

City of Garland
Subdivision Plat Dedication Language

Contact: Glenn S. Breysacher, City Surveyor
Phone – 972.205.2157
Email – gbreysac@ci.garland.tx.us

Dedication form for an individual (no drainage easements, floodway(s) or detention areas):

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That _____, the owner of the property described in this plat does hereby adopt this plat, designating the property as _____ an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

[INCLUDE THE FOLLOWING PROVISION IF THE PLAT CONTAINS ACCESS EASEMENTS]

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 20_____.

BY: _____
AUTHORIZED SIGNATURE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me, the undersigned authority, 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 20__.

Notary Public for and in the State of Texas

My commission expires: _____

Dedication form for corporations, partnerships, trusts, and other business entities (no drainage easements, floodway(s) or detention areas):

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That _____ the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as _____ an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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BY: _____
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[INCLUDE THE FOLLOWING PROVISION IF THE PLAT CONTAINS A DRAINAGE EASEMENT OR FLOODWAY]:

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points

to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

[INCLUDE THE FOLLOWING PROVISION IF THE PLAT CONTAINS A DETENTION AREA]:

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of Sec. 31.36 of the Code of Ordinances of the City of Garland, Texas.

[INCLUDE THE FOLLOWING PROVISION IF THE PLAT CONTAINS ACCESS EASEMENTS]

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the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 20_____.

BY: _____
AUTHORIZED SIGNATURE

STATE OF TEXAS §
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COUNTY OF DALLAS §

Before me, the undersigned authority, 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 purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20_____.

Notary Public for and in the State of Texas

My commission expires: _____

Dedication form for Vacation Plats:

- The word "VACATED" shall be stamped across the platted area.
- The vacated plat and the new final plat submitted on a property shall be considered at the same time and filed for record at the same time.

Every plat of a subdivision which is being vacated shall contain the following inscription:

WHEREAS, _____ presented to the City Plan Commission of the City of Garland, Texas, this plat for approval; and

WHEREAS, at its meeting on _____, the City Plan Commission of the City of Garland, approved this plat;

WHEREAS, this plat was filed for record in the Map and Deed Records of Dallas County, Texas, on the _____ and recorded in Volume _____, Page _____, of the Map Records of Dallas County, Texas; and

WHEREAS, _____ is the owner in succession of the property described in this plat; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, owner of the property described in this plat, does hereby vacate the said plat so that it shall no longer have any force or effect for any purpose.

EXECUTED this the _____ day of _____, 200_

{NOTARY SEAL}

CERTIFICATION OF VACATION

I, _____, Chairman of the City Plan Commission of the City of Garland, Texas, do hereby certify that this plat originally approved by the City Plan Commission on the _____, and recorded in Volume _____, Page _____, of the Map and Deed Records of Dallas County, Texas, has been presented to the City Plan Commission of the City of Garland, Texas, for vacation and that the City Plan Commission on the _____, did hereby vacate this plat, so that it shall no longer have any force or affect.

City Secretary

Chairman, City Plan Commission
City of Garland, Texas