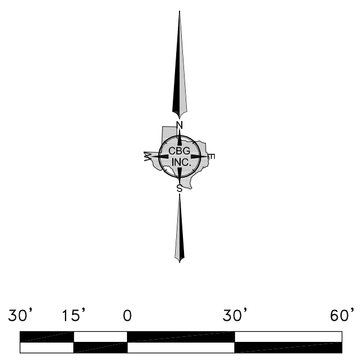
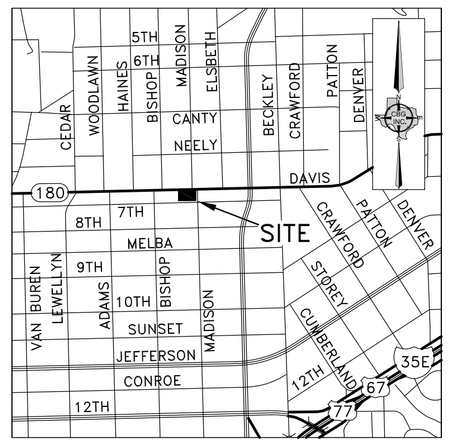




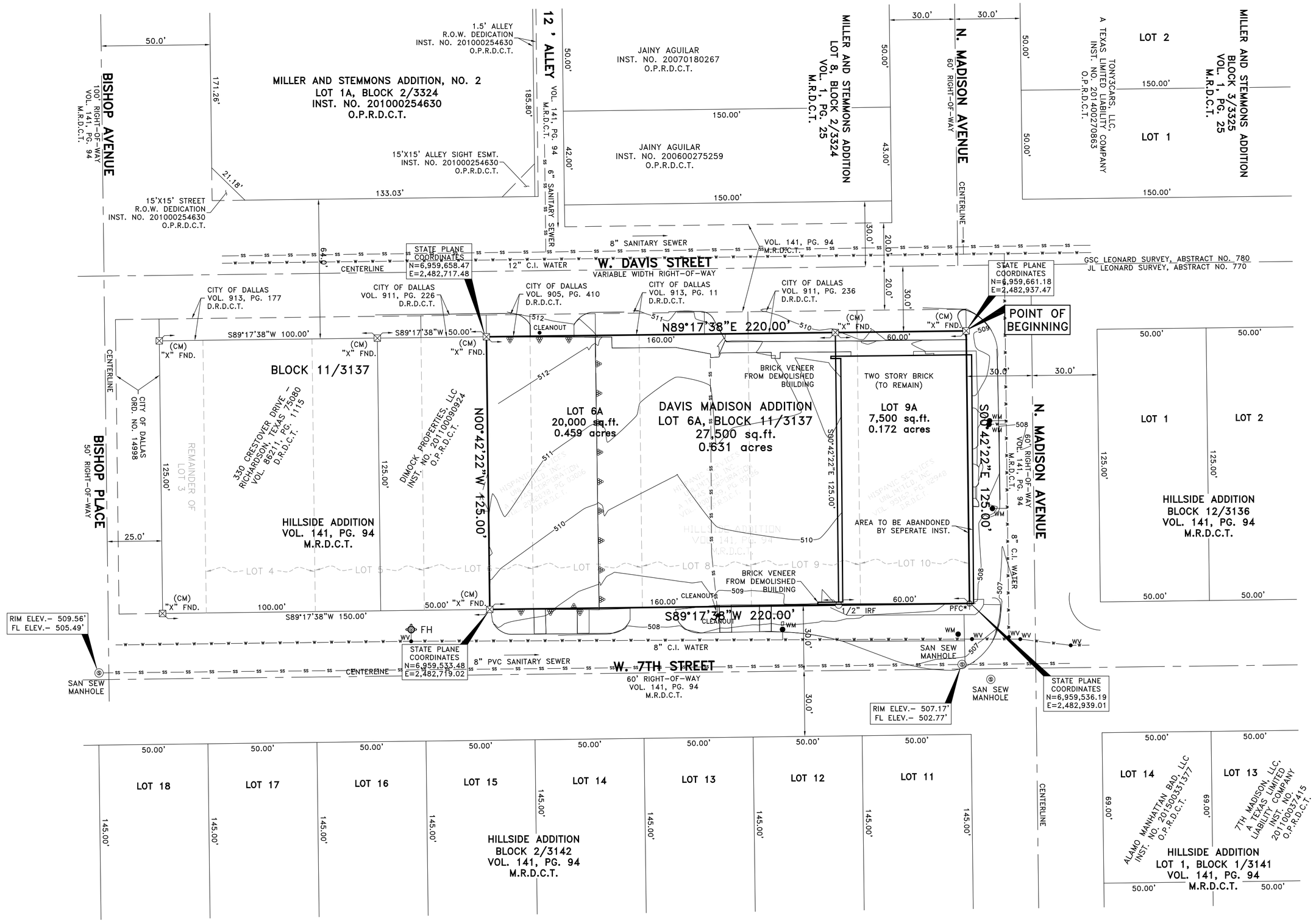
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM 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 CITY OF DALLAS WATER DEPARTMENT BENCHMARK WHICH IS A SQUARE CUT AT THE MIDPOINT ON TOP OF A CONCRETE CURB AT THE STORM SEWER DROP INLET AND 45' NORTH OF THE CENTERLINE OF CANTY STREET AND 150' WEST OF THE CENTERLINE OF VERNON AVENUE AT THE SOUTHEAST CORNER OF KIDD SPRINGS SWIMMING POOL PARKING LOT. (ELEV.=522.915')
7) THERE ARE NO TREES ON THE SUBJECT PROPERTY.

LEGEND

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
"X" FND.	AN "X" FOUND IN CONCRETE
PFC*	POINT FOR CORNER ON EXISTING BUILDING
SQ.FT.	SQUARE FEET
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDES, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Hispanic Services Unlimited, Inc., a Texas corporation, is the sole owner of three tracts of land situated in the J.L. Leonard Survey, Abstract No. 770 in the City of Dallas, Dallas County, Texas, being a portion of Lot 6 and all of Lots 7, 8, 9 and 10, Block 11/3137, Hillside Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 141, Page 94, Map Records, Dallas County, Texas, same being conveyed to Hispanic Services Unlimited, Inc. by General Warranty Deed recorded in Volume 2002038, Page 03006, Official Public Records, Dallas County, Texas, same being conveyed to Hispanic Services Unlimited, Inc., a Texas corporation by Warranty Deed recorded in Volume 2001059, Page 03186, Official Public Records, Dallas County, Texas, same being conveyed to Hispanic Services Unlimited, Inc. Warranty Deed with Vendor's Lien recorded in Volume 95162, Page 02948, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning of an "X" found in concrete found at the intersection of the South line of W. Davis Street (a variable width right-of-way) and the West line of N. Madison Avenue (a 60 foot right-of-way), being the Northeast corner of said Lot 10, Block 11/3137 of said Hillside Addition;

Thence South 00 degrees 42 minutes 22 seconds East, leaving said intersection and along the said West line of N. Madison Avenue, a distance of 125.00 feet to a point for corner in the South facing wall of an existing two story brick building, 1.9 feet from the intersection of it's East facing wall, said point being the intersection of the said West line of N. Madison Avenue and the North line of W. 7th Street (a 60 foot right-of-way);

Thence South 89 degrees 17 minutes 38 seconds West, leaving said intersection and along the said North line of W. 7th Street, a distance of 220.00 feet to an "X" found in concrete at the Southeast corner of that portion of said Lot 6, Block 11/3137 of said Hillside Addition conveyed to Dimock Properties, LLC by deed recorded in Instrument No. 201100090924, Official Public Records, Dallas County, Texas;

Thence North 00 degrees 42 minutes 22 seconds West, leaving the said North line of W. 7th Street and along the East line of said Dimock Properties, LLC tract, a distance of 125.00 feet to an "X" found in concrete at the Northeast corner of said Dimock Properties, LLC tract, being in the said South line of W. Davis Street;

Thence North 89 degrees 17 minutes 38 seconds East, along the said South line of W. Davis Street, a distance of 220.00 feet to the Point of Beginning and containing 27,500 square feet or 0.631 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Hispanic Services Unlimited, Inc., a Texas corporation, acting by and through its duly authorized officer, _____, does hereby adopt this plat, designating the herein described property as **DAVIS MADISON 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, 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 the _____ day of _____, 2016.

By: _____
Hispanic Services Unlimited, Inc., a Texas corporation

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears _____ 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 _____, 2016.

_____
Notary Public in and for Dallas County, Texas.

(LIEN HOLDER)

BY: _____
(SIGNATOR,)
(TITLE)

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowleged before me on _____ by (SIGNATOR, TITLE), of (LIEN HOLDER).

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2016.

RELEASED 06/22/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Bryan Connally
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 Connally 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 _____, 2016.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
DAVIS MADISON ADDITION
LOTS 6A & 9A, BLOCK 11/3137
BEING A REPLAT OF LOTS 7, 8, 9 & 10 AND
A PORTION OF LOT 6, BLOCK 11/3137, HILLSIDE ADDITION
J.L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-225

OWNER: HISPANIC SERVICES
UNLIMITED, INC.,
A TEXAS CORPORATION
300 N. DAVIS STREET
DALLAS, TEXAS 75208

CBG Surveying, Inc.
PLANNING · SURVEYING
12025 Shiloh Road · Suite 230 · Dallas, Texas 75228
P 214.349.9485 · F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

SCALE: 1"=30' / DATE: JUNE 8, 2016 / JOB NO. 1602871-1 / DRAWN BY: CG