

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Russell J. Zorn and Barbara Zorn, are the owners of a tract of land situated in the Francis A. Winn Survey, Abstract No. 1578, City of Dallas, Dallas County, Texas, being all of Lot 10, Block F/6220, Third Installment of Glenridge Estates, according to the Map thereof recorded in Volume 16, Page 309, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 11, Block F/6220, of said Third Installment of Glenridge Estates, and being in the South Right-of-Way line of Valley Ridge Road (50 foot Right-of-Way, Volume 16, Page 309, Map Records, Dallas County, Texas);

THENCE South 00 degrees 46 minutes 59 seconds East, along the West line of said Lot 11, a distance of 117.50 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 11, and being in the North Right-of-Way line of a 15 foot Alley;

THENCE South 89 degrees 13 minutes 01 seconds West, along the North Right-of-Way line of said Alley, a distance of 65.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 9, Block F/6220, of said Third Installment of Glenridge Estates;

THENCE North 00 degrees 46 minutes 59 seconds West, along the East line of said Lot 9, a distance of 117.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Lot 9, and in the South Right-of-Way line of said Valley Ridge Road;

THENCE North 89 degrees 13 minutes 01 seconds East, along the South Right-of-Way line of said Valley Ridge Road, a distance of 65.00 feet to the **POINT OF BEGINNING**, and containing 7,638 square feet or 0.175 acres of land.

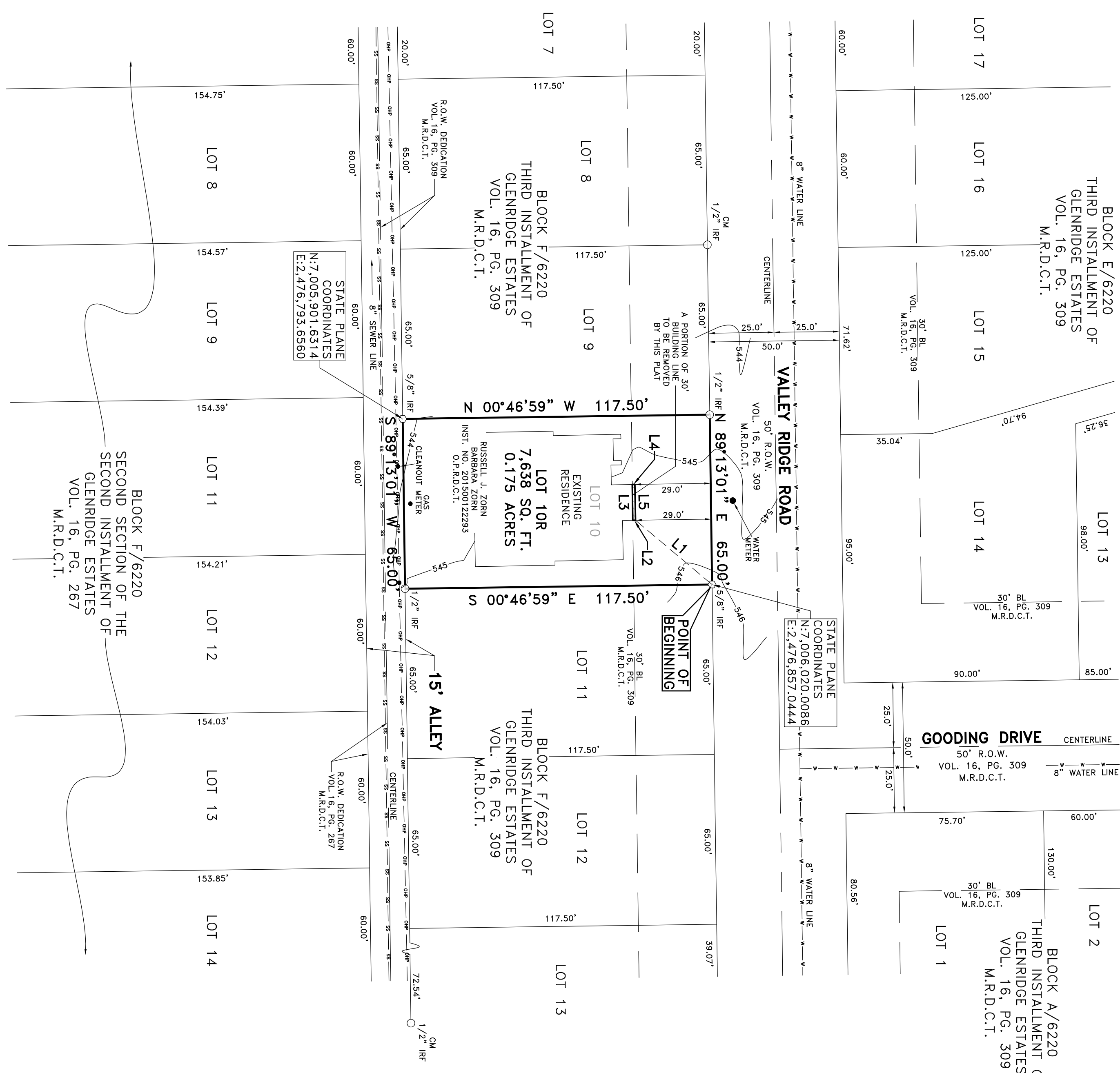
Line #	Direction	Length
L1	S 40°01'23" W	38.25'
L2	S 01°05'28" E	1.05'
L3	S 89°13'01" W	13.70'
L4	N 01°05'28" W	0.98'
L5	N 88°54'34" E	13.70'

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- 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. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- 1" IPF = 1 INCH IRON PIPE FOUND
- 1/2" IPF = 1/2 INCH IRON PIPE FOUND
- 1/2" IPF - 1/2 INCH IRON ROD FOUND
- PFC = FENCE POST FOR CORNER
- PKS = PK NAIL SET
- C.O.C = CERTIFICATE OF CORRECTION
- INST. NO. = INSTRUMENT NUMBER

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO WRAP THE EXISTING 30 FOOT BUILDING LINE AROUND THE PORTION OF THE STRUCTURE EXTENDING PAST SAID PLATTED BUILDING LINE.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) REDUCE A PORTION OF THE PLATTED 30-FOOT BUILDING LINE TO 29-FEET BY THIS PLAT.



OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Russell J. Zorn and Barbara Zorn, does hereby adopt this plat, designating the herein described property as **VALLEY RIDGE ADDITION**, 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 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 easements, for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing of any 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 provide 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 _____ day of _____, 2018.

By: _____
Russell J. Zorn, 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 Russell J. Zorn, 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 _____, 2018.

Notary Public in and for Dallas County, Texas.

By: _____
Barbara Zorn, 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 Barbara Zorn, 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 _____, 2018.

Notary Public in and for Dallas County, Texas.

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 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 _____, 2018.
RELEASED FOR REVIEW 06/20/18 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.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5113
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 _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
VALLEY RIDGE ADDITION
LOT 10R, BLOCK F/6220
7,638 SQ. FT. / 0.175 ACRES
BEING REPEAT OF
LOT 10, BLOCK F/6220
THIRD INSTALLMENT OF GLENRIDGE ESTATES
FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5178-246

OWNER: RUSSELL J. ZORN,
BARBARA ZORN
4080 VALLEY RIDGE ROAD
DALLAS, TEXAS 75220

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SCALE: 1"=30' / DATE: 06-05-18 / JOB NO. 1607140-2 / DRAWN BY: WTH