

OWNER'S DEDICATION

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Arham Land Holdings LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **TOWNHOMES AT SHEA**, an addition to the City of Dallas, Dallas County, Texas, and does 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 of 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 the 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 DAY OF and resolutions of the City of Dalla 2023.

Arham Land Holdings LLC WITNESS MY HAND THIS

Awais Ahmed, Mar

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Awais Ahmed, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

PLACE COUNTY

RECORDING LABEL HERE

I, Tony Shidid, Chairperson of Brent Rubil, 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. ___day of __by said Commission.

Chairperson of Vice Chairperson City Plan Commission Dallas, Texas

Secretary

PRELIMINARY PLAT

TOWNHOMES AT SHEA

LOT 22, BLOCK 2366

BEING A TRACT OUT OF CITY BLOCK 2366 IN THE

MILES BENNETT SURVEY, ABSTRACT NO. 52

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S223-236



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