

## OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

Notary Public in and for the State of Texas

That DALLAS INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, MICHAEL GARCIA, does hereby adopt this plat, designating the herein described property as LOT 1R, BLOCK 8/104, CLHS 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 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 at	Dallas, Texas, this the	day of	, <i>2025</i> .
DALLAS INDEPENDENT	SCHOOL DISTRICT		
Ву:			
Michael Garcia			
STATE OF TEXAS COUNTY OF DALLAS	§ §		
whose name is subs	ersigned authority, on this day p cribed to the foregoing instrume erations therein expressed and in	ent and acknowledgea	<b>ephen Rogers,</b> known to me to be the perso to me that he executed the same for th
GIVFN under my hand	d and seal of office this the	dav of	. 2025.

OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

That MILLET HOLDINGS LP, acting by and through its duly authorized agent, WILLIAM MILLET, does hereby adopt this plat, designating the herein described property as LOT 1R, BLOCK 8/104, CLHS 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 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 at Dallas, Texas, this the day of	, 2025.
MILLET HOLDINGS LP	
Ву:	
William Millet	
STATE OF TEXAS § COUNTY OF DALLAS §	
BEFORE ME, the undersigned authority, on this day personally appead person whose name is subscribed to the foregoing instrument and action the purposes and considerations therein expressed and in the capa	knowledged to me that he executed the

GIVEN under my hand and seal of office this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MILLET THE PRINTER, INC., acting by and through its duly authorized agent, CHRIS MILLET, does hereby adopt this plat, designating the herein described property as LOT 1R, BLOCK 8/104, CLHS 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 pavina on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or arowths 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.

WITNESS, my hand at Dallas, Texas, this the	day of	, 2025.
MILLET THE PRINTER, INC.		
Ву:		
Chris Millet	-	
STATE OF TEXAS \$ COUNTY OF DALLAS \$		
BEFORE ME, the undersigned authority, on this person whose name is subscribed to the forego for the purposes and considerations therein expr	oing instrument and acknowled	iged to me that he executed the sa
GIVEN under my hand and seal of office this the	e dav of	, 2025.

Notary Public in and for the State of Texas

## OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS §

WHEREAS. DALLAS INDEPENDENT SCHOOL DISTRICT. MILLET HOLDINGS, LP. AND MILLET THE PRINTER, INC., is the sole owner of a 101,752 square foot (2.3359 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, being all of lots 1-8, Block 8/104, Browder's Addition, an addition to the City of Dallas according to the plat recorded in Volume U, Page 492, Map Records, Dallas County, Texas, being all of a called 30,122 square feet tract of land described in a Warranty Deed to Dallas Independent School District, recorded in Volume 77121, Page 113, Deed Records, Dallas County, Texas, being all of a called 43,798 square foot tract of land described in a Special Warranty Deed to Millet Holdings, LP, recorded in Instrument No. 20080209353, Official Public Records, Dallas County, Texas, and being all of a called 28,776 square foot tract of land described in a Special Warranty Deed to Millet The Printer, Inc., recorded in Volume 94038, Page 1101, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at 1/2" iron rod found at the intersection of the southeast right-of-way line of Cadiz Street (a 66 foot right-of-way) and the southwest right-of-way line of S. Saint Paul Street (a 66 foot right-of-way) for the north corner of said Lot 4, and the north corner of said 28,776 square foot tract;

THENCE South 45°29'45" East, along the common line between said Lot 4 and said S. Saint Paul Street, a distance of 263.94 feet to a point at the intersection of the southwest right-of-way line of said S. Saint Paul Street and the northwest right-of-way line of Corsicana Street (a 66 foot right-of-way) for the east corner of said Lot 5 and the east corner of said 28,776 square foot tract;

THENCE South 44°30'12" West, along the common line between said 28,776 square foot tract and said Corsicana Street, at 121.59 feet passing a 1/2" iron rod found for the south corner of said 28,776 square foot tract and the east corner of said 43,798 square foot tract, and continuing a total distance of 385.50 feet to a 3-1/4" aluminum disk stamped RLG INC & CLHS" set at the intersection of the northwest right-of-way line of said Corsicana Street and the northeast right-of-way line of S. Ervay Street (a 66 foot right-of-way) for the south corner of said Lot 8 and said 30,122 square foot tract;

THENCE North 45°29'45" West, along the common line between said S. Ervay Street and said 30,122 square foot tract, a distance of 263.95 feet to a building corner at the intersection of the northeast right-of-way line of said S Ervay Street and the southeast right-of-way line of said Cadiz Street, for the west corner of said Lot 1 and said 43,798 square foot tract;

THENCE North 44°30'18" East, along the common line between said Cadiz Street and said 43,798 square foot tract, a distance of 385.50 feet to the POINT OF BEGINNING containing 101,752 square feet or 2.3359 acres of land, more or less.

## SURVEYOR'S STATEMENT

l, **BRIAN R. WADE**, 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 \_\_\_\_\_, 2025. 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.

Brian R. Wade Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 stated.

GIVEN under my hand and seal of office this the \_\_\_\_ day of

\_\_\_\_\_, 2025.

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 \_\_\_\_\_ *A.D. 20\_\_\_\_\_ by said* 

> Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT

CLHS ADDITION LOT 1R, BLOCK 8/104 REPLAT

BROWDERS ADDITION LOTS 1-8, BLOCK 8/104

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-124 ENGINEERING NO. DP-\_\_\_

SCALE: 1" = 30'

DATE: FEBRUARY 2025

OWNER: MILLET THE PRINTER, INC. 1000 S. ERVAY ST DALLAS, TX 75201

214-741-3602

CHRIS MILLET

SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS. TX. 75243 214-739-8100 rlg@rlginc.com

TX PE REG #F-493

TBPELS REG" #100341-00 SHEET 2 OF 2 JOB NO. | 2411.009 | E-FILE | 2411.009TP | DWG NO. | 28.652W RECORDED INST#

Notary Public in and for the State of Texas

OWNER:

DALLAS INDEPENDENT SCHOOL DISTRICT 9400 N. CENTRAL EXPWY, SUITE 800 DALLAS. TX 75231 972-925-7211 MICHAEL GARCIA

OWNER: MILLET HOLDINGS LP 1000 S. ERVAY ST DALLAS, TX 75201 214-741-3602 WILLIAM MILLET