OWNER'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PALLAS
COUNTY OF PALLAS
WHEREAS Dallas Neighborhood Alliance for Habitat Is the sole owner of a tract of WHEREAS Dallas Neighborhood SILKWOOD SURVEY, Abstract No. 1345, City of Iballas County, Texas, and being part of City Block 7086. City of Dallas Dallas County, Texas, and being part of City Block 7086. City of Dallas Dallas County, Texas, and being the same tract of land described in Quit Claim Deed to Dallas Neighborhood Alliance for Habitat, recorded in instrument No. 2017/00339148, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the North Iline of Valerntine Street, a 50' right-of-way, at the Southwest corner of a tract of land described in deed to Ronald Marthn and Chantal Martin, recorded in Instrument No. 20150067576, Official Public Records, Dallas County, Texas;

of 100.00' to a 1/2" ed in deed to d Records, Dallas

Thence North 00°14'48" West, a distance of 120.00' to a 1/2" iron rod found in the South line of a 15' alley right-of-way, at the Northeast corner of said Robinson tract: of 100.00' to a 1/2"

OF BEGINNING

SURVEYOR'S CERTIFICATE

I. John S. Turner, 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 compiles with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ortapler 212. If urther affirm that monumentation shown hereon was either found or placed in compilance 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 Pal.

Witness my hand at Mesquite, Texas, This ______day of _____ 20

John S. Turner RegIstered Professional Land Surveyor #5310

BEFORE ME, the undersigned, a Notary Public in and for the said Co day personally appeared John S. Turmer, R.P.L.S. NO. 5310, State of to be the person whose name is subscribed to the foregoing instruc-to me that he executed the same for the purposes and considerations and in the capacity therein stated. the said County and State on this 10, State of Texas, known to me ginstrument, and acknowledged siderations therein expressed

Given under my hand and seal of office,
This _____day of ____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Dallas Neighborhood Alliance for Habitat, by and through it's duly authorized representative, does hereby adopt this plat, designating the herein described properly as VLLEMTINE HABITAT ADDITION, LOT T. JELOCK ATOSB, 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 are hereby treserved 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 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 herefere 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 figures and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, particular, maintaining and adding to or removing all or parts of its esspective 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.

Dallas Neighborhood Alliance for Habitat

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State,
on this day personally appeared,
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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE. (872) 861-4875 FAX, 1972; 9861-4984
WMW.AMSURREY, COM.
RESS, 3014 Rodnesler St, Dallas, TX 75215—
Ben Neighborhood Allance for Habitat
Henrolon Rd., Dallas, TX 75212— &W SURVEYORS, INC.

Professional Land Surveyors

|Date:07-03-2019| Reviset: |any operating in your best interest"

VALENTINE HABITAT ADDITION LOT 1, BLOCK A/7068 PRELIMINARY PLAT

SOLOMON SILKWOOD SURVEY, ABSTRACT NO. 1345 CITY PLAN FILE NO. \$189-280 BEING A 0.275 ACRE TRACT OF LAND AN ADDITION TO THE CITY OF DALLAS,