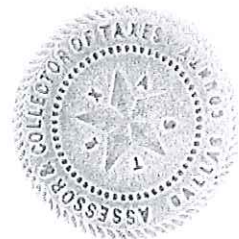
1002 DALLAS COUNTY
1021 PARKLAND HOSPITAL
1031 DALLAS COLLEGE
1102 DALLAS ISD
1208 CITY OF DALLAS

2024 Value:	284,250
2024 Levy:	\$1,751.42
2024 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: YAMILET_LONGINOS

JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR



DUPLICATE TAX RECEIPT



JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
500 Elm Street, Suite 3300
Dallas, Texas 75202

Certified Owner:

PESCADOR CARLOS B &
MARIA CRISTINA PESCADOR
9757 LARGA DR
DALLAS, TX 75220-0000

Legal Description:

WALNUT HILL ESTATES
BLK 7/6144 LT 51
VOL97188/4921 DD092697 CO-DALLAS
6144 007 05100 1006144 007
Parcel Address: 9757 LARGA DR, DA
Legal Acres: 0.0000

Deposit No: P0241567
Validation No: 900002047881836
Account No: **000-005-227-15000000**
Operator Code: YAMILET_LONGINO

Remit Seq No: 2024094506
Receipt Date: 06/11/2025
Deposit Date: 06/11/2025
Print Date: 06/11/2025 01:02 PM
Printed By: YAMILET_LONGINOSPUB

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2024	Tax Certificates	TL	0	0.000000	10.00	0.00	0.00	10.00
					\$10.00	\$0.00	\$0.00	\$10.00

Check Number(s):

Exemptions on this property:

CAPPED
HOMESTEAD

PAYMENT TYPE:

Cash: \$10.00

Total Applied: \$10.00

Change Paid: \$0.00

Account No: 000-005-227-15000000
PAYER
PESCADOR CARLOS B &
MARIA CRISTINA PESCADOR
9757 LARGA DR
DALLAS, TX 75220-0000

CURRENT YEAR TOTAL IS \$0.00
ACCOUNT PAID IN FULL



CITY OF DALLAS

June 11, 2025

ADDRESS: 9757 LARGA

RE: **DCAD #00000522715000000**

DEAR SIR/MADAM,

No information was found responsive to your request for identification of City liens in the records of Special Collections. This response does not constitute legal advice regarding the status of the real property at **9757 LARGA**. There may be additional liens of record in the County Clerk's office. This response is made to your request for public information and constitutes neither estoppel against the City of Dallas nor relinquishment, waiver, release, or other change in any lien interest of record.

Should you have any further questions please contact Special Collections at 214-670-3438.

Sincerely,

Special Collections Division
Dallas Water Utilities

(F)



City of Dallas

LIEN PAYOFF STATEMENT

As of Date: **06/11/2025**

Property Address: .9757 LARGA DRIVE

DCAD #: 00000522715000000

Property Owner: CARLOS B PESCADOR

Contract Account #	Lien Account #	Reference ID	Work Completion Date	Lien Amount	Principal Due	Interest Due	Total Amount Due	Lien Payoff Balance
Total Amount Due(USD)								0.00

Total amount due if paid by 07/02/2025: \$ 0.00

Total amount due if paid by 08/01/2025: \$ 0.00

Please submit payment via mail to: Special Collection Divisions
P.O. Box 139076
Dallas, TX 75313-9076

If submitting payment in person: Special Collections Division
1500 Marilla St., Rm. 2DS
Dallas, TX 75201

If you have any questions, please call Special Collections at 214-670-3438.

F



Residential Account #00000522715000000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions
Estimated Taxes History

Property Location (Current 2025)

Address: 9757 LARGA DR

Neighborhood: 5DSG01

Mapsc: 23-V (DALLAS)

DCAD Property Map

2025 Current Appraisal Notice

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2025)

PESCADOR CARLOS B &
MARIA CRISTINA PESCADOR
9757 LARGA DR
DALLAS, TEXAS 752201745

Multi-Owner (Current 2025)

Owner Name	Ownership %
PESCADOR CARLOS B &	100%

Legal Desc (Current 2025)

- 1: WALNUT HILL ESTATES
- 2: BLK 7/6144 LT 51
- 3:
- 4: VOL97188/4921 DD092697 CO-DALLAS
- 5: 6144 007 05100 1006144 007

Deed Transfer Date: 9/26/1997

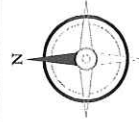
Value

2025 Proposed Values	
Improvement:	\$58,390
Land:	+ \$280,000
Market Value:	= \$338,390
Capped Value: \$160,165	
Revaluation Year:	2025
Previous Revaluation Year:	2024

GENERAL NOTES

[illegible]

SQUARE FOOTAGE



Project Name:

EXISTING HOUSE

Protect Address:

9757 LARGA DR.
DALLAS, TX 75220

11
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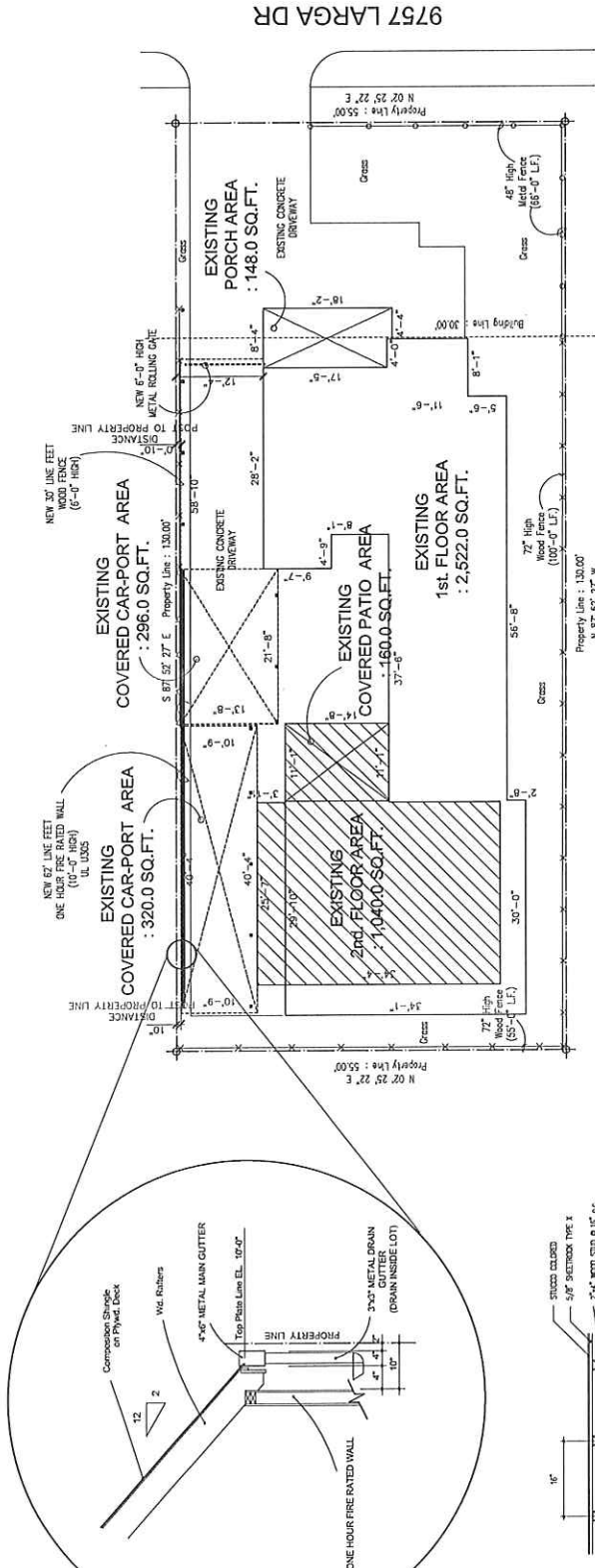
SITE PLAN

Drawn by:

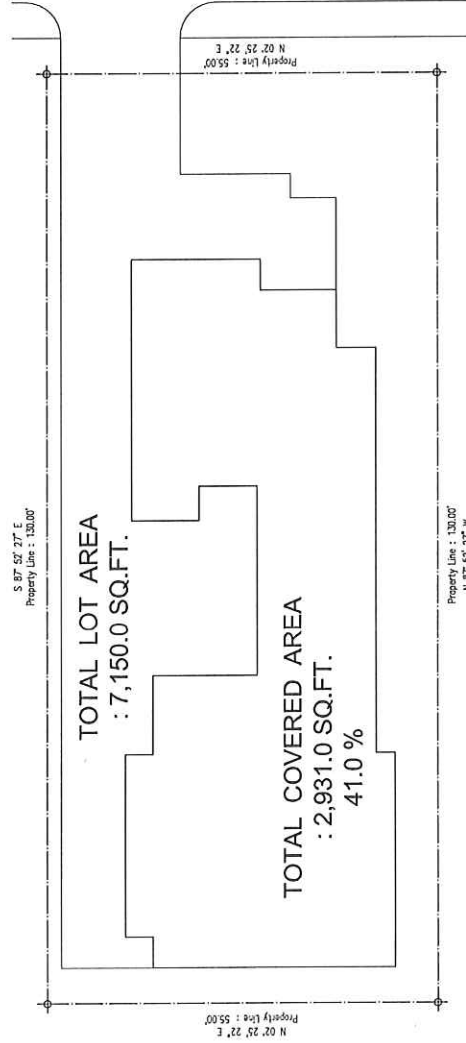
Date: 01-27-2026	Scale:
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or:

4



SITE PLAN

$$SCALE \cdot 1/8" = 1'-0"$$


KEY PLAN

SCALE: 1/8" = 1'-0"

PROJECT DATA

REVISED

448225. 3757126672

№	№
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100

AREAS IN SQUARE FEET

EXTING | 4. = LOG AREA = 2572.05071.

EXISTING 2nd FLOOR AREA: 1040.0 SQ. FT.

EXISTING PORCH AREA: 146.0 SQ. FT.

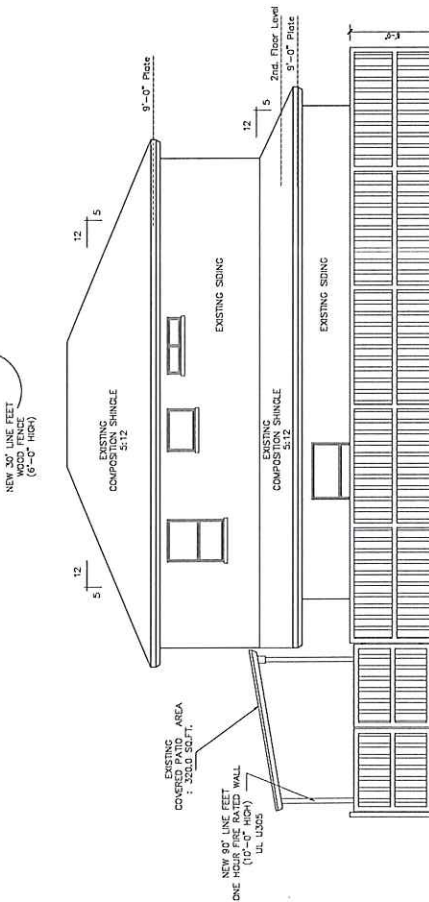
EXISTING CARPORT PAID AREA: 616.0 SQ.Ft.

ONE HOUR FIRE RATED WALL

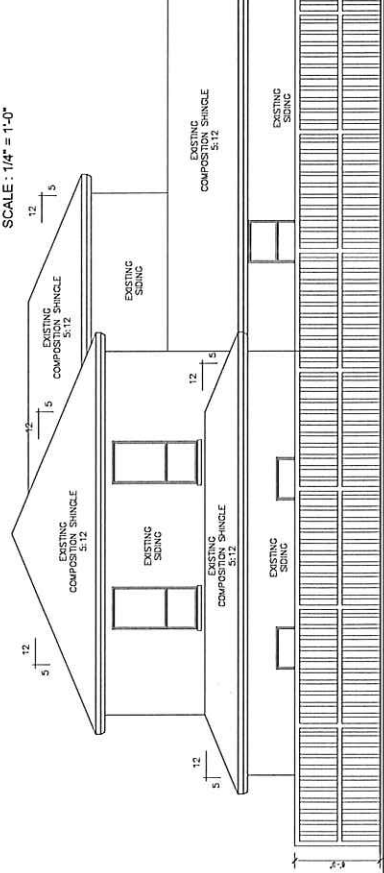
UL U305
SCALE 1"=1'-0"

SCALE 1"=1'-0"

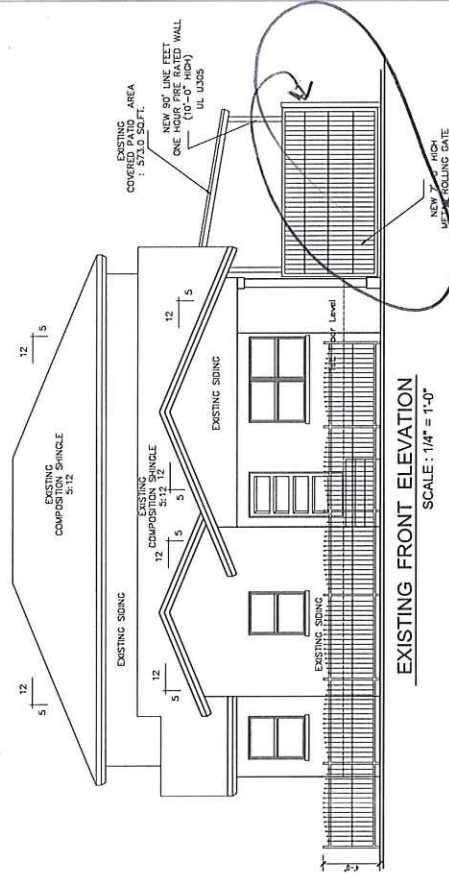
SCALE: 1/4" = 1'-0"



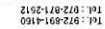
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



Martínez Design, LLC

1. THE GENERAL CONTRACTOR/BUILDER SHALL ENSURE THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES OF ALL DEEDS AND EASEMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE TIE INS ARE WITHIN THE GENERAL PRESIDENTIAL CONSTRUCTION PROCESS ONLY AND ARE NOT EXHAUSTIVE DATA ON FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SELECT VERIFY, ACCESS, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, GOES, AND REGULATIONS.

5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE, IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

PROJECT NAME:	EXISTING HOUSE
PROJECT ADDRESS:	9757 LARGA DR. DALLAS, TEXAS 75220
DATE:	01-27-2025
SCALE:	1/4" = 1'-0"
SHEET #:	01
PLAT NAME:	ELEVATIONS
PROJECT #:	012725
DATE:	01-27-2025
SHEET #:	4



Planning & Development Department

320 E Jefferson Blvd,
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Board of Adjustment:
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Dallas TX 75201
(214) 948-4480

Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Address: 9757 LARGA DRIVE

Appeal Number: _____

All required notification signs must be posted on the property within fourteen (14) days after an application has been made, prior to the Board of Adjustment Hearing, and not be removed until the hearing ends.

The sign must be posted at a prominent location adjacent to the public street, evenly spaced along each frontage, and easily visible from the street. Failure to properly post the sign(s) may result in either a postponement or denial of the appeal.

All required notification signs have been received. One sign is required for each 500 feet or less of frontage, or every tract of five (5) acres or less, with a maximum of five (5) signs required. The cost of each sign is \$10.00.

Footage of each street frontage: 55'

Number of acres: 0.169

Number of signs received: 1

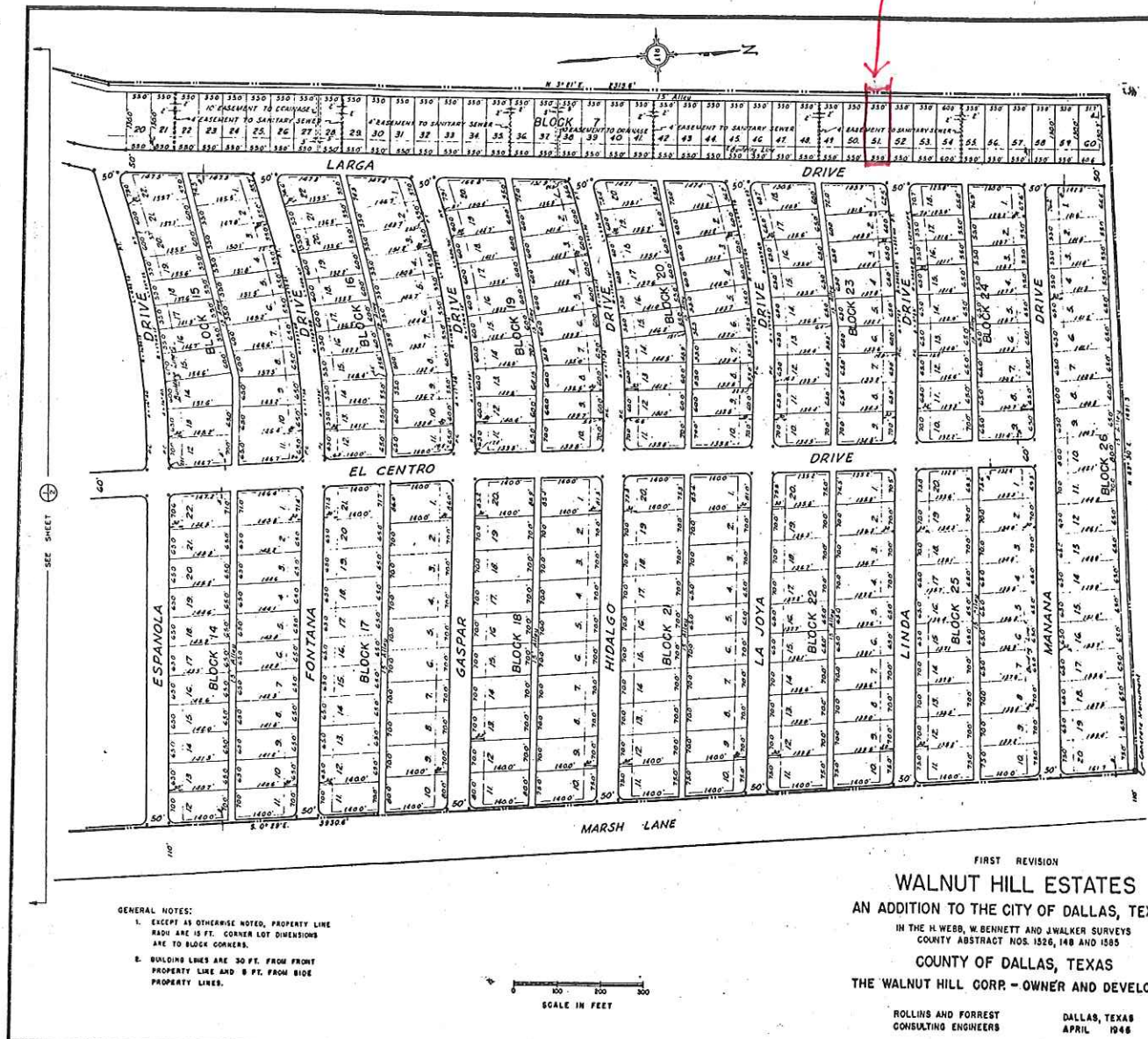
X GL. Pom.
Signature of applicant or person receiving signs

7/01/2025
Date

(L)

E.P.

Lot 51



GENERAL NOTES:
 1. EXCEPT AS OTHERWISE NOTED, PROPERTY LINE
 RADII ARE IN FEET. CORNER LOT DIMENSIONS
 ARE TO BLOCK CORNERS.
 2. BUILDING LINES ARE 30 FEET FROM FRONT
 PROPERTY LINE AND 5 FEET FROM SIDE
 PROPERTY LINES.



FIRST REVISION
WALNUT HILL ESTATES
 AN ADDITION TO THE CITY OF DALLAS, TEXAS
 IN THE H. WEBB, W. BENNETT AND J. WALKER SURVEYS
 COUNTY ABSTRACT NOS. 1526, 148 AND 1585
 COUNTY OF DALLAS, TEXAS
 THE WALNUT HILL CORP. - OWNER AND DEVELOPER

ROLLINS AND FORREST
 CONSULTING ENGINEERS

DALLAS, TEXAS
 APRIL, 1946



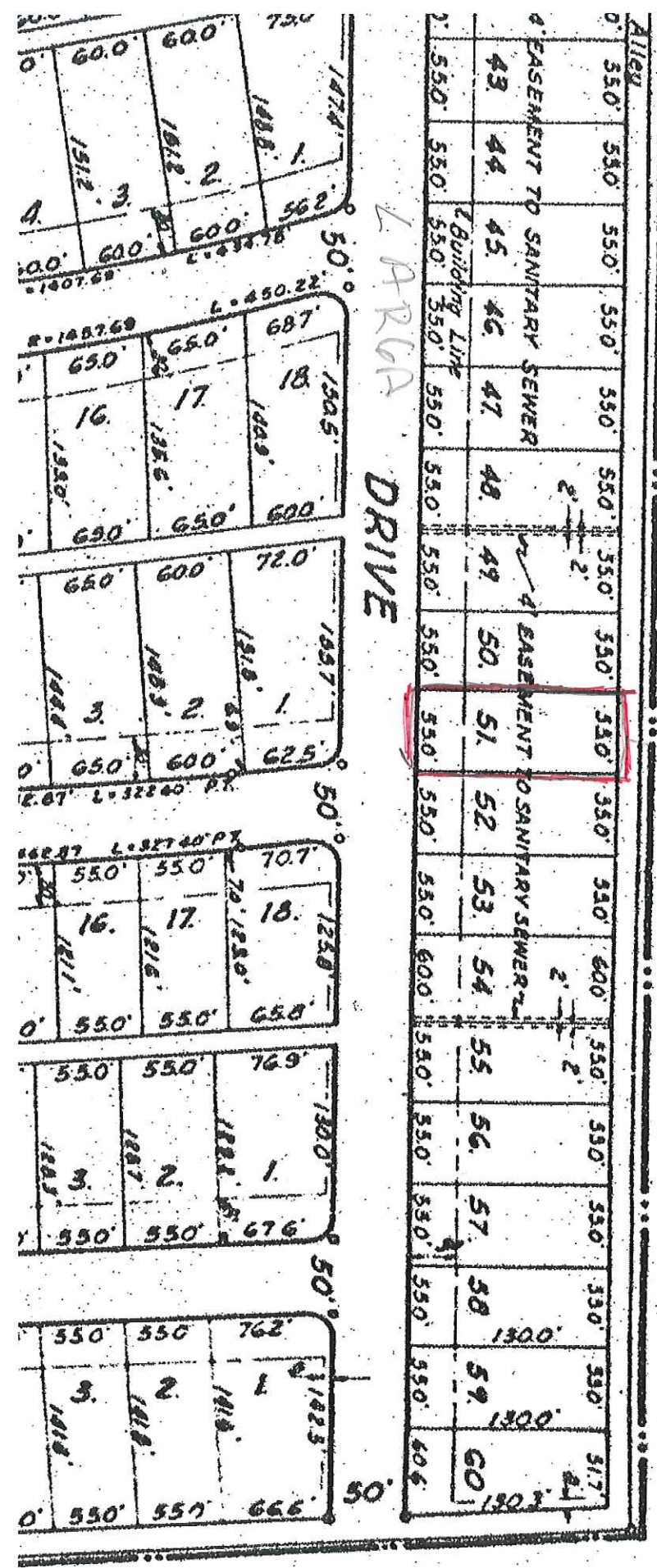
(K)



Lot 51 & 52
P.D.



ARGA DRIVE



101152 -----\$2.75 Maps Photostated.
101461----- 2.00

W A L N U T H I L L C O R P O R A T I O N | OWNERS' CERTIFICATE AND DEDICATION

TO:.. OWNERS' DEDICATION; COURT ORDER & RESTRICT. | WHEREAS, the undersigned, WAINUT HILL CORPORATION is the owner of a tract of land
W A L N U T H I L L E S T A T E S | situated in the County of Dallas, State of Texas, described as follows:

BEING A PARCEL OF LAND situated in the H. Webb Survey, Abstract No. 1526, W. BENNETT SURVEY, ABSTRACT No. 148, and J. WALKER SURVEY, ABSTRACT No. 1585, and being more particularly described as follows:

BEGINNING: AT AN IRON PIPE FOR CORNER in the West right-of-way line of MARSH LANE, said corner bearing South 9 degr. 29 Min East, 2203.6 feet from the intersection of said right-of-way line with the North line of the H. Webb Survey, the same being the center of Walnut Hill Lane;

THENCE SOUTH 0 degr. 29 Min. East, with the West right-of-way of MARSH LANE 3930.6 feet to iron pipe for corner in the same;
THENCE SOUTH 89 degr. 31 min. West 705.8 feet to iron pipe for corner;

THENCE SOUTH 45 degr. 46 Min. West 532.3 feet to iron pipe for corner, said corner being in the Southeast right-of-way line of LEMMON AVE.;

THENCE NORTH 44 degr. 14 min. West, with the Northeast right-of-way line of LEMMON AVE, 584.2 feet to iron pipe for corner;

THENCE NORTH 46 degr. 17 Min. East, 200 feet to iron pipe for corner;

THENCE NORTH 43 degr. 43 Min. West, 400 feet to iron pipe for corner;

THENCE SOUTH 46 degr. 17 Min. West, 200 feet to iron pipe for corner; said corner being in the Northeast right-of-way line of LEMMON AVE.;

THENCE NORTH 43 degr. 43 Min. West, with the Northeast right-of-way line of LEMMON AVE., 294 feet to iron pipe for corner;

THENCE NORTH 16 degr. 28 Min. East, 1107.6 feet to iron pipe for corner;

THENCE NORTH 3 degr. 21 Min. East 2315.6 feet to iron pipe for corner;

THENCE NORTH 89 degr. 30 Min. East 1491.45 feet to THE PLACE OF BEGINNING, and containing 150.45 acres of land.

NOW; THEREFORE; KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, THE WALNUT HILL CORPORATION, do hereby adopt this plat designating the hereinabove described property as
W A L N U T H I L L E S T A T E S ADDITION in the County of Dallas, Texas, and we hereby dedicate to the Public Use Forever the streets, alleys and easements as shown thereon; that we, THE WALNUT HILL CORPORATION, as developers of said WALNUT HILL ESTATES ADDITION, do hereby bind ourselves to grade, construct drainage structures satisfactory to the County Engineering Department and pave or gravel (20 feet wide, 6 inches compacted) all streets dedicated in said addition.

WITNESS OUR HANDS AT DALLAS, TEXAS, this the 3rd day of September A.D. 1946.

ROBERT F. THOMPSON, President
WALNUT HILL CORPORATION, Owner.

ATTEST:....C. S.

H. P. KROUGH, Secretary

STATE OF TEXAS |

COUNTY OF DALLAS | BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared ROBERT F. THOMPSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Walnut Hill Corporation, a corporation; and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3 day of Sept. A.D. 1946.

L. S.

ALMA M. WHITEHEAD,
Notary Public, in and for Dallas County, Texas.
(My commission expires June 1, 1947.)

S U R V E Y O R ' S

C E R T I F I C A T E

KNOW ALL MEN BY THESE PRESENTS:

That we, ROLLINS AND FORREST, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments were properly placed under our supervision in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Dallas, Texas.

R O L L I N S A N D F O R R E S T

T. C. FORREST, JR., Member of Firm.

STATE OF TEXAS |

COUNTY OF DALLAS | BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day personally appeared T. C. FORREST, JR. 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of AUGUST A.D. 1946.

A. M. ROBERTS,
Notary Public in and for Dallas County, Texas.



Handwritten initials 'K' and 'B' in circles.

STATE OF TEXAS

COUNTY OF DALLAS | AT A REGULAR MEETING OF THE COMMISSIONERS' COURT of Dallas County, Texas, held on September 5, 1946.

on motion made by LYNN V. LAWTHOR, Commissioner of District No. 1, and seconded by JOHN ROWLAND, Commissioner of District No. 3, the following order was unanimously adopted;

WHEREAS, on this date came on to be heard the application and petition of THE WALNUT HILL CORPORATION for an order of the Court approving and adopting the plat and dedication of certain lands designated therein as WALNUT HILL ESTATES, situated in Dallas County, Texas, and described as follows:

BEING A PARCEL OF LAND situated in the H. WEBB SURVEY, ABSTRACT No. 1526, W. BENNETT SURVEY ABSTRACT NO. 148, and J. WALKER SURVEY, ABSTRACT No. 1585, and being more particularly described as follows:

BEGINNING at an iron pipe for corner in the West right-of-way line of MARSH LANE, said corner bearing South 0 degr. 29 Min. East, 2203.6 feet from the intersection of said right-of-way line with the North line of the H. Webb Survey, the same being the center line of WALNUT HILL LANE;

THENCE SOUTH 0 degr. 29 Min East, with the West right-of-way of Marsh Lane 3930.6 feet to iron pipe for corner in the same;

THENCE SOUTH 89 degr. 31 Min. West 705.8 feet to iron pipe for corner;

THENCE SOUTH 45 degr. 46 Min. West 532.3 feet to iron pipe for corner, said corner being in the Southeast right-of-way line of LEMMON AVE.;

THENCE NORTH 44 degr. 14 Min. West, with the Northeast right-of-way line of LEMMON AVE. 584.2 feet to iron pipe for corner;

THENCE NORTH 46 degr. 17 Min. East, 200 feet to iron pipe for corner;

THENCE NORTH 43 degr. 43 Min. West, 400 feet to iron pipe for corner;

THENCE SOUTH 46 degr. 17 Min. West, 200 feet to iron pipe for corner; said corner being in the Northeast right-of-way line

of LEMMON AVE.;

THENCE NORTH 43 degr. 43 Min. West, with the Northeast right-of-way line of LEMMON AVE. 294 feet to iron pipe for

corner;

THENCE NORTH 16 degr. 28 Min. East, 1107.6 feet to iron pipe for corner;

THENCE NORTH 3 degr. 21 Min. East 2315.6 feet to iron pipe for corner;

THENCE NORTH 89 degr. 30 Min. East 1491.45 feet TO THE PLACE OF BEGINNING, and containing 150.45 acres of land.

The said Plat and Dedication being shown by and in said application and the Court having heard and considered said application and the arguments for and against the same; and the developers, THE WALNUT HILL CORPORATION, hereby agree and bind themselves to grade streets and construct drainage structures satisfactory to the COUNTY ENGINEERING DEPARTMENT, and to place paving or not less than six (6) inches of gravel, compacted, 20 feet wide, on all dedicated streets, is of the opinion and so finds that said plat and dedication of said subdivision are proper and there is no reasonable objection thereto and that the same should be approved by the Court and authorized to be filed in the Plat Records of Dallas County, Texas. The Court further finds that said streets as dedicated, should be accepted by the County of Dallas for permanent maintenance when paved or graveled, as above set out.

IT IS THEREFORE ORDERED; ADJUDGED AND DECREED that said plat and dedication of WALNUT HILL ESTATES, as more fully set out in said petition and application, and the same are hereby in all things approved and adopted by the Court, and the County Clerk of Dallas County, Texas, is hereby authorized and directed to file and record the same in the Map Records of Dallas County, Texas, as provided by law. It is further ordered, adjudged and decreed that the County of Dallas does accept for permanent maintenance, each and all of said streets dedicated on said plat and that the County will take over the maintenance of each of said Streets as the same is graded, paved or graveled.

DONE IN OPEN COURT A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

A L T E M P L E T O N, County Judge.

THE STATE OF TEXAS

COUNTY OF DALLAS

| KNOW ALL MEN BY THESE PRESENTS:

THAT WALNUT HILL CORPORATION, being the owner of the property described as that certain tract or parcel of land situated in the H. Webb Survey, Abstract 1526, W. Bennett Survey, Abstract 148 and J. Walker Survey, Abstract 1585, containing 150.45 acres of land and being the same identical tract of land conveyed by C. V. JONES, et al to WALNUT HILL CORPORATION by deed dated March 16, 1946, of record in Volume 2853, Page 50, of the Deed Records of Dallas County, Texas, and being known as WALNUT HILL ESTATES, an addition to the City of Dallas, Texas, do hereby adopt these covenants and restrictions, which are hereby made covenants



Handwritten signature and initials, including a large 'K' in a circle.

SHIPPED 32896 RECEIVED DATE: 6-13-72

ANNEXED FEB. 21, 1950. ORD. NO. 4711.
SURVEY WM BENNETT, ABST. 148
HARRISON WEBB " 1526

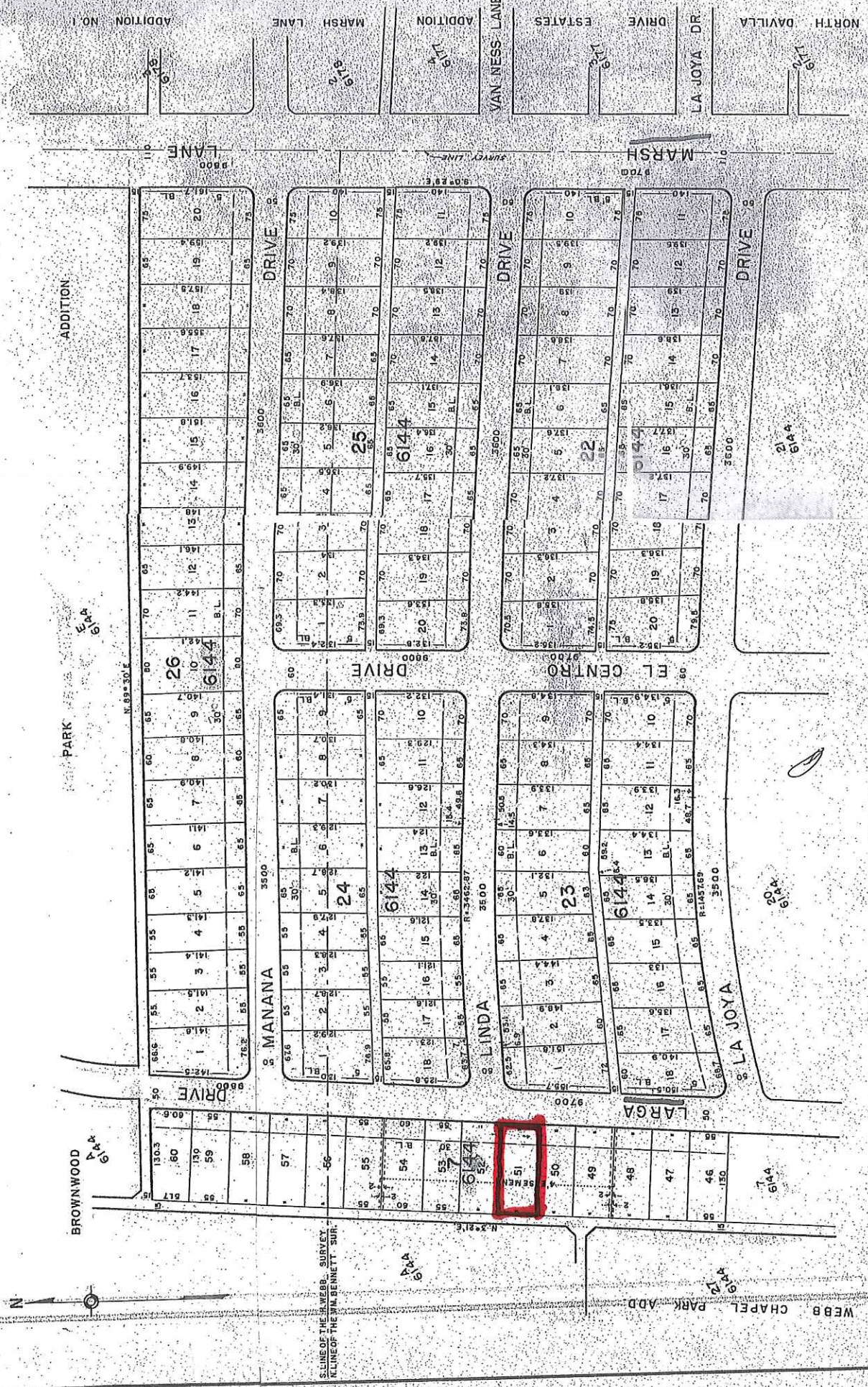
CITY OF DALLAS PLAT BOOKS

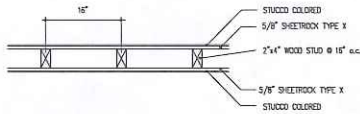
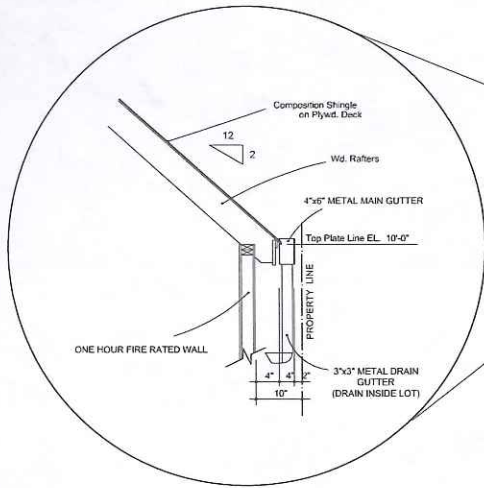
ADDITION WALNUT HILL ESTATES (PART)

22 THRU 26 7PT
BLOCKS 6144 8 6144

SCHOOL DIST. DALLAS

SCALE 100 FT. EQUALS 1 INCH





ONE HOUR FIRE RATED WALL
UL U305

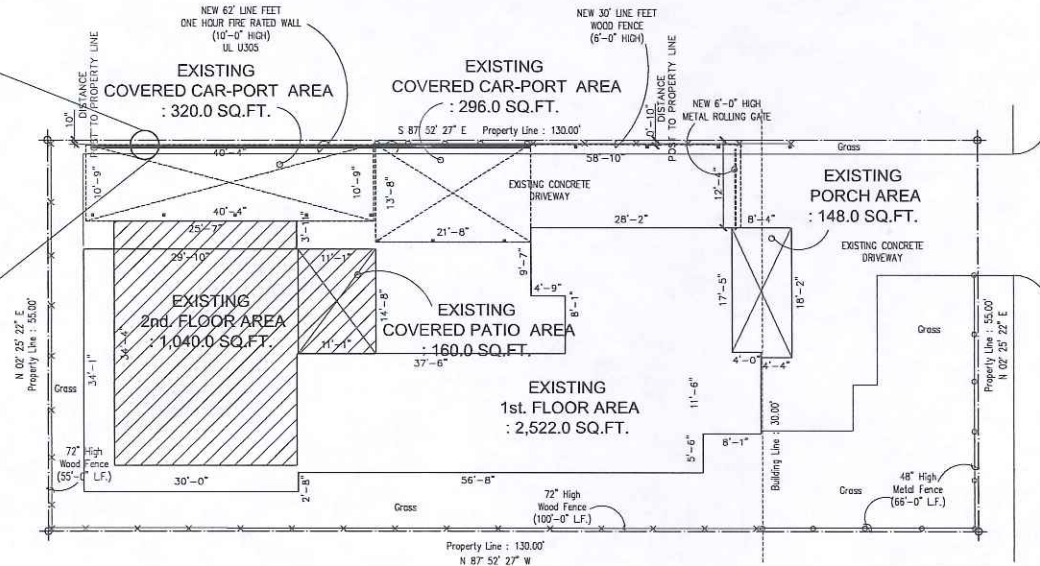
SCALE 1"=1'-0"

PROJECT DATA

PROJECT NAME: EXISTING HOUSE
ADDRESS: 9757 LARGA DR
LOT No.: 51
BLOCK No.: 7/8144

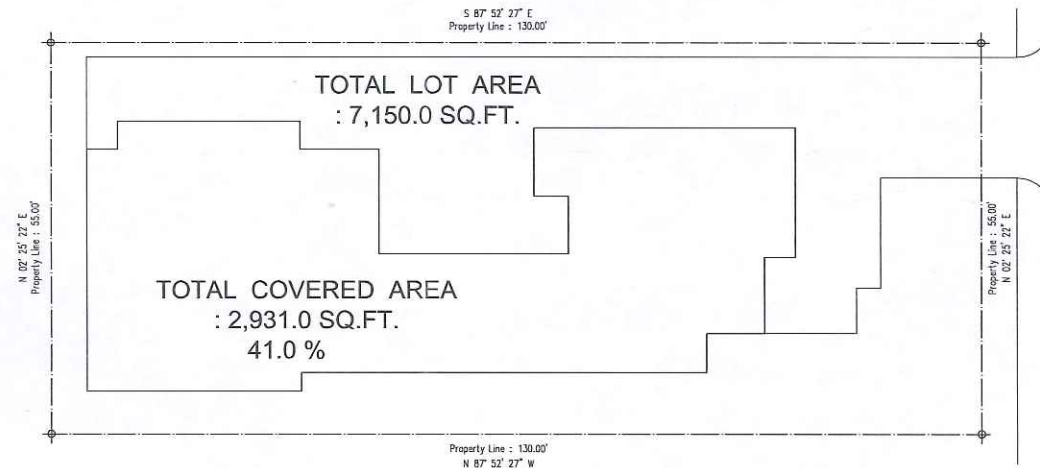
AREAS IN SQUARE FEET

EXISTING 1st FLOOR AREA: 2,522.0 SQ.FT.
EXISTING 2nd FLOOR AREA: 1,040.0 SQ.FT.
EXISTING PORCH AREA: 148.0 SQ.FT.
EXISTING CAR-PORTRATIO AREA: 616.0 SQ.FT.



SITE PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: 1/8" = 1'-0"

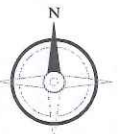


Martinez Design, LLC
Tel: 972-891-4100
Fax: 972-891-2512
martinezdesignllc@gmail.com

GENERAL NOTES

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT INTENDED FOR ANY OTHER PURPOSES.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND SHALL BE RESPONSIBLE TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE NATIONAL BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODES, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURES OF THE PROJECT. FURTHERMORE IT IS AGREED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER AND TOPOGRAPHIC SPECIALIST.

SQUARE FOOTAGE



Project Name:

EXISTING HOUSE

Project Address:

9757 LARGA DR,
DALLAS, TX 75220

Plan Name:

SITE PLAN

Project #:	012725	Drawn By:	JAM
Date:	01-27-2025	Scale:	1/8" = 1'-0"
Sheet #:	1	Of:	4