

GENERAL NOTES

- The purpose of this plat is to create one lot for re-development.
- All existing structures, pavement, etc. on the subject site will be removed.
- BASIS OF BEARING is based on the Volume 124, Page 16, of the Map Records of Dallas County, Texas. Basis of bearing is derived from GPS observation, utilizing State Plane Coordinate System, Texas North Central 4202, North American Datum of 1983, via the WDS North Texas VRS Network.
- Lot to lot drainage will not be allowed without Engineering Section approval.
- According to Map No. 48113C0335K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All Road Right-of-Ways are dedicated by Belmont Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat there of recorded in Volume 1242, Page 16, of the Map Records of Dallas County, Texas, unless otherwise noted.



SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 833059
RICHARDSON, TEXAS 75083
PH: (469) 317-0250
CONTACT: Paul E. Hubert, R.P.L.S.
Email: phubert@txasc.com

ENGINEER
CATES-CLARK & ASSOCIATES, LLC
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
PH: (972) 385-2272
CONTACT: Michael L. Clark, P.E.
Email: mclark@cates-clark.com

OWNER/APPLICANT
5700 RICHMOND LLC, C/O LARRY VINYARD
MADISON PARTNERS, LLC
2622 COMMERCE STREET
DALLAS, TEXAS 75226
CONTACT: Larry Vineyard
Email: lvineyard@masonpartnersllc.com

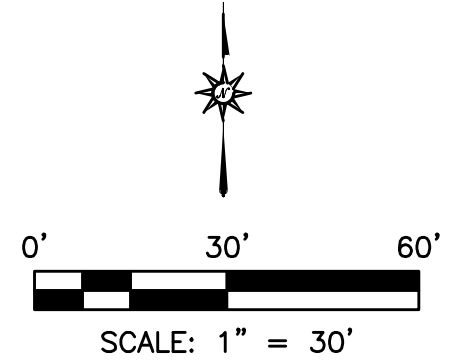
ABBREVIATIONS

XF = "X" CUT FOUND
ESMT. = EASEMENT
ROW = RIGHT-OF-WAY
PKF = PK NAIL FOUND
CM = CONTROLLING MONUMENT

M.R.D.C.T. = MAP RECORD 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
CIRS = 5/8 INCH CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC."
ADS = 3 INCH ALUMINUM DISK SET WITH 5/8 INCH IRON ROD STAMPED "MADISON RICHMOND ADDITION", ADAMS SURVEYING COMPANY LLC."

LEGEND

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BOLLARD
- POWER POLE
- LIGHT POLE
- GUY WIRE
- SANITARY CLEAN OUT
- STORM WATER MANHOLE
- SANITARY SEWER MANHOLE
- EDGE OF ASPHALT
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- OVERHEAD POWER LINE
- STORM WATER LINE
- SANITARY SEWER LINE
- WATER LINE
- CONCRETE PAVING



OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS 5700 Richmond LLC, is the owner of a tract or parcel of land situated in the ALLEN BEARD Survey Abstract No. 66, City of Dallas, Dallas County, Texas, being all of Lots 4-9, Block 24/1904, Belmont Addition, an Addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 124, Page 16, Map Record Dallas County, Texas (hereafter referred to as M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a "X" cut found for the northeast corner of said Lot 9, and the northwesterly corner of the Richmond Place Condominiums as recorded in Volume 82040, Page 2164, of the Condominium Records, Dallas County, Texas, and being in the southerly right of way line of Richmond Avenue (a 75 foot right of way, as recorded in Volume 124, Page 16, M.R.D.C.T.);

THENCE South leaving the southerly right of way line of said Richmond Avenue and along the west line of said Richmond Place Condominiums, a distance of 185.00 feet to a 3 inch aluminum disk with 5/8 inch iron rod stamped "(Addition Name), Adams Surveying Company LLC." (ADS), set for the southeast corner of said Lot 9, also being a point in the northerly line of a 15 foot alley way;

THENCE West along the northerly line of said 15 foot alley way, a distance of 300.00 feet to a point from which a PK nail bears S 80°46' W a distance of 0.70 feet, for the southwesterly corner of said Lot 4, and the southeasterly corner of that tract of land described in a Warranty Deed with Vendors Lien to Fidencio and Mario Sanchez, as recorded under instrument Number 199200126815 of the Deed Records, Dallas County, Texas;

THENCE North leaving the northerly right of way line of said 15 foot alley way, and along the west line of said Lot 4, a distance of 185.00 feet to a (ADS) set for the northwesterly corner of said Lot 4, also being the northeasterly corner of said Sanchez tract;

THENCE East a distance of 50 feet, leaving the westerly line of said lot 4, along the southerly right of way line of said Richmond Avenue, and passing a found 1/2 inch iron rod, continuing for a total distance of 250.00 feet to the POINT OF BEGINNING and containing 1.274 acres or 55,500 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 5700 Richmond LLC, does hereby adopt this plat, designating the herein described property as **MADISON RICHMOND ADDITION** on addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20 foot wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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.

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 _____ 2018.

5700 Richmond LLC,

By: _____
Larry Vineyard, Manager

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 Larry Vineyard, 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 SEAL OF OFFICE this the _____ day of _____ 2018.

My commission expires: _____ Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Paul Hubert, 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.

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

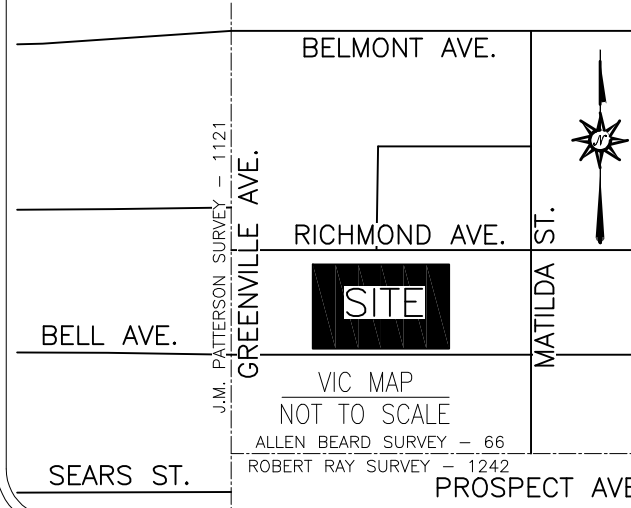
Paul Hubert, Registered Professional Land Surveyor, #1942

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 Paul Hubert, 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 SEAL OF OFFICE this the _____ day of _____ 2018.

My commission expires: _____ Notary Public, State of Texas



PRELIMINARY PLAT
MADISON RICHMOND ADDITION
LOT 4A, BLOCK 24/1904

1.274 ACRES
BEING A REPLAT OF A LOTS 4-9,
OF CITY BLOCK 24/1904
BELMONT ADDITION,
AS RECORDED IN VOLUME 124, PAGE 16
ALLEN BEARD SURVEY, ABSTRACT NUMBER 66
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-282
CITY ENGINEER FILE NO. 311T-
AUGUST 2, 2018
SHEET 1 OF 1