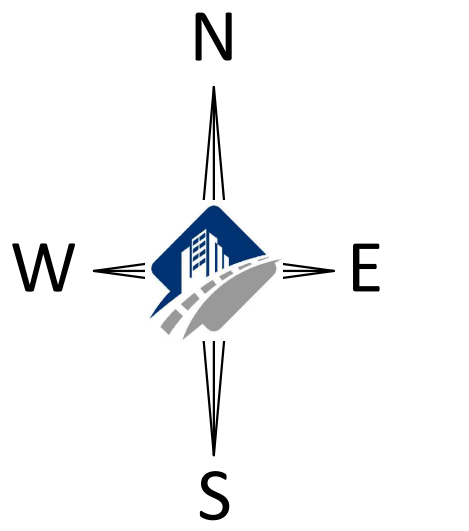




0 40 80 feet  
SCALE: 1" = 40'



SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.

PRELIMINARY  
RELEASED 06/24/26 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
Dustin D. Davison, RPLS No. 6451



STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Dustin D. Davison**, 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 \_\_\_\_ day of \_\_\_\_\_, 2026.

NOTARY PUBLIC in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **REESE GRANDCHILDREN'S TRUST & Madison Pacific Development Company, Inc.**, acting by and through its duly authorized agent, **Jon Hetzel** does hereby adopt this plat, designating the herein described property as **MADISON PROSPECT 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 \_\_\_\_\_, 2026.

By: **REESE GRANDCHILDREN'S TRUST**

Jon Hetzel  
Managing Partner

By: **Madison Pacific Development Company, Inc.**

Jon Hetzel  
Managing Partner

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Jon Hetzel** known to be the persons whose names are 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2026.

NOTARY PUBLIC in and for the State of Texas

LEGEND:

P.O.B. = Point of Beginning

IRF = Iron Rod Found

CIRF = 1/2" Capped Iron Rod Found

ADS = 3-1/4" domed aluminum disk stamped, "MADISON PROSPECT ADDITION RPLS 6451" on a 5/8" iron rod set

Instr. No. = Instrument Number

O.R.D.C.T. = Official Records, Dallas County, Texas

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

Vol., Pg. = Volume, Page

M.R.D.C.T. = Map Records, Dallas County, Texas

D.R.D.C.T. = Deed Records, Dallas County, Texas

R.O.W. = Right-of-Way

Sq. Ft. = Square Feet

(P) = Plat Distance

(D) = Deed Distance

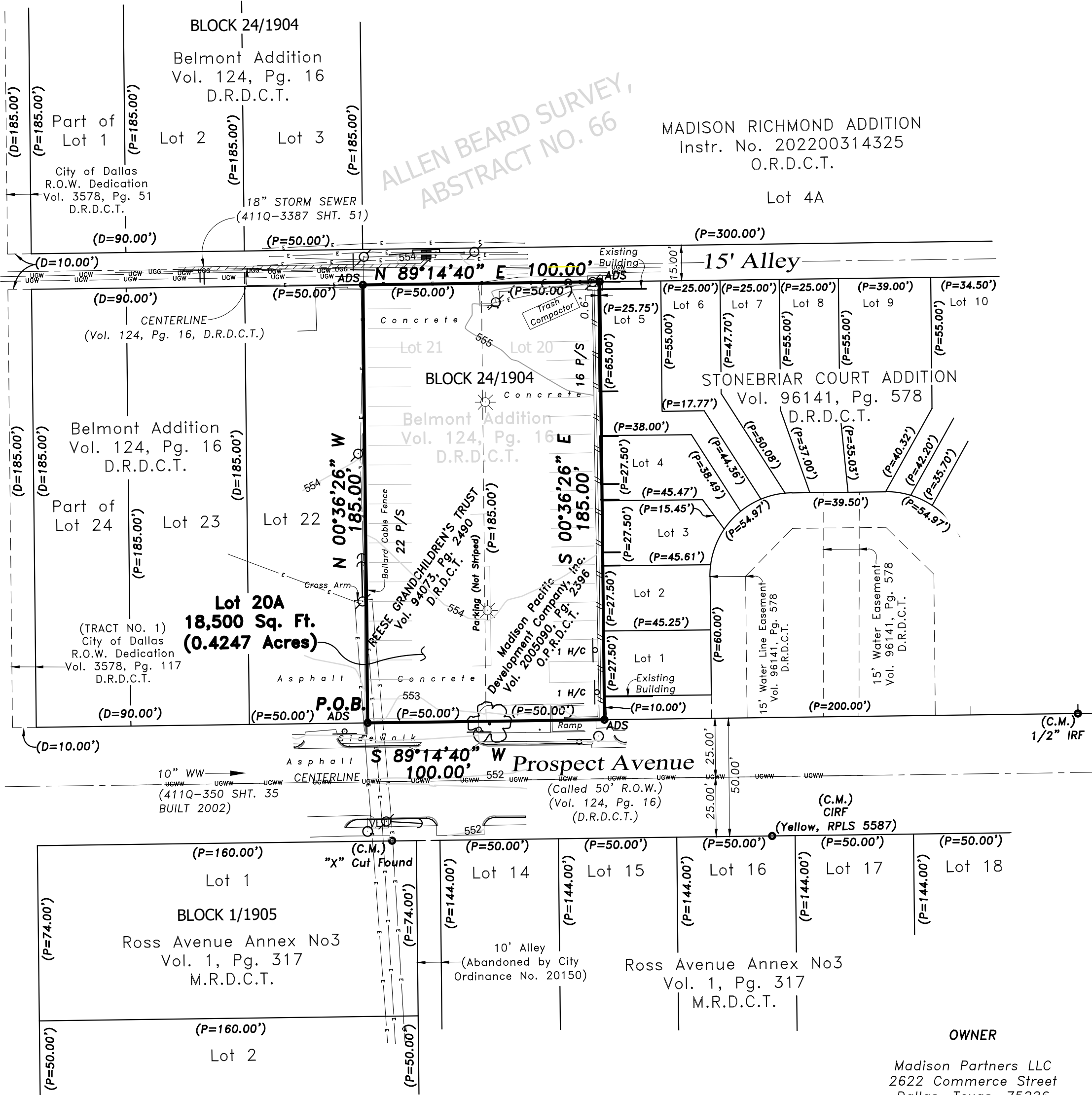
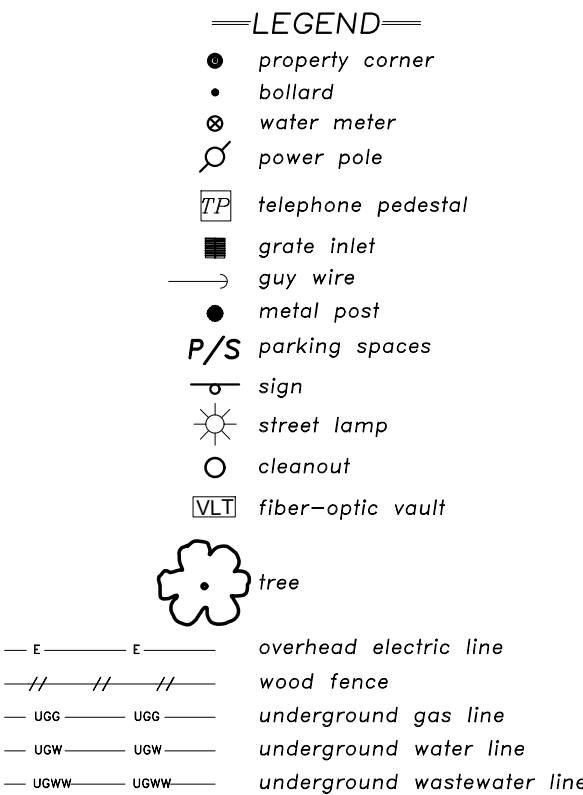
(C.M.) = Controlling Monument

P/S = Parking Space

H/C = Handicap Parking Space

GENERAL PLAT NOTES:

- The purpose of this plat is to create one (1) Lot from two (2) Existing Lots.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0335 K, dated July 07, 2014. Property is in Zone X.



OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS, **REESE GRANDCHILDREN'S TRUST & Madison Pacific Development Company, Inc.**, are the owners of a 18,500 square foot (0.4247 acres) tract of land situated in the **ALLEN BEARD SURVEY, ABSTRACT NO. 66**, City of Dallas, Dallas County, Texas, same being all of Lots 20 & 21, Block 24/1904, of Belmont Addition, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 124, Page 16, Deed Records, Dallas County, Texas, further being all of that certain tract of land conveyed to **REESE GRANDCHILDREN'S TRUST**, by Warranty Deed recorded in Volume 94073, Page 2490, Deed Records, Dallas County, Texas, and also being all of that certain tract of land conveyed to **Madison Pacific Development Company, Inc.**, by Warranty Deed with Vendor's Lien recorded in Volume 2005090, Page 2396, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4" domed aluminum disk stamped, "MADISON PROSPECT ADDITION RPLS 6451" on a 5/8" iron rod set in the northerly right-of-way line of Prospect Avenue (Called 50' R.O.W.), (Volume 124, Page 16, Deed Records, Dallas County, Texas), same being the southwest corner of said Lot 21 and the southeast corner of Lot 22, of said Addition;

THENCE North 00 degrees 36 minutes 26 seconds West, departing said northerly right-of-way line, along the common line of said Lot 21 and Lot 22, for a distance of 185.00 feet, to a 3-1/4" domed aluminum disk stamped, "MADISON PROSPECT ADDITION RPLS 6451" on a 5/8" iron rod set in the southerly right-of-way line of a 15' Alley, of said Addition, same being the northwest corner of said Lot 21 and the northeast corner of said Lot 22;

THENCE North 89 degrees 14 minutes 40 seconds East, along said southerly right-of-way line, for a distance of 100.00 feet, to a 3-1/4" domed aluminum disk stamped, "MADISON PROSPECT ADDITION RPLS 6451" on a 5/8" iron rod set, same being the northeast corner of the aforementioned Lot 20, further being the northwest corner of Lot 5, Block 24/1904, of **STONEBRIAR COURT ADDITION**, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 96141, Page 578, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 36 minutes 26 seconds East, departing said southerly right-of-way line, along the common line of said Lot 20 and said Addition, for a distance of 185.00 feet, to a 3-1/4" domed aluminum disk stamped, "MADISON PROSPECT ADDITION RPLS 6451" on a 5/8" iron rod set in the northerly right-of-way line of the aforementioned Prospect Avenue, same being the southeast corner of said Lot 20 and the southwest corner of said Addition;

THENCE South 89 degrees 14 minutes 40 seconds West, along said northerly right-of-way line, for a distance of 100.00 feet to the POINT OF BEGINNING and containing 18,500 square feet or 0.4247 acres of land, more or less.

CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

Secretary

**PRELIMINARY PLAT**  
**MADISON PROSPECT ADDITION**  
**LOT 20A, BLOCK 24/1904**  
**18,500 Square Feet, (0.4247 Acres)**  
Being a Replat of  
Lots 20 & 21, Block 24/1904,  
of Belmont Addition  
as recorded in Volume 124, Page 16,  
Deed Records, Dallas County, Texas  
AND BEING OUT OF THE  
**ALLEN BEARD SURVEY, ABSTRACT NO. 66**  
City of Dallas, Dallas County, Texas  
City Plan File No. Plat-26-000164

June 24, 2026

SHEET 1 OF 1