

I, J.R. JANUARY, 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.

Surveyor No. 5382

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_

RECORDING

LABEL HERE

PLACE

COUNTY

approved on the _____ day of ____ and same was duly approved on the ____ A.D. 20____

by said Comr

Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

day of



SURVEYING, LLC HERITAGE Suite 124, Dallas, TX 75243 9700 Fax 214-340-9710 itage.com #10169300

That **KAMINSKI CUSTOM BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, acting by and through its duly authorized agent, does hereby adopt this plat, designating 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 shown 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 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 private property for the purpose of constructing, inspecting, patrolling, maintaining and adding shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or purple of the purpose of reading meters and any maintenance or service required or service required or service. 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 he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true. 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE this This plat approved subject to all platting ordinances rules, regulations and resolutions of the City of Dallas, Texas.

STATE OF TEXAS COUNTY OF DALLAS

KAMINSKI - SOLE MEMBER

WITNESS MY HAND THIS

DAY OF

performed by that utility).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

KAMINSKI CUSTOM BUILDERS, LLC

PRELIMINARY PLAT **MBK 444**

LOT 40A, BLOCK 5/1116

BEING A REPLAT OF

LOTS 39, 40 & 41, BLOCK 5/1116

M. THEVENET'S ADDITION

MACUM MAIN SURVEY, ABSTRACT NO. 995

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S245-123R

DATE: 05/28/2025 / JOB # 2400335-3 / SCALE= 1" = 30' / DRAWN: KO

ENGINEERING PLAN NO. DP