

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Nicolas Villalba and Bryan Johnson, does hereby adopt this plat, designating the herein described property as IBERIA—BUCESS 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 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

WITNESS, my hand at Dallas, Texas, this the day 2018.

Nicolas Bryan Johnson Villalba (OWNER) (OWNER)

BY:

OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Nicolas Villalba 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Notary Public in and for Dallas County, Texas.

STATE OF COUNTY ( OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bryan 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 expressec GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 this Signed Final Plat.

Dated this the\_\_\_\_\_\_ day of \_\_\_\_\_\_ RELEASED FOR REVIEW 06/14/2016 PRELIMINARY, THIS DOCUMENT NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.\_\_\_\_\_ Bryan Connally

Texas Registered Professional Land Surveyor No. 5513 2018.

STATE OF COUNTY ( OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

2018.

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PRELIMINARY PLAT
IBERIA—BUGESS ADDITION

LOT 1A, BLOCK 15/8570

19,433 SQ.FT. / 0.446 ACRES
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 15/8570,
HAMPTON INDUSTRAIL ADDITION
GEORGE W. DOOLEY SURVEY, ABSTRACT NO. 390
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178—143

OWNER: NICOLAS VILLALBA & BRYAN JOHNSON

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