

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

460

15'x15' SIGHT EASEMENT VOLUME 84206, PAGE 3339 D.R.D.C.T. (TYP.)

00.08 17

SURVEYOR'S CERTIFICATE

OWNER

'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

That Rusom Tsegu does hereby adopt this plat, designating the herein described property as *BELTLINE RUSOM*, an addition to the City of Dallas, Dallas County, Texas, and does hereby declicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the street(s) shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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.

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Rusom Tsegu, 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 purpose therein expressed and and under oath stated that the statements in the foregoing certificate are true. Given under my hand and seal of office, This 20__. day of

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

(date ______(name of person who _____(name of person who _____(name of person who ______(name of officer-usually president or secretary, of _______(name of business), a _______(state of business, i.e., LLC, Corp, etc.), on behalf of the ______Corp., etc.).

BEING 7.947 ACRES OUT OF CITY BLOCK 8821 BELTLINE RUSOM LOTS 1 & 2, BLOCK J/8821 PRELIMINARY PLAT

DALLAS COUNTY, TEXAS ROBERT KLEBURG SURVEY, ABSTRACT 716 AN ADDITION TO THE CITY OF DALLAS,

CITY PLAN FILE NO.S167-060