OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Cornerstone Community Development Corporation, Inc., acting by and through its duly authorized agent, **Representative**, does hereby adopt this plat, designating the herein described property as CLEVELAND TOWNHOMES 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,

WITNESS MY HAND THIS _____ DAY OF ______, 2025.

Cornerstone Community Development

Corporation, Inc. a Texas Corporation

*Representative** **Title*

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 **Representative**, 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

GENERAL NOTES

DALLAS, TEXAS 75215

SURVEYOR MARK A. NACE, RPLS

DALLAS, TEXAS 75226

URBAN STRATEGY 4222 MAIN STREET

214-396-2339

TEXAS LICENSE NO 5539

MARKN@URBANSTRATEGY.US TBPLS FIRM NO. 10194610

EMAIL: CSIMMONS@CORNERSTONEDALLAS.ORG

PHONE: 214-676-7315

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON INFORMATION AND TAX MAPS.
- 3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM A PORTION OF TWO (2) LOTS.
- 4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 5. COORDINATE SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

STRATEGY 4222 Main Street, Dallas, Texas 75226

CLEVELAND TOWNHOMES ADDITION

0.1435 ACRES / 6,250 SQUARE FEET BEING A REPLAT OF A PORTION OF LOTS 4 & 5, BLOCK 1/1117 D.L. RICHARDSON'S ADDITIONS RECORDED IN VOL. 250, PG. 284. PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OUT OF THE MACUM MAIN SURVEY, ABSTRACT NO. 995 CITY OF DALLAS, DALLAS COUNTY, TEXAS

ISSUE DATE: 09/22/2025 | PROJECT NO.: 242028 | SCALE: 1 inch = 30 ft. | PAGE 1 OF 1

Firm Registration #10194610, 214.396.2339 www.urbanstrategy.us

PRELIMINARY PLAT

LOTS 4A, BLOCK 1/1117

CITY PLAN FILE NO. PLAT-25-000118

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