

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS VINTAGE FOREST REALTY, LP is the owner of a 40,475 square foot tract of land situated in the C. G. Newton Survey, Abstract Number 1090, lying in City Block 6383 of the City of Dallas, Dallas County, Texas, and being all of that same tract of land described in Special Warranty Deed to Vintage Forest Realty, LP, recorded in Instrument Number 201300135685 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a point for corner in Forest Lane (a variable width R.O.W.) and being N 00°30'00" W, 30.00 feet from a cross found at the common southeast corner of a 30' Street Easement to the City of Dallas, recorded in Volume 4117, Page 117 of the Deed Records of Dallas County, Texas, and the northernmost northwest corner of Lot 8A, Block 7/6383 of Preston Forest Center No. 2, an addition to the City of Dallas, Texas, recorded in Volume 96103, Page 3852 of the Deed Records of Dallas County, Texas;

THENCE S 00°30'00" E, at 30.00 feet passing said northernmost northwest corner of Lot 8A, and continuing along the northernmost west line of said Lot 8A a total distance of 194.35 feet to an iron rod with cap stamped "NELSON CORP." found at the northeast corner of a 1 acre tract to the City of Dallas;

THENCE S 89°30'00" W, 208.00 feet along the north line of said City of Dallas property to a PK nail in wall found for corner in the east line of a 15' wide alley;

THENCE N 00°30'00" W along the east line of said alley and at 164.83 feet passing a 5/8 inch iron rod with aluminum cap stamped "PEGASUS BANK ADDITION" and "BDD" set at the southwest corner of the above mentioned street easement and continuing a total distance of 194.83 feet to a point for corner in Forest Lane;

THENCE N 89°38'00" E, 208.00 feet along Forest Lane to the Point of Beginning and containing 40,475 square feet or 0.9292 acres of land.

SURVEYOR'S STATEMENT

I, Stanley Ray Felts, 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 _____, 2017

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

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Ray Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VINTAGE FOREST REALTY, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as PEGASUS BANK 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 _____, 2017.

VINTAGE FOREST REALTY, LP

HARVARD CAPITAL, LLC, General Partner of Vintage Forest Realty, LP

By: _____

Name: Roger Joseph Pipes

Title: Manager of Harvard Capital, LLC

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Roger Joseph Pipes, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2017.

Notary Public in and for the State of Texas

LEGEND

MON SET	5/8" IRON ROD WITH ALUMINUM CAP STAMPED "PEGASUS BANK ADDITION" AND "BDD"
"X" FND	CROSS CUT IN CONCRETE FOUND
PKF	PK NAIL FOUND
CIRF	IRON ROD W/ CAP STAMPED "NELSON CORP." FOUND
PP	POWER POLE
GUY	GUY WIRE
CO	CO
SAN MH	SANITARY MANHOLE
GI	GRATE INLET
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WVT	WATER VAULT
GM	GAS METER
GV	GAS VALVE
GAS MH	GAS MANHOLE
BOL	BOLLARD
POST	POST
LS	LIGHT STANDARD
MB	MAILBOX
RD	ROOF DRAIN
FND	FOUND
AC	AIR CONDITIONER
CONC	CONCRETE
INV	INVERT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER

PRELIMINARY PLAT
PEGASUS BANK ADDITION
LOT 1, BLOCK 4/6383
SITUATED IN THE
C. G. NEWTON SURVEY, ABSTRACT NO. 1090
CITY OF DALLAS, DALLAS COUNTY, TEXAS
A BEING ALL OF TRACT OF LAND
INSTRUMENT NUMBER 201300135685, O.P.R.D.C.T.
1 LOT 0.9292 ACES

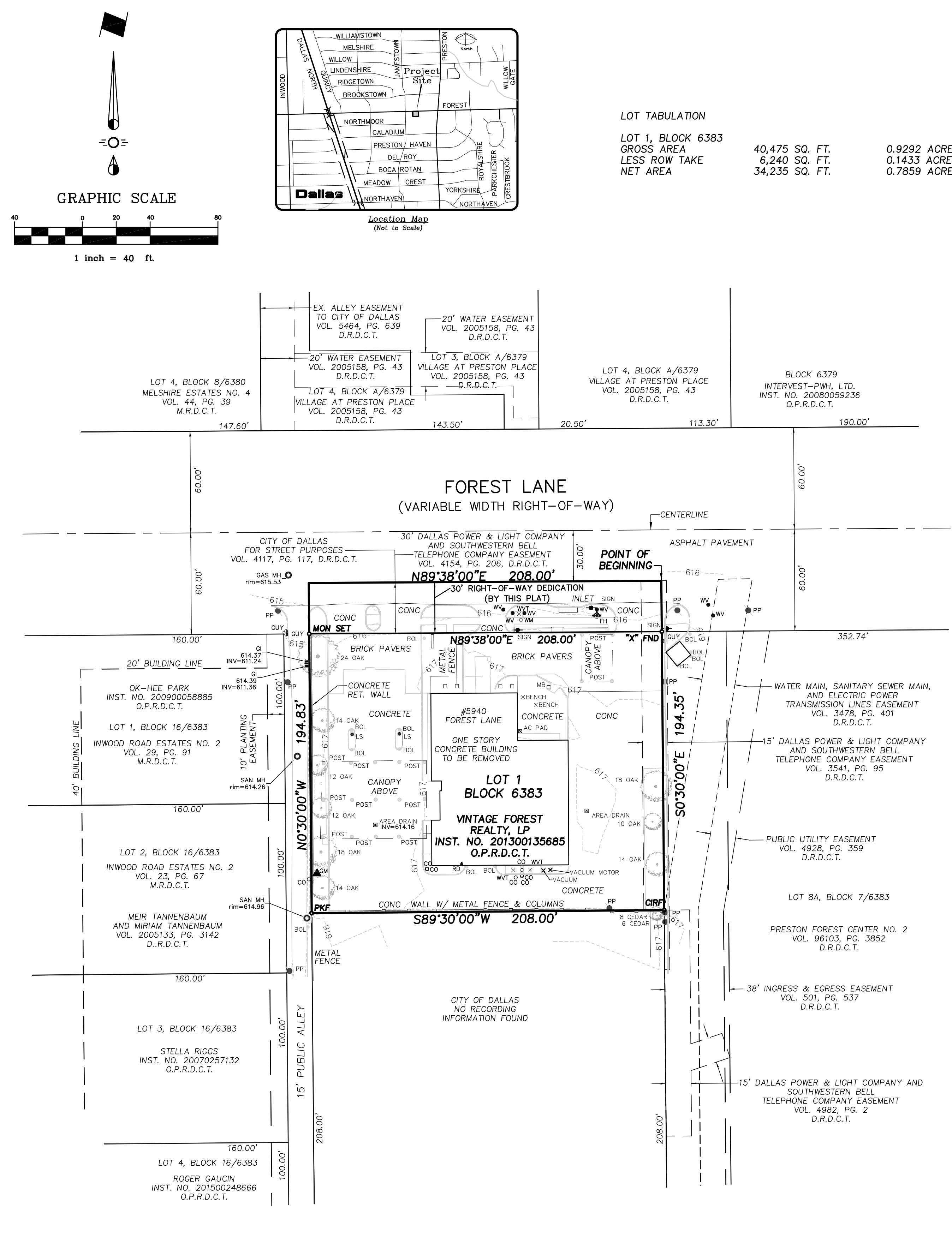
CITY PLAN FILE NO. S167-044

OWNER:
VINTAGE FOREST REALTY, LP
6606 LBJ FREEWAY, LB 104
DALLAS, TX 75240

SURVEYORS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
(214) 824-3647
fax (214) 824-7064

DECEMBER, 2016

C16141PP.dwg



PURPOSE OF PLAT:
To plat one tract of land into one lot.

- NOTES:
- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Map No. 48113C0195K, dated July 7, 2014. Property is in Zone X (unshaded).
 - Bearings are based upon the south line (called N 89°38'00" E) of Forest Lane as described in the Special Warranty Deed to Vintage Forest Realty, LP, recorded in Instrument Number 201300135685 of the Official Public Records of Dallas County, Texas.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - Structures on site to be removed.

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