

NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS, THAT **DESEV INVESTMENT GROUP, LLC** acting by and through its duly authorized agent, BARRY BREWER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **McCOMMAS BLUFF 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 HEREON 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 OF THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL MAINTAIN AND REPAIR THE IMPROVEMENTS OF THE EASEMENTS 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 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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, TEXAS.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

DESEV INVESTMENT GROUP, LLC

BY: \_\_\_\_\_

NAME:

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

**SURVEYOR'S STATEMENT**

I, TIMOTHY R. MANKIN, 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 IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8617 (A)(B)(C)(D)(E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

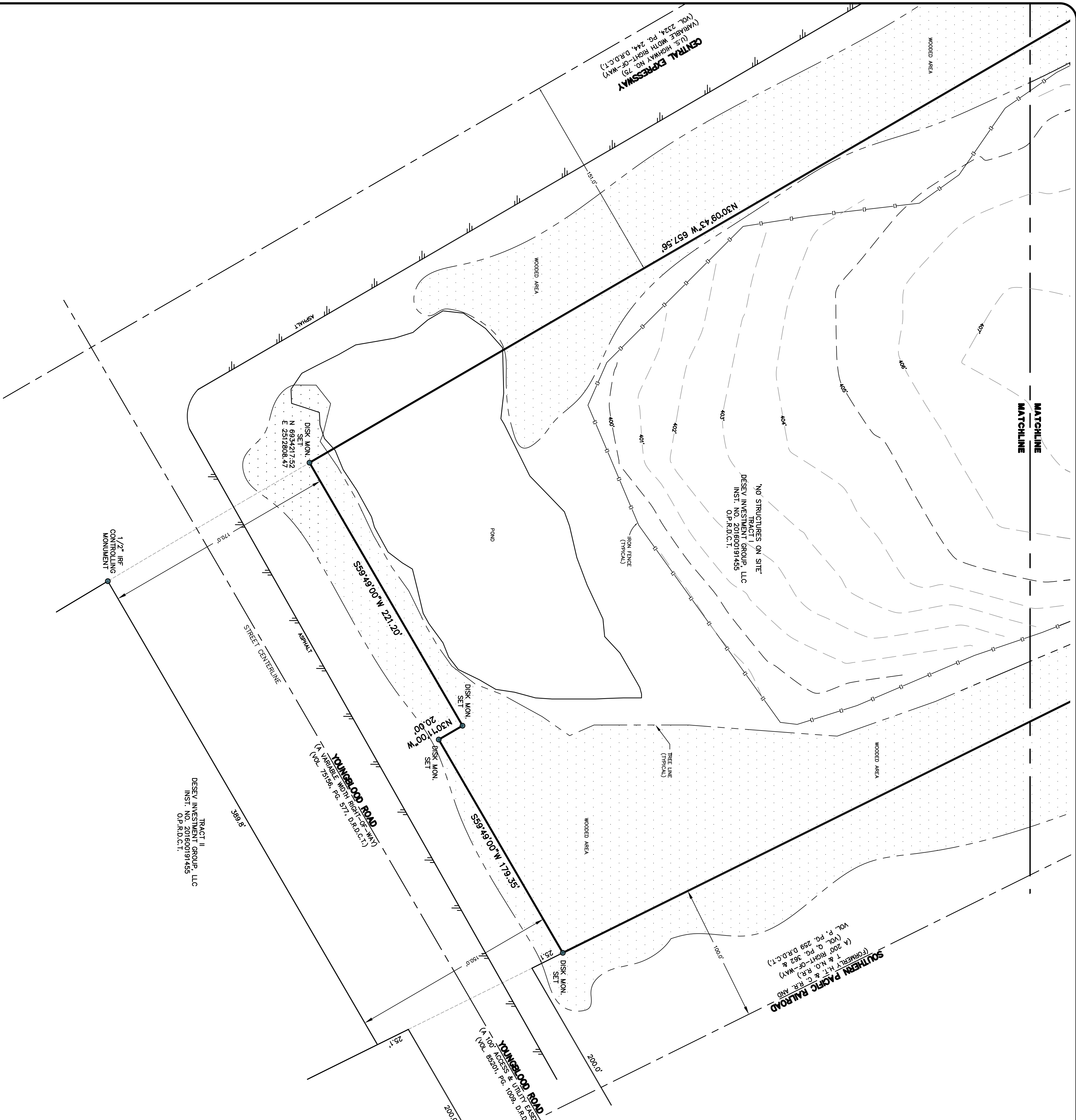
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017  
PRELIMINARY NOT TO BE RECORDED FOR ANY  
PURPOSE RELEASE FOR REVIEW 08/08/2017

TIMOTHY R. MANKIN  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:

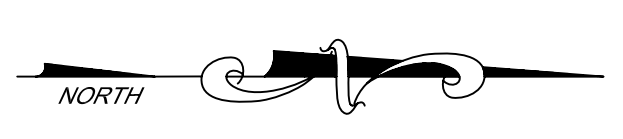
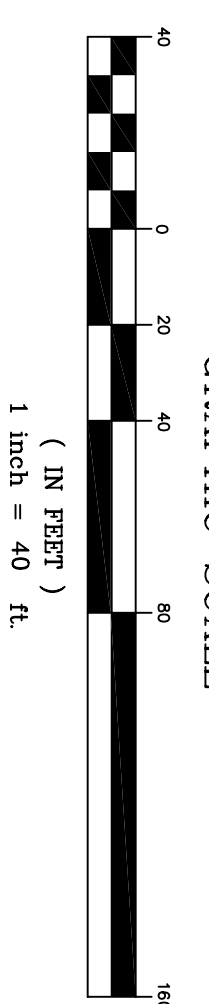
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS



**LINETYPE TABLE**

———	BOUNDARY LINE
———	OWNER LINE
———	WATER LINE
———	OVERHEAD SERVICE LINE
———	SEWER LINE
———	STORM DRAIN LINE
———	GAS LINE
———	UNDERGROUND ELEC. LINE
———	BUILDING LINE
———	STREET CENTERLINE



**PRELIMINARY PLAT  
McCOMMAS BLUFF ADDITION**

LOT 1, BLOCK A/8006  
PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO DESEV INVESTMENT GROUP, LLC BEING SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5167-254  
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

**LEGEND**

	GAS METER
	FIRE CONTROL VALVE
	TELEPHONE PEDESTAL
	WATER VALVE
	DOWN CITY
	S.S. MANHOLE
	CLEAN OUT
	FIRE HYDRANT
	WATER METER
	WATERORK VALVE
	TRANSFORMER PAD
	ELECTRIC METER
	STORM DRAIN MANHOLE
	WATER MANHOLE
	TRAFFIC SIGNAL POLE
	TELEPHONE MANHOLE
	GAS MANHOLE
	VAULT
	HANDICAP SPACE
	SIGN
	LIGHT POLE
	CONCRETE
	BOLLARD
	COVERED AREA
	A.C. PAD

JOB NO.:	17-0308	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE:	6/9/2017	www.peisersurveying.com	2
FIELD DATE:	5/13/2017		
SCALE:	1" = 40'		
FIELD:	J.W.		
DRAWN:	J.B.W.		
CHECKED:	T.R.M.		

623 E. DALLAS ROAD  
GRAPENWEE, TEXAS 76091  
817-481-1899 (P)  
817-481-1899 (F)

COMMERCIAL  
RESIDENTIAL  
TOPOGRAPHY  
MORTGAGE

FIRM No. 100999-00 Member Since 1977