

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
 THAT, PINAR, INC. ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PINAR 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 AREA SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 BUILDING, 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.

PINA NALBANTOGLU
 PRESIDENT/OWNER

STATE OF TEXAS
 COUNTY OF DALLAS
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PINA NALBANTOGLU, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE:

STATE OF TEXAS }
 COUNTY OF DALLAS }

WHEREAS, PINAR, INC. IS THE OWNER OF LOTS 1 & 2 AND PART OF LOTS 17 & 18, BLOCK 38/1341 OF P.B. YEARGAN'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 1, PAGE 148 MAP RECORDS DALLAS COUNTY, TEXAS SITUATED IN THE J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO PINAR, INC. BY DEED AS RECORDED IN INSTRUMENT NO. 201100328217, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF BROWN STREET (50' R.O.W.) WITH THE NORTHWEST LINE OF REAGAN STREET (55' R.O.W.);

THENCE SOUTH 45° 00' 00" WEST, A DISTANCE OF 100.00' TRaversing THE NORTHWESTERLY LINE OF SAID REAGAN STREET (55' R.O.W.) TO A FOUND 5/8" IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 3, BLOCK 38/1341 OF SAID P.B. YEARGAN'S ADDITION;

THENCE NORTH 45° 00' 00" WEST, A DISTANCE OF 204.23' TRaversing THE COMMON LINE OF SAID LOTS 2 AND 3, BLOCK 38/1341 TO A CROSS FOUND FOR CORNER, SAID CORNER BEING IN THE SOUTHWEST LINE OF SAID LOT 17, BLOCK 38/1341 OF SAID P.B. YEARGAN'S ADDITION;

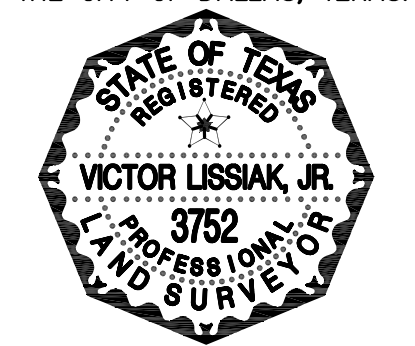
THENCE NORTH 45° 00' 00" EAST, A DISTANCE OF 100.00' TO A FOUND 1/2" IRON ROD FOR CORNER, SAID CORNER BEING IN THE SOUTHWESTERLY LINE OF SAID BROWN STREET (50' R.O.W.);

THENCE SOUTH 45° 00' 00" EAST, A DISTANCE OF 204.23' TRaversing THE SOUTHWESTERLY LINE OF SAID BROWN STREET (50' R.O.W.) BACK TO THE PLACE OF BEGINNING AND CONTAINING 20,423 SQUARE FEET OR 0.469 ACRES OF LAND.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, VICTOR LISSIAK, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF DALLAS, TEXAS.

DATED THIS THE _____ DAY OF _____, 2018



VICTOR LISSIAK, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3752

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR. KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- LEGEND:**
- F.I.R. FOUND IRON ROD
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - ESMT. EASEMENT
 - R.O.W. RIGHT-OF-WAY

- SURVEYOR'S NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT ON A 0.469 AC TRACT OF LAND SITUATED ON 2 LOTS AND PART OF 2 LOTS IN THE P.B. YEARGAN'S ADDITION.
 2. NO STRUCTURES EXIST WITHIN THE SITE.
 3. THERE ARE NO EXISTING TREES ON SITE.
 4. THE ENTIRE LOT 2 PROPERTY IS A BLANKET DRAINAGE EASEMENT.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

OWNER:
 PINAR, INC.
 P.O. BOX 1195
 MCKINNEY, TX 75050
 PHONE: (214) 693-8593

DEVELOPER:
 CLAYTON SNODGRASS
 16950 DALLAS PARKWAY, SUITE 102
 DALLAS, TX 75248
 PHONE: (817) 944-0934

ENGINEER/SURVEYOR:
 VIEWTECH, INC.
 4205 BELTWAY DRIVE
 ADDISON, TEXAS 75001
 TEL: (972) 861-8187
 CONTACT: VICTOR LISSIAK JR., PE
 FIRM NO. 10155800

PRELIMINARY PLAT
LOT 1A, BLOCK 38/1341
PINAR ADDITION
 BEING A REPLAT OF
 LOTS 1 & 2, BLOCK 38/8217
 PT OF LOTS 17 & 18, BLOCK 38/8217
 OF P.B. YEARGAN'S ADDITION
 0.469 ACRES
 OUT OF THE
 J.A. SYLVESTER SURVEY
 ABSTRACT NO. 1383
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S189-073
 DECEMBER 3, 2018