

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

the herein described property as **MBK 444** 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.

KAMINSKI CUSTOM BUILDERS, LLC WITNESS MY HAND THIS

2025

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared BRUCE KAMINSKI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

UNDER HAND SEAL OFFICE this

Notary Public in and for the State of Texas

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

AD. 20 approval day of _____ and same was duly approved on the _____ A.D. 20_____ RECORDING PLACE COUNTY

PRELIMINARY REPLAT

MBK 444

Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

by said Comr

LOT 40A, BLOCK 5/1116

BEING A REPLAT OF

LOTS 40 & 41, BLOCK 5/1116

M. THEVENET'S ADDITION

SITUATED IN THE

MACUM MAIN SURVEY,

ABSTRACT NO. 995

CITY OF DALLAS, DALLAS COUNTY, TE)

CITY PLAN FILE NO. S245-123

ENGINEERING PLAN NO. DP **TEXAS**

DATE: 02/07/2025 / JOB # 2400335-1 / SCALE= 1" = 30' / DRAWN: KO

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