



**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Boguslaw Liczkowski and James F. Hughes, are the owners of Lot 22, Block 6/6176 of DAVILLA DRIVE ESTATES, an addition to the City of Dallas, recorded in Volume 15, Page 353, DRDCT, in the FRANCIS A. WINN SURVEY, ABSTRACT 1578, in the City of Dallas, Dallas County, Texas conveyed by deed recorded in File Number 201500267144, O.P.R.D.C.T., and said tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the north right of way line of Davilla Drive (50 feet right of way), same being the south common corner of said Lot 22, and Lot 21 of said Block 6/6176;

THENCE South 89° 58' 27" West, with the north right of way line of Davilla Drive, 80.00 feet to a 1/2" iron rod at the south common corner of said Lot 22, and Lot 23 of said Block 6/6176;

THENCE North 00° 01' 35" West, along the common line of said Lot 22 and Lot 23, 117.58 feet to a 1/2 inch iron rod found for the north common corner of said Lot 22 and Lot 23, same being on the south right of way line of a 15.00 alley right of way;

THENCE North 89° 57' 56" East, along the south right of way line of said alley, 80.00 to a 1/2 inch iron rod found for the north common corner of said Lot 22 and Lot 21;

THENCE South 00° 01' 35" East, along the common line of said Lot 22 and Lot 21, 117.87 feet to the point of beginning, and containing 7059.96 square feet, or 0.162 acres of land, more or less.

**OWNERS' DEDICATION:**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Boguslaw Liczkowski and James F. Hughes do hereby adopt this plat, designating the herein described property as DAVILLA DRIVE ESTATES, 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 public and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paying on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, shrubs, or other improvements or growth 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 buildings, 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 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 and service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of work space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, clearcuts, 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 is approved subject to all platting ordinances, rules, regulations, of the City of Dallas, Texas. Sidewalks shall be constructed by the homebuilder as required by City Council Resolution No. 88-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

Boguslaw Liczkowski \_\_\_\_\_ Date \_\_\_\_\_  
James F. Hughes \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Boguslaw Liczkowski known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared James F. Hughes known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- NOTES:**
1. CONTROLLING MONUMENTS ARE A 1/2 INCH IRON ROD FOUND AT THE SOUTH COMMON CORNERS OF LOT 21 AND LOT 22 AND LOT 22 AND LOT 23, DAVILLA DRIVE ESTATES, ACCORDING TO THE ADDITION RECORDED IN VOLUME 15, PAGE 353, D.R.C.T.
  2. BASIS OF BEARINGS IS SOUTH 89° 58' 27" WEST, WHICH IS THE BEARING FOR THE NORTH RIGHT OF WAY LINE OF DAVILLA DRIVE, IN SAID DAVILLA DRIVE ESTATES.
  3. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  4. THE PURPOSE OF THIS PLAT IS TO REVERSE THE PLATTED FRONT BUILDING LINE OF LOT 22, BLOCK 6/6176 AND CREATE A WRAP AROUND BUILDING LINE.
  5. GPS CONTROL POINTS: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
GPS POINT A:           NORTHING           EASTING  
GPS POINT B:       NORTHING           EASTING

**SURVEYOR'S STATEMENT**

I, Xavier Chapa, 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.

Xavier Chapa, R.P.L.S.  
Registered Professional Land Surveyor No. 2568

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS. AUGUST, 2016**

XAVIER CHAPA, R.P.L.S. LICENSE 2568

**LEGEND:**  
IRF - IRON ROD FOUND  
C.M. - CONTROL MONUMENT  
DRDCT-DEED RECORDS, DALLAS COUNTY TEXAS  
VCL - VELLIE  
PL - PAGE  
R.O.W. - RIGHT OF WAY  
INST. NO. - INSTRUMENT NUMBER  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**MARANOT**  
A MARANOT SUBSIDIARY  
P.O. Box 183311  
Irving, Texas 75015  
TELEPHONE: 972-258-0840

**OWNERS:**  
BOGUSLAW LICZKOWSKI  
AND  
JAMES F. HUGHES  
3889 DAVILA DRIVE  
DALLAS, TEXAS 752203709  
TELEPHONE: 469/556-0617

**PRELIMINARY PLAT  
DAVILLA DRIVE ESTATES  
LOT 22, BLOCK 6/6176**

**A REPLAT OF LOT 22, BLOCK 6/6176  
DAVILLA DRIVE ESTATES  
FRANCIS A. WINN SURVEY, ABSTRACT 1578,  
CITY OF DALLAS,  
DALLAS COUNTY, TEXAS.**

CITY PLAN FILE NO. S156-277



VICINITY MAP N.T.S.

156-277  
AUG 19 2016