

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT, **DESEY INVESTMENT GROUP, LLC** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, BARRY BREWER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **DESEY INVESTMENT GROUP, LLC 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 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 UTILITIES SHALL BE CONSTRUCTED OR PLACED ON THE EASEMENTS AS AND ANY PUBLIC SERVICES BEING HEREBY RESERVED FOR THE UTILITY AND FIRE LANE EASEMENTS SHALL BE MAINTAINED AND ACCOMMODATED BY THE PROPERTY OWNER. THE EASEMENTS SHALL BE CONVEYED TO THE PUBLIC 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 SYSTEMS. 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 HEREBY 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.

DESEY 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 HEREBY 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 MOUNTAINATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(9)(C)(D)&(E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PREPOSE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____ 2017

PRELIMINARY NOT TO BE RECORDED FOR ANY

PURPOSE RELEASE FOR REVIEW 06/07/2017

TIMOTHY R. MANKIN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

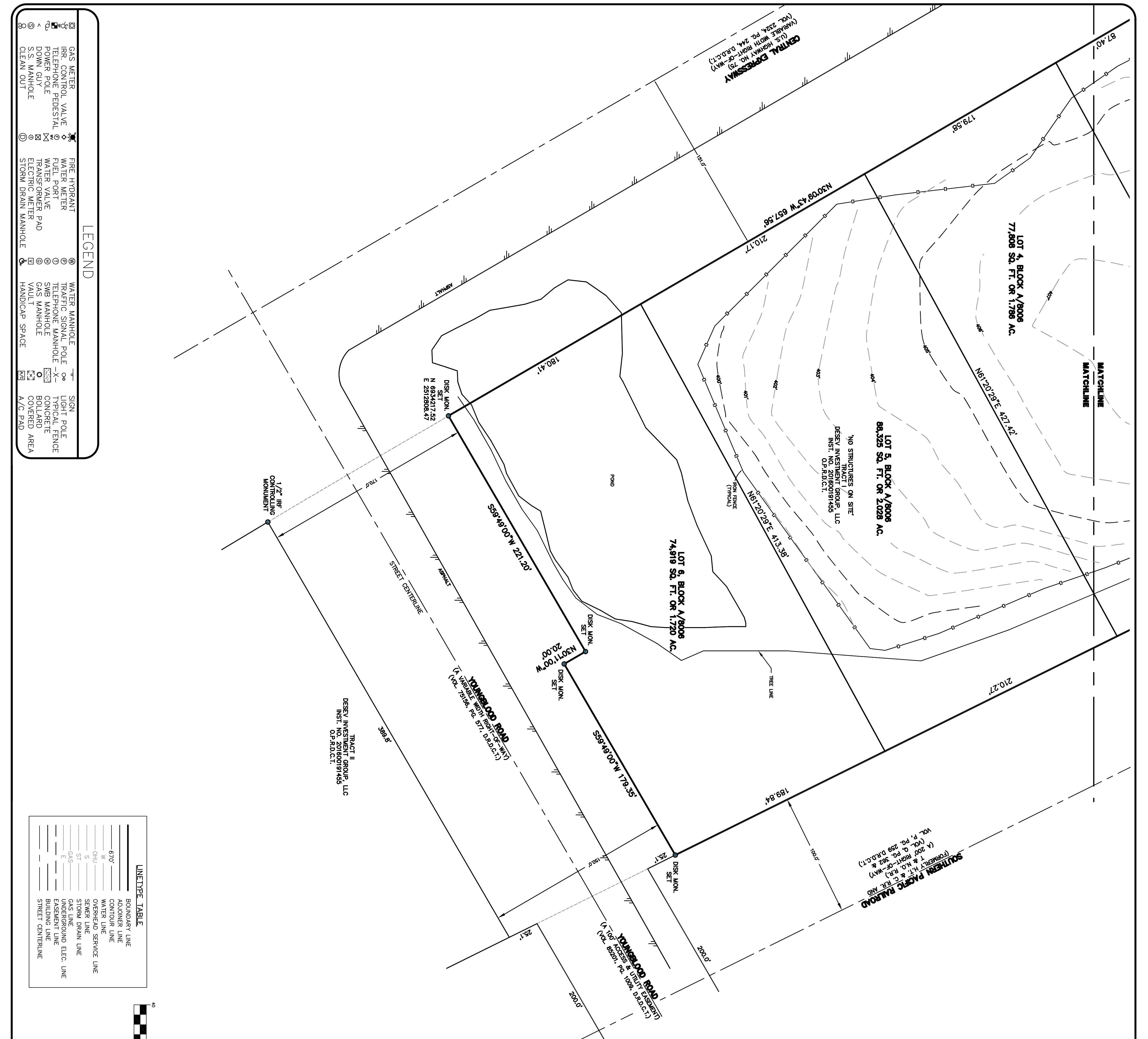
STATE OF TEXAS:

COUNTY OF TARRANT:

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

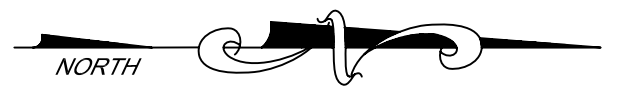
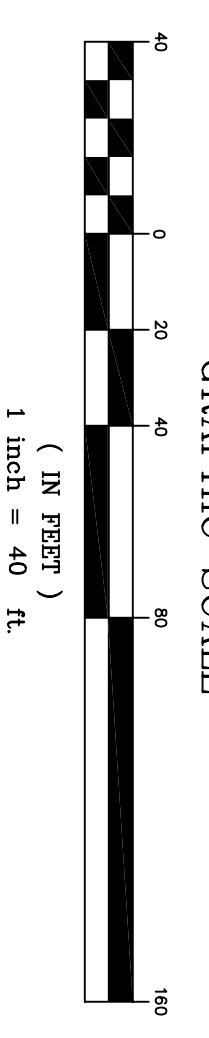


LEGEND

	GAS METER		WATER MANHOLE
	IRR CONTROL VALVE		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		TELEPHONE MANHOLE
	FIRE HYDRANT		SIGN
	WATER METER		LIGHT POLE
	FUEL PORT		TYPICAL FENCE
	STORM DRAIN MANHOLE		TYPICAL FENCE
	SEWER MANHOLE		TYPICAL FENCE
	ELECTRIC METER		TYPICAL FENCE
	STORM DRAIN MANHOLE		TYPICAL FENCE
	HANDICAP SPACE		TYPICAL FENCE
	A/C PAD		TYPICAL FENCE

LINE/TYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	CORNER LINE
	EASEMENT LINE
	UTILITY LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	UNDERGROUND ELEC. LINE
	EASEMENT LINE
	STREET CENTERLINE



OWNER:
DESEY INVESTMENT GROUP, LLC
112 S. MADISON AVENUE
DALLAS, TX 75208

ENGINEER:
SMN ENGINEERING, INC.
112 S. MADISON AVENUE
DALLAS, TX 75208

JOB NO.:	17-0305	SHEET	2
DATE:	6/9/2017	DATE:	6/9/2017
FIELD DATE:	5/13/2017	SCALE:	1" = 40'
FIELD:	LMW	DRAWN:	LEW
CHECKED:	TRM	DATE:	6/9/2017

www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1808 (F)

COMMERCIAL
RESIDENTIAL
TOPOGRAPHY
MORTGAGE

Member Since 1977

PRELIMINARY PLAT
McCOMMAS BLUFF ADDITION
LOTS 1-6, BLOCK A/8006
PLAT OF THAT CERTAIN TRACT OF LAND CONVEYED TO DESEY INVESTMENT GROUP, LLC
BEING SITUATED IN THE LEVI DIXON SURVEY, ABSTRACT NO. 380
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5167-211
THIS PLAT FILED IN INSTRUMENT NO. _____