

**LINETYPE TABLE**

—	BOUNDARY LINE
—	ADJOINER LINE
—	CONTOUR LINE
500	500
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
SW	STORM DRAIN LINE
G	GAS LINE
UGE	UNDERGROUND ELEC. LINE
—	EASEMENT LINE
—	BUILDING LINE
—	STREET CENTERLINE

**NOTES:**

1. IRF - Iron Rod Found
2. D.M.S - 3 inch aluminum Disk Monument stamped "Davila Addition RPLS 6122" set
3. YCIRF - Yellow Cap Iron Rod Found
4. OCIRF - Orange Cap Iron Rod Found
5. O.P.R.D.C.T - Official Public Records Dallas County Texas
6. D.R.D.C.T - Deed Records Dallas County Texas
7. M.R.D.C.T - Map Records Dallas County Texas
8. VOL - Volume
9. PG. - Page
10. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
11. Elevations are based on City of Dallas Benchmarks 44-T-3 (Sylvan Avenue - Commerce Street, a square is cut on top of a concrete curb at the center of a Storm Sewer Drop Inlet on the North side of West Commerce Street and 69' West of the centerline of Sylvan Avenue, Elevation= 411.272 feet) and 44-T-8 (Seale Street - Willomet Avenue, a square is cut on top of a concrete curb of Willomet Avenue at the centerline of Seale Street Produced, Elevation= 503.582 feet).
12. Purpose of this plat is to create one lot out of a 2.203 acre tract of land.
13. No structures on site.

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS **JUAN Z. DAVILA** IS THE OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN W. M. COOMBES SURVEY, ABSTRACT NO. 290, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT OF LAND TO **JUAN Z. DAVILA** BY DEED RECORDED IN INSTRUMENT NO. 200600433235, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH AN ORANGE CAP STAMPED "RPLS 5187" FOR THE MOST SOUTHERN SOUTHWEST CORNER OF SAID DAVILA TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND TO **VICTOR CORONADO** BY DEED RECORDED UNDER INSTRUMENT NO. 201300103980, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAME BEING IN THE NORTH LINE OF A CALLED 10 FOOT ALLEY PER PLAT RECORDED UNDER VOLUME 26, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID DAVILA TRACT AND SAID CORONADO TRACT THE FOLLOWING CALLS:

- NORTH 00 DEG. 28 MIN. 50 SEC. WEST, A DISTANCE OF 50.00 FEET TO A FENCE CORNER POST FOR AN INTERNAL CORNER;
- NORTH 89 DEG. 58 MIN. 35 SEC. WEST, PASSING AT A DISTANCE OF 130.65 FEET A 5/8 INCH IRON ROD FOUND WITH AN ORANGE CAP STAMPED "RPLS 5187", SAME BEING THE NORTHWEST CORNER OF SAID CORONADO TRACT, AND CONTINUING A TOTAL DISTANCE OF 148.83 FEET TO A POINT FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID DAVILA TRACT, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF VILBIG ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);
- THENCE NORTH 01 DEG. 14 MIN. 25 SEC. WEST, ALONG THE COMMON LINE OF SAID DAVILA TRACT AND SAID VILBIG ROAD, A DISTANCE OF 372.58 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID DAVILA TRACT, SAME BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SEALE STREET (A VARIABLE WIDTH RIGHT-OF-WAY);
- THENCE SOUTH 89 DEG. 51 MIN. 58 SEC. EAST, ALONG THE COMMON LINE OF SAID DAVILA TRACT AND SAID SEALE STREET, PASSING AT A DISTANCE OF 26.40 FEET A DISK MONUMENT SET, AND CONTINUING A TOTAL DISTANCE OF 261.69 FEET TO A DISK MONUMENT SET FOR THE NORTHEAST CORNER OF SAID DAVILA TRACT, SAME BEING IN THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND TO **JOSE L. MORIN AND MARIE C. MORIN** BY DEED RECORDED UNDER VOLUME 2005086, PAGE 2063, DEED RECORDS, DALLAS COUNTY, TEXAS;
- THENCE SOUTH 02 DEG. 08 MIN. 20 SEC. EAST, ALONG THE COMMON LINE OF SAID DAVILA TRACT AND SAID MORIN TRACT, A DISTANCE OF 418.73 FEET TO A 3/8 INCH IRON ROD FOUND WITH A ILLEGIBLE YELLOW CAP FOR THE SOUTHEAST CORNER OF SAID DAVILA TRACT, SAME BEING THE THE NORTH LINE OF THE AFORESAID 10 FOOT ALLEY;
- THENCE SOUTH 88 DEG. 19 MIN. 42 SEC. WEST, ALONG THE COMMON LINE OF SAID DAVILA TRACT AND SAID 10 FOOT ALLEY, A DISTANCE OF 120.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 104,250 SQUARE FEET OR 2.393 ACRES OF COMPUTED LAND, MORE OR LESS.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **JUAN Z. DAVILA**, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **DAVILA 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 AND UPON 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, TEXAS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_  
JUAN Z. DAVILA, OWNER

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 **JUAN Z. DAVILA**, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

**SURVEYOR'S STATEMENT**

I, **TIMOTHY R. MANKIN**, 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.

**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**

TIMOTHY R. MANKIN DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:

COUNTY OF TARRANT:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **TIMOTHY R. MANKIN**, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

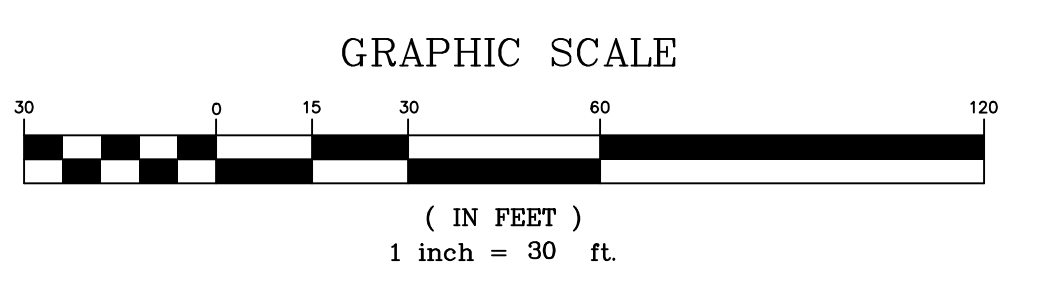
**PRELIMINARY PLAT  
DAVILA ADDITION  
LOT 1, BLOCK 3960**

W. M. COOMBES SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S178-110  
ENGINEERING PLAN NO. \_\_\_\_\_

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

**LEGEND**

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD



JOB NO.: 14-0305	<b>PEISER &amp; MANKIN SURVEYING, LLC</b>	SHEET
DATE: 01/24/2018	<b>www.peisersurveying.com</b>	
FIELD DATE: 04/14/2014	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051	1
SCALE: 1" = 30'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
FIELD: J.H.	817-481-1806 (O) 817-481-1809 (F)	1
DRAWN: A.M.B.		
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	

OWNER:  
JUAN Z. DAVILA  
115 N. JUSTIN AVENUE  
DALLAS, TEXAS 75211

Member Since 1977