

OWNER'S DEDICATION

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That City Wide Community Development, does hereby adopt this plat, designating the herein described property as Hill View 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 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 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 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, clean outs, 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, Dallas county, Texas.

Witness, my hand at Dallas, Texas, this the ___ day of _____, 2020

CITY WIDE COMMUNITY DEVELOPMENT

By: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

(ADDITIONAL LEGEND & ABBREVIATION)

- D.R.D.C.T. Deed Records, Dallas County, Texas
- CM Controlling Monument
- IRF Iron Rod Found
- CIRS Iron Rod Set with Yellow Plastic Cap Stamped "SANDS"
- R.O.W Right-of-Way
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- Center Line of Road - - - - -
- Waste Water - - - - -
- Water Line - - - - -
- Storm Drainage - - - - -
- Water (W)
- Manhole (MH)
- Fire Hydrant (FH)

OWNER

CITY WIDE COMMUNITY DEVELOPMENT CORPORATION
 3440 SOUTH POLK ST STE A
 DALLAS, TEXAS 752243899

SURVEYOR

SANDS SURVEYING CORPORATION
 2221 JUSTIN ROAD #119-466
 FLOWER MOUND TX 75208
 PH: 214-919-7883



VICINITY MAP
 1" = 1000'

STATE OF TEXAS §

COUNTY OF DALLAS §

Whereas, City Wide Community Development, is the sole owner of a tract of land located in the described W. FOREMAN SURVEY, ABSTRACT NO. 1752, City of Dallas, Dallas County, Texas and being all of a certain called Lot 3 and Part of a Tract described in Deed from Evelyne D. Britain to Charles H. Cole, et ux and recorded in Instrument No. 200900064529 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the East corner of a certain called Tract 4 described in Deed from Larry Snider, et ux to Beyond the Walls Church Ministry recorded in Instrument No. 201000291284 of said Property Records and also being in the Southwest line of a certain called Tract 5 described in Deed from Cecil O. Singleton to Stella King and recorded in Volume 71070, Page 1566 of said Property Records ;

THENCE South 31°01'18" East with the Southwest line of said Tract 5 a distance of 65.24 feet to a 1/2" iron rod found for corner in the Northwest line of Lot 1, Block 5 of the Hill View Addition, an addition to Dallas County according to the map or plat thereof recorded in Volume 2, Page 234 the Map or Plat Records of Dallas County, Texas;

THENCE South 59°38'50" West with the Northwest line of said Lot 1, Block 5 a distance of 136.50 feet to a 1" pipe found for corner at the West corner of said Lot 1, Block 5;

THENCE North 31°01'18" West parallel with Opal Avenue a distance of 65.24 feet to a 5/8" iron rod marked "SANDS" set for corner at the South corner of Lot 2, Block 2/4337 of a Resubdivison Plat recorded in Volume 14, Page 445 of said Map or Plat Records;

THENCE North 59°38'50" East with the Southeast line of said Lot 2, Block 2/4337 a distance of 136.5 feet;
 back to the POINT OF BEGINNING AND CONTAINING 8,905 square feet or 0.2044 acres of land, more or less.

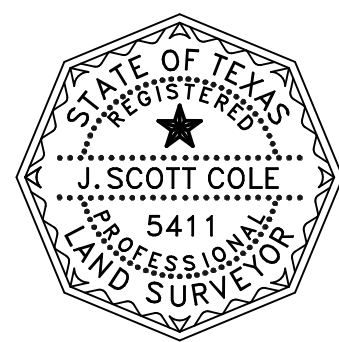
SURVEYOR'S STATEMENT

I, _____, 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 _____, 20__

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT

J. Scott Cole
 Texas Registered Professional Land Surveyor No. 5411



STANDARD LEGEND OF SYMBOLS & ABBREVIATIONS		SANDS SURVEYING CORPORATION	
CIRS Capped Iron Rod Set	Sanitary Sewer Line		
Water Meter	Water Line		
Fire Hydrant	Property Line		
Oncon Underground Elec.	Adjoinder Property Line		
Light Pole	Iron Fence		
Power Pole	Wood Fence		
Sanitary Sewer Manhole	Chain Link Fence		
Clean Out	Barbed Wire Fence		
Gas Meter	Overhead Powerline		

PRELIMINARY PLAT
not for recording
 PRELIMINARY REPLAT
 Hill View Addition
 Volume 2, Page 234
 Lot 3, Block 2/4337
 Replat of Lot 3 & Part of a Tract
 W. Foreman Survey, Abstract No. 1752
 City of Dallas,
 Dallas County, Texas