

VICINITY MAP (NOT TO SCALE)

The map shows a grid of streets with the following labels:

- Top Row:** STABLES, HOPETOWN, RICKSHAW, BETTY, BETTY, MARATHA, BEUTEL, WALNUT, GOODING, HILL, Walnut Hill Park, NORTHCREST, SOUTHCREST
- Second Row:** JUNIPER, SEGUIN, DRESDEN, ELMDALE, SEGUIN LA, LEVEL, WILLIAMSBURG, GLENRIDGE, VALLEY, BEECHWOOD, GROVE, WILLIAMSBURG
- Third Row:** RIDGE, ROCKDALE, MATADOR, PARK, ROCHELLE, LIVELY, SARNAC, MIDWAY, WOODFIN
- Fourth Row:** MANANA, LINDA, VAN NESS, VAN NESS, DUNHAVEN, CLOVER, GASPAR, HIGHLAND, FOLKSTONE, EDITH, BROOKVIEW, GLOSTER, MANCHESTER
- Fifth Row:** LA, JOYA, HIDALGO, CASPAR, FONTANA, ESPANOLA, DURANGO, CORTEZ, BOLIVAR, WEMDON, CORTEZ, ROSA, DAVIDA, LAKEMONT, HIGHGROVE, FOLKSTONE, EDITH, BROOKVIEW, GLOSTER, MANCHESTER
- Sixth Row:** ALMAZAN, MARSH, MIXON, HAWICK, LEVEL, GREEN TER, THORN-BERRY, WILDA, NORTHWEST HIGHWAY, MARGATE
- Bottom Row:** WEBB CHAPEL, COCHRAN CHAPEL

The site is located at the intersection of the street labeled 'CORTEZ' and the street labeled 'WILDA'. A black dot marks the site location, and the word 'SITE' is written in a box next to it.

A compass rose is located in the center of the map, and a north arrow is located in the bottom right corner.

EASEMENT LINE _____
 BUILDING LINE _____
 BOUNDARY LINE _____
 CENTERLINE _____
 SANITARY SEWER LINE _____ SS _____
 WATER LINE _____ W _____ W _____
 OVERHEAD SERVICE LINE _____ OES _____
 OVERHEAD POWER LINE _____ OHP _____

8) Structure to remain on subject property.

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	15.00'	S89°29'09"W
L2	41.81'	S0°30'51"E
L3	9.81'	S86°18'08"E
L4	36.83'	S3°41'52"W
L5	0.33'	S86°18'08"E
L6	1.33'	S3°41'52"W
L7	0.33'	S86°18'08"E
L8	13.88'	S3°41'52"W
L9	5.97'	N86°18'08"W
L10	50.84'	S0°30'51"E
L11	52.18'	S0°30'51"E

Block G/6175 Ridgecrest Village
Vol. 15, Pg. 131 M.R.D.C.T.

Block 9/6176 Davilla Drive Estates Addition
Vol. 15, Pg. 353 M.R.D.C.T.

Block B/6145 Midway Highlands Addition
Vol. 10, Pg. 215 M.R.D.C.T.

Block A/6145 Midway Highlands Addition
Vol. 10, Pg. 215 M.R.D.C.T.

Francis Winn Survey Abstract No. 1578

High Grove Drive
 (50' Right-of-Way)
 Right-of-Way
 Vol. 15, Pg. 353 M.R.D.C.T.

Lakemont Drive
 (55' Right-of-Way)
 Centerline

Davilla Drive
 (AKA Davilla Drive)
 (50' Right-of-Way)
 Vol. 15, Pg. 131 M.R.D.C.T.

15' Alley
 (7.5' Easement)
 Vol. 15, Pg. 105 M.R.D.C.T.

7.5' Alley
 Vol. 15, Pg. 105 M.R.D.C.T.

Approximate Location 8" Sanitary Sewer

Approximate Location 6" Water

State Plane Coordinates
 N-7,002,726.148
 E-2,476,513.671

Point of Beginning State Plane Coordinates
 N-7,002,743.138
 E-2,476,531.570

Lot 15A Poulin Davila
 10,693 SQ. FT.
 0.245 ACRES

One, Story Brick & Frame
 James Poulin
 Inst. No. 202500200188
 O.P.R.D.C.T.

Reduced Building Line (By This Plat)

521 SEE DETAIL

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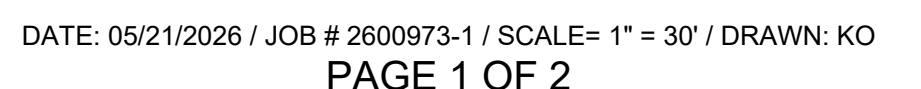
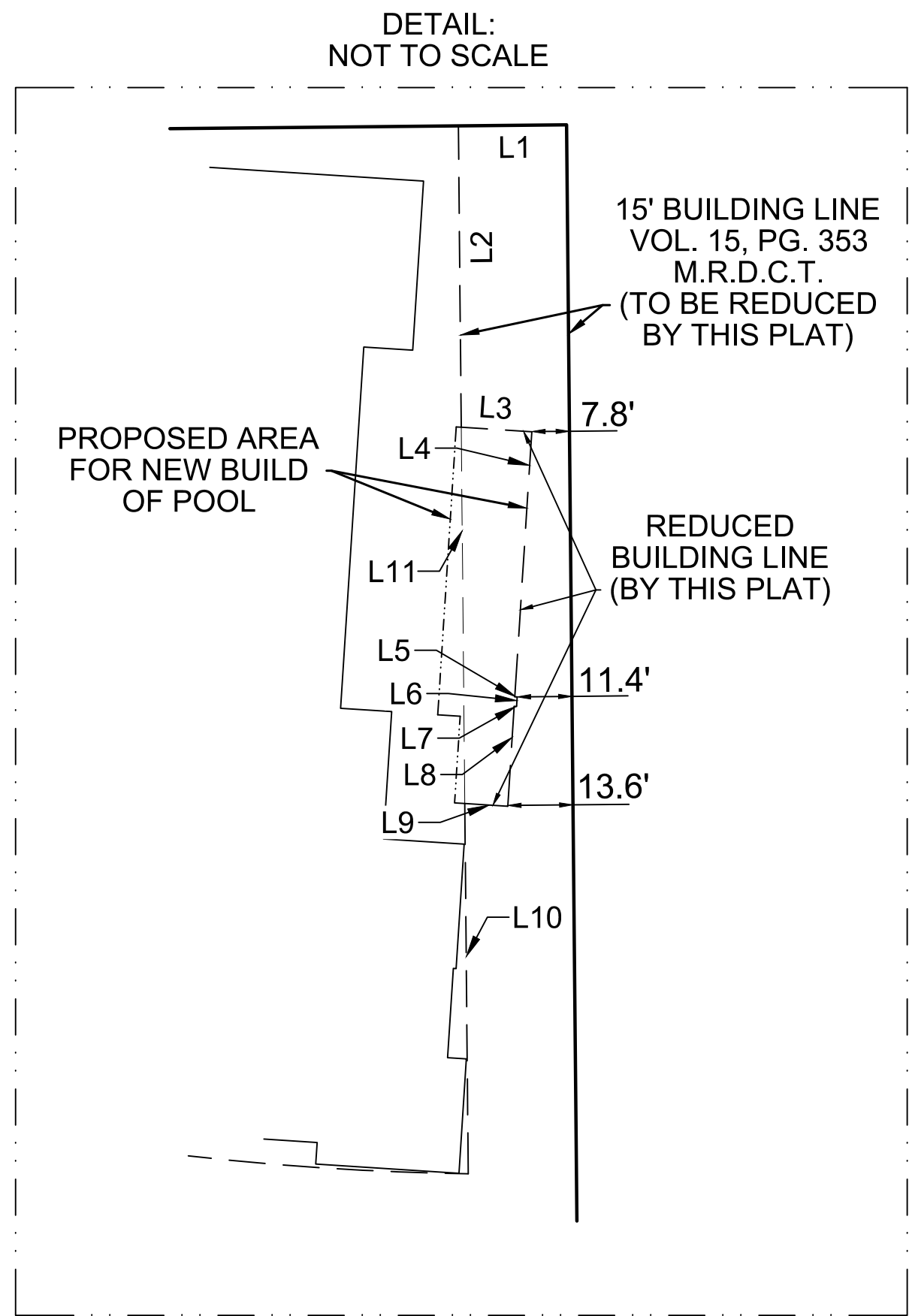
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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **JAMES POULIN**, is the owner of a tract of land situated in the Francis Winn Survey, Abstract No. 1578, City of Dallas, Dallas County, Texas, and being Lot 15, Block 9/6176, Davilla Drive Estates Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 15, Page 353, Map Record, Dallas County, Texas, same being that same tract of land as described in Warranty Deed with Vendor's Lien to James Poulin, recorded in Instrument Number 202500200188, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3 1/4 inch aluminum disk set stamped "POULIN DAVILA & RPLS 5382" on a iron rod for the intersection of the north right-of-way line of Davilla Drive (50 foot right-of-way) and the west right-of-way line of Lakemont Drive (50 foot right-of-way), same being the start of a tangent curve to the right having a radius of 633.02 feet, a delta angle of 6 degrees 09 minutes 17 seconds and a chord bearing and distance of North 87 degrees 27 minutes 35 seconds West 67.97 feet,

THENCE along said tangent curve to the right and said north right-of-way line of Davilla Drive, an arc distance of 68.00 feet to a 3 1/4 inch aluminum disk set stamped "POULIN DAVILA & RPLS 5382" on a iron rod for the end of said curve and being the southeast corner of Lot 16, Block 9/6176 of said Davilla Drive Estates Addition;

THENCE North 03 degrees 46 minutes 51 seconds East, along the east line of said Lot 16, Block 9/6176, a distance of 171.85 feet to a 3 1/4 inch aluminum disk set stamped "POULIN DAVILA & RPLS 5382" on a iron rod for the northeast corner of said Lot 16, Block 9/6176, same lying in the south right-of-way line of a 15 foot alley;

THENCE North 89 degrees 27 minutes 50 seconds East, along the said south right-of-way line of a 15 foot alley, a distance of 55.00 feet to a 3 1/4 inch aluminum disk set stamped "POULIN DAVILA & RPLS 5382" on a iron rod for the intersection of said south right-of-way line of a 15 foot alley and said west right-of-way line of Lakemont Drive;

THENCE South 00 degrees 30 minutes 51 seconds East, along the said west right-of-way line of Lakemont Drive, a distance of 175.01 feet to the POINT OF BEGINNING and containing 10,693 square feet or 0.245 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **JAMES POULIN**, does hereby adopt this plat, designating the herein described property as **POULIN DAVILA** 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

By: _____
JAMES POULIN

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JAMES POULIN, 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 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 _____, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 Engineers and Land Surveyors, 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 _____, 2026.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (06/11/2026)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 _____, 2026.

Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, 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



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
JAMES POULIN
8119 DOUGLAS AVENUE
APT# 1005
DALLAS, TEXAS 75225-6589

PRELIMINARY REPLAT
POULIN DAVILA
LOT 15A, BLOCK 9/6176
BEING A REPLAT OF LOT 15, BLOCK 9/6176
DAVILLA DRIVE ESTATES ADDITION
FRANCIS A WINN SURVEY
ABSTRACT NO. 1578
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000157
DP#