

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FIRST BAPTIST CHURCH OF DALLAS, TEXAS UTILITIES PROPERTIES, INC., AND ELIZABETH ORAM THORNE TRUST, acting by and through its duly authorized agents, ERVAY FEDERAL 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 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.

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

FIRST BAPTIST CHURCH OF DALLAS

By: _____
Name: BEN LOVVORN
Title:

STATE OF TEXAS I

COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____ 2018.

Notary Public in and for the State of Texas
My commission expires:

VISTRA EP PROPERTIES COMPANY

By: _____
Name:
Title:

STATE OF TEXAS I

COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____ 2018.

Notary Public in and for the State of Texas
My commission expires:

ELIZABETH ORAM THORNE TRUST

By: _____
Name: ELIZABETH THORNE BLUM
Title: Trustee

STATE OF TEXAS I

COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____ 2018.

Notary Public in and for the State of Texas
My commission expires:

ELIZABETH ORAM THORNE TRUST

By: _____
Name: ROBBYE ORAM JAGGI
Title: Trustee

STATE OF TEXAS I

COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ 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 _____ 2018.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S STATEMENT

I, SIANG W. LIM, 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 _____, 2018.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

SIANG W. "DANIEL" LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS I

COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared SIANG W. LIM 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 _____ 2018.

Notary Public in and for the State of Texas
My commission expires:

PRELIMINARY PLAT
ERVAY FEDERAL ADDITION
LOT 1, BLOCK 236

BEING
A REPLAT OF PARTS OF
LOTS 10 AND 15, BLOCK 236
BULLINGTON ADDITION
VOLUME 30, PAGE 83, M.R.D.C.T.

OUT OF
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-313

SEPTEMBER 6, 2018

SHEET 2 OF 2

OWNER 1:
FIRST BAPTIST CHURCH OF DALLAS
DALLAS, TEXAS 75201

OWNER 2:
VISTRA EP PROPERTIES COMPANY
DALLAS, TEXAS 75201

OWNER 3:
ELIZABETH ORAM THORNE TRUST
ELIZABETH THORNE BLUM, TRUSTEE
ROBBYE ORAM JAGGI, TRUSTEE
AUSTIN, TEXAS 78733

SURVEYOR:

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