

THAT, 4215 WLL, LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as FORTY TWO FIFTEEN, 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 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

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.

his plat approved subject to all platting ordin	nances, rules,	regulations and	d resolutions o	of the City of	of Dallas,	Texas.

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Tom Barrow, 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 ____

I, Gary E. Johnson, 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 Land Surveying, 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

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 _

10610 Metric Drive, Suite 124, Dallas, TX 7524 Office 214-340-9700 Fax 214-340-9710 txheritage.com Firm #10169300

4215 WLL, LLC

TOM BARROW

4303 WEST LOVERS LANE

SUITE 200

DALLAS, TEXAS

FORTY TWO FIFTEEN

REPLAT OF LOT 4, BLOCK B/4972 OF BLUFFVIEW ESTATES AND LOTS 5A AND 5B, BLOCK B/4972 OF BROWN SUBDIVISION OF LOT 5 AND WEST 70 FEET OF LOT 6 OF BLOCK B/497 OF BLUFFVIEW ESTATES ADDITION, WILSON BAKER SURVEY, ABSTRACT NO. 34

CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S201-586

DATE: 01/08/21 / JOB # 2002209-1/ SCALE - 1" = 30' /JAM