

FILE NAME: SVY-241098-PRELIMINARY PLAT.DWG
FILE LOCATION: R:\Projects\2024\241098-1\Drawings\241098-PRELIMINARY PLAT.dwg
PLOT DATE: 18/02/2025 12:24 PM

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Giambrone Design District Projects, LLC, 4409 Travis Street LLC, and 4409 Travis LLC, acting by and through their duly authorized agent, Mike Giambrone, do hereby adopt this plat, designating the herein described property as **TRAVIS STREET TOWNHOMES**, 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.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

Giambrone Design District Projects, LLC

Mike Giambrone, Owner

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 Mike Giambrone, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

4409 Travis Street LLC
a Texas limited liability company

Mike Giambrone, Owner

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 Mike Giambrone, Owner, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Signature

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

4409 Travis LLC

Mike Giambrone, Owner

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 Mike Giambrone, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Signature

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Mark A. Nace, 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 and the city of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set under my direction and supervision.

Dated this the ____ day of _____, 2025.

Mark A. Nace
Registered Professional Land Surveyor no. 5539

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 Mark A. Nace, 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 considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ____ day of _____, 2025.

Notary Public, in and for the State of Texas

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.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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 _____, 20__ by said Commission

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary



1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY REPLAT

TRAVIS STREET TOWNHOMES

LOT 22A, BLOCK 2/1529

0.4890 ACRES / 21,300 SQUARE FEET

BEING A REPLAT OF

LOTS 22, 23, AND 24, BLOCK 2/1529

FREDERICK P. WILSONS NORTH DALLAS ADDITION

RECORDED IN VOLUME 1, PAGE 40 IN THE

MAP RECORDS OF DALLAS COUNTY, TEXAS

OUT OF THE W.B. COATS SURVEY, ABSTRACT NO. 237

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-071

ENGINEERING PLAN FILE NO. _____