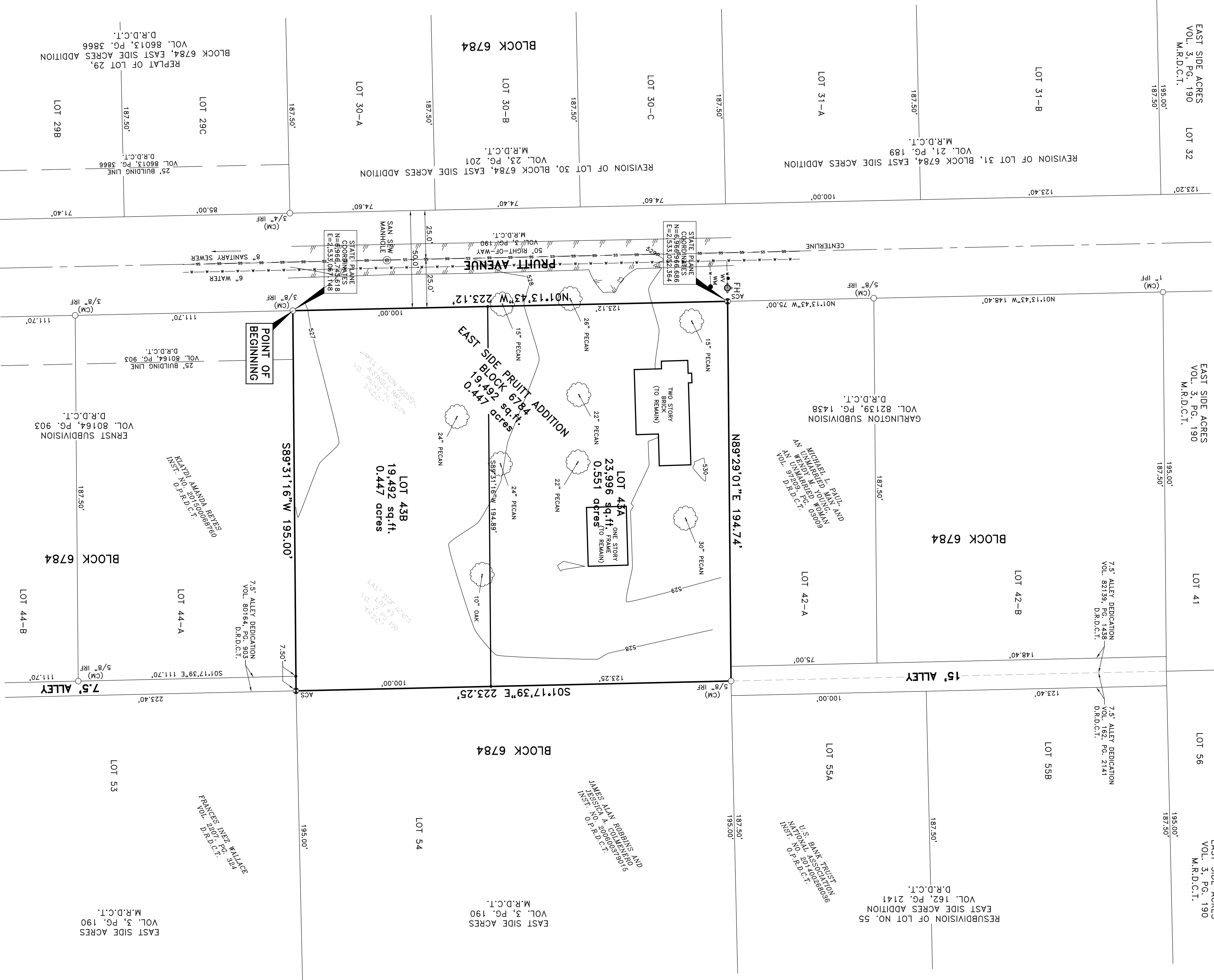


VICINITY MAP  
NOT TO SCALE



**LEGEND**

CM CONTROLLING MONUMENT  
 IPF IRON PIPE FOUND  
 IRF IRON ROD FOUND  
 SQ.FT. SQUARE FEET  
 VOL., PG. INSTRUMENT NUMBER  
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 ACS 3 INCH ALUMINUM DISK STAMPED "ESPA" & PLS "5513"  
 SET OVER A 1/2 INCH IRON ROD SET

**GENERAL NOTES**

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONTROL TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.  
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.  
 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
 6) BENCHMARK IS A STANDARD CITY OF DALLAS WATER DEPARTMENT BENCHMARK ON TOP OF CONCRETE CURB OF STORM SEWER INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF JENNIE LEE LANE AND PRAIRIE CREEK ROAD.  
 (ELEV. -489.106')

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, James Theron Dodson, a single man is the sole owner of a tract of land situated in the Martin Pruitt Survey, Abstract No. 1162 in the City of Dallas, Dallas County, Texas, being all of Lot 43, Block 6784, East Side Acres, an addition to the City of Dallas, Dallas County, Texas, same being conveyed to James Theron Dodson by Warranty Deed No. 190, Map Records, Dallas County, Texas, same being recorded in Volume 86140, Page 3579, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch iron rod found for corner in the East line of Pruitt Avenue (a 50 foot right-of-way), being the Northwest corner of Lot 44-A, Block 6784, Ernst Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 80194, Page 903, Deed Records, Dallas County, Texas;

Thence North 01 degrees 13 minutes 45 seconds West, along the said East line of Pruitt Avenue, a distance of 223.12 feet to a 3 inch aluminum disk stamped "ESPA" and PLS "5513" set over a 1/2 inch iron rod set of the Southwest corner of Lot 42-A, Block 6784, Garlington Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 82139, Page 1438, Deed Records, Dallas County, Texas;

Thence North 89 degrees 29 minutes 01 seconds East, leaving the said East line of Pruitt Avenue and along the South line of said Lot 42-A, Block 6784, a distance of 194.74 feet to a 5/8 inch iron rod found at the Northwest corner of Lot 54, Block 6784 of said East Side Acres;

Thence South 01 degrees 17 minutes 39 seconds East, along the West line of said Lot 54, Block 6784, a distance of 223.25 feet to a 3 inch aluminum disk stamped "ESPA" and PLS "5513" set over a 1/2 inch iron rod set of the Southwest corner of said Lot 54, Block 6784, being the Northeast corner of a 7.5 foot alley dedicated by said Ernst Subdivision;

Thence South 89 degrees 31 minutes 16 seconds West, along the North line of said 7.5 foot alley and along the North line of said Lot 44-A, Block 6784, a distance of 195.00 feet to the Point of Beginning and containing 19,492 square feet or 0.447 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James Theron Dodson does hereby adopt this plat, designating the herein described property as **EAST SIDE PRUITT ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 line 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 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 maintained on the easements shown hereon. 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, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of proceeding for 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 utility lines and appurtenant structures, including but not limited to manholes, vaults, 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 \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
 James Theron Dodson (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 James Theron Dodson 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connelly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recent and accurate data, and that the boundaries and area of the lots shown hereon were determined by the use 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 communication shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (c)(3)(C)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 RELEASED 06/22/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connelly  
 Texas Registered Professional Land Surveyor No. 5513  
 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 Connelly known to me to be the person whose name is subscribed to the foregoing instrument and the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**  
**EAST SIDE PRUITT ADDITION**  
 LOTS 43A & 43B, BLOCK 6784  
 BEING A REPLAT OF LOT 43, BLOCK 6784,  
 EAST SIDE ACRES  
 MARTIN PRUITT SURVEY, ABSTRACT NO. 1162  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S156-223

**CBG Surveying, Inc.**  
 PLANNING & SURVEYING  
 12025 Shiloh Road, Suite 230, Dallas, Texas 75228  
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 F 214-343-4525  
 www.cbgdfr.com

OWNER: JAMES THERON DODSON  
 5516 PRUITT AVENUE  
 DALLAS, TEXAS 75228  
 FC2131275-6310

SCALE: 1"=30' / DATE: JUNE 15, 2016 / JOB NO. 141941 / DRAWN BY: CG