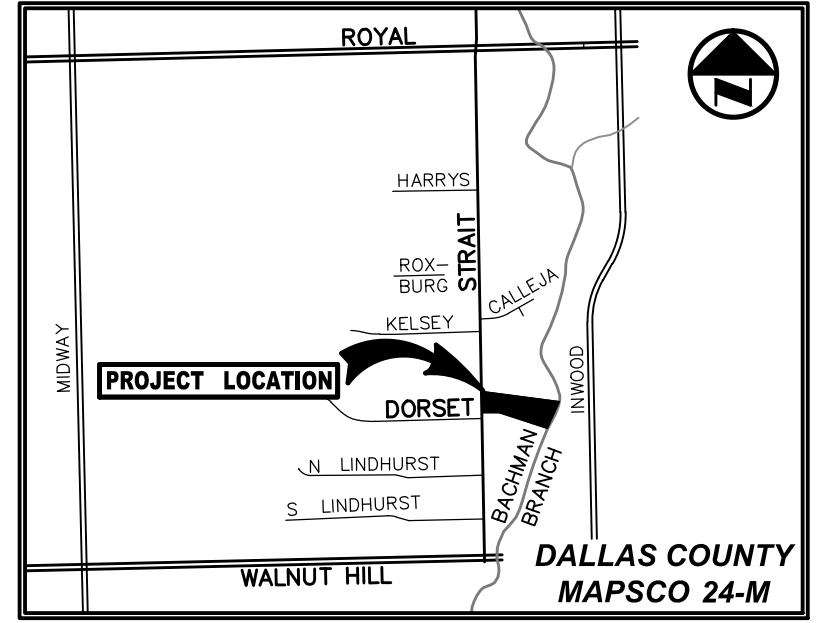
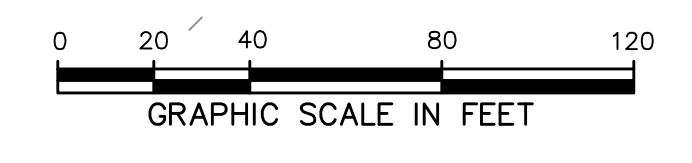
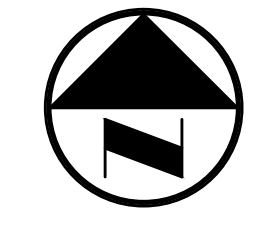


**LEGEND**

- (C.M.) CONTROLLING MONUMENT
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- EASEMENT LINE
- STORM DRAIN LINE
- 6" W WATER LINE
- 6" SS SANITARY SEWER LINE
- BASE FLOOD ELEVATION LINE
- FEMA MAP FLOOD LINE



**VICINITY MAP**  
(NOT TO SCALE)

DRAINAGE EASEMENT  
(INST. NO. 20070263094)  
(O.P.R.D.C.T.)

LOT 1, BLOCK 5526  
PARKER SUBDIVISION  
(VOL. 76084, PG. 221)  
(D.R.D.C.T.)

LOT 1, BLOCK 1/5527  
PERRIN ADDITION  
(VOL. 95225, PG. 3586)  
(D.R.D.C.T.)

PARTIALLY ABANDONED  
ACCESS & UNDERGROUND  
UTILITY EASEMENT  
(INST. NO. \_\_\_\_\_)  
(O.P.R.D.C.T.)

LOT 1, BLOCK 1/5527  
PERRIN ADDITION  
(VOL. 95225, PG. 3586)  
(D.R.D.C.T.)

LOT 10, BLOCK D/5532  
POLKA PARK ADDITION  
(INST. NO. 20070263094)  
(O.P.R.D.C.T.)

**STRAIT LANE**  
(50' RIGHT-OF-WAY)  
(VOL. 1785, PG. 172, D.R.D.C.T.)

POINT OF BEGINNING

LOT A, BLOCK 5529  
ESTATE NO. 1 OF THE  
MOORE-DONAHOE SUBDIVISION  
(VOL. 816, PG. 845)  
(D.R.D.C.T.)

ALL BUILDINGS  
TO BE DEMOLISHED

JOHN MCREYNOLDS AND  
ANN MCREYNOLDS  
(INST. NO. 201400107712)  
(O.P.R.D.C.T.)

LOT 1, BLOCK 5529  
MCREYNOLDS ADDITION  
3.530 ACRES  
(153,772 SF)

LOT B, BLOCK 5529  
ESTATE NO. 1 OF THE  
MOORE-DONAHOE SUBDIVISION  
(VOL. 816, PG. 845)  
(D.R.D.C.T.)

LOT 3, BLOCK 5528  
GARDERE SUBDIVISION  
(VOL. 390, PG. 1322)  
(M.R.D.C.T.)

LOT 1, BLOCK 5529  
LING ADDITION  
(VOL. 79207, PG. 72)  
(D.R.D.C.T.)

**DORSET ROAD**  
(60' RIGHT-OF-WAY)  
(VOL. 5, PG. 148, M.R.D.C.T.)

LOT 4A, BLOCK E/5532  
MELCER SUBDIVISION  
(VOL. 34, PG. 123)  
(M.R.D.C.T.)

LOT 2, BLOCK A/5529  
GLOSSER ADDITION  
(INST. NO. 20070190414)  
(O.P.R.D.C.T.)

ARLIS B. PARKHURST TRUST  
(INST. NO. 201400281424)  
(O.P.R.D.C.T.)

STEPHEN T. WINN AND  
WIFE, MELINDA G. WINN  
(VOL. 82193, PG. 1223)  
(D.R.D.C.T.)

SHEET 1 OF 2

PRELIMINARY PLAT  
**LOT 1, BLOCK 5529**  
**ANN AND JOHN**  
**MCREYNOLDS**

BEING ALL OF LOTS A AND B, BLOCK 5529,  
ESTATE NO. 1 OF THE MOORE-DONAHOE SUBDIVISION  
AND BEING OUT OF THE  
MILFORD FORTNER SURVEY, ABSTRACT NO. 479,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S145-270

<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY	CHECKED BY	SCALE	DATE
JSA	JSA	1"=40'	SEPT. 2015
		JOB NUMBER	
		3078-15.075	

SURVEYOR / ENGINEER:  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TEXAS 75206  
PH: 972-235-3031  
CONTACT: JOHN ANDRICOPOULOS

OWNER:  
JOHN & ANN MCREYNOLDS  
5941 WOODLAND DRIVE  
DALLAS, TEXAS 75225  
PHONE: 214-696-2244

ANDRICOPOULOS 09/04/2015 7:36AM  
 M:\DWG-30\3078-15.075(DWG)\SURVEY\_CSD\_2012\3078-15.075PP.DWG

PRELIMINARY PLAT - LOT 1, BLOCK 5529, ANN AND JOHN MCREYNOLDS



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

DESCRIPTION, of a 3.530 acre tract of land situated in the Milford Fortner Survey, Abstract No. 479, Dallas County, Texas and being all of Lots A and B, Block 5529, Estate No. 1 of the Moore-Donahoe Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 816, Page 845 of the Deed Records of Dallas County, Texas; said tract also being all of that tract of land described in General Warranty Deed to John McReynolds and Ann McReynolds recorded in Instrument Number 201400107712 of the Official Public Records of Dallas County, Texas; said 3.530 acre tract being more particularly described as follows:

BEGINNING, at 1/2-inch iron rod with illegible cap found for corner in the east right-of-way line of Strait Lane (a 50-foot wide right-of-way); said point being the southwest corner of Lot 1, Block 1/5827, Perrin Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 95225, Page 3586 of said Deed Records;

THENCE, South 82 degrees, 33 minutes, 26 seconds East, departing the said east line of Strait Lane and along the south line of said Lot 1, Block 1/5527, a distance of 774.54 feet to a point for corner; said point being the southeast corner of said Lot 1, Block 1/5527, the southwest corner of Lot 3, Block 5528, Gardere Subdivision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 390, Page 1322 of the Map Records of Dallas County, Texas and the northwest corner of Lot 1, Block 5529, Ling Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 79207, Page 72 of said Deed Records;

THENCE, South 26 degrees, 45 minutes, 44 seconds West, along the west line of said Lot 1, Block 5529, at a distance of 250.00 feet passing the southwest corner of said Lot 1, Block 5529 and the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Stephen T. Winn and wife, Melinda G. Winn recorded in Volume 82193, Page 1223 of said Deed Records, then continuing along the west line of said Winn tract in all a total distance of 288.00 feet to a point for corner; said point being the northeast corner of Lot 2, Block A/5529, Glosser Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument Number 20070190414 of the Official Public Records of Dallas County, Texas;

THENCE, in a westerly direction, departing the said west line of the Winn tract and along the north line of said Lot 2, Block A/5529, the following three (3) calls:

North 71 degrees, 03 minutes, 41 seconds West, a distance of 317.43 feet to an angle point;

North 70 degrees, 53 minutes, 36 seconds West, a distance of 169.77 feet to a point for corner;

North 86 degrees, 57 minutes, 16 seconds West, a distance of 176.75 feet to a 1/2-inch iron rod found for corner in the said east line of Strait Lane; said point being the northwest corner of said Lot 2, Block A/5529;

THENCE, North 00 degrees, 21 minutes, 06 seconds West, along the said east line of Strait Lane, a distance of 189.50 feet to the POINT OF BEGINNING;

CONTAINING: 153,772 square feet or 3.530 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Andricopoulos, 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 \_\_\_\_\_, 2015.

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. RELEASED 9/4/15.

John S. Andricopoulos
Registered Professional Land Surveyor
No. 6266

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 John S. Andricopoulos, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, John McReynolds and Ann McReynolds do hereby adopt this plat, designating the herein described property as ANN AND JOHN MCREYNOLDS, 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_
Name: John McReynolds
Title: Owner

By: \_\_\_\_\_
Name: Ann McReynolds
Title: Owner

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 John McReynolds, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 Ann McReynolds, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

GENERAL NOTES

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0190K, Community-Panel No. 480171 0190 K, MAP REVISED: July 7, 2014. All of the subject property is shown to be located in Zone "X", Zone "X" Shaded and Zone "AE" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

Zone "X" Shaded - Other Flood Areas: Areas of 0.2% chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base flood elevations determined.

- 3. Lot-to-lot drainage will not be allowed without engineering section approval.
4. The purpose of this plat is to create one lot from two existing lots.
5. All existing buildings and swimming pool to be demolished.

SHEET 2 OF 2

PRELIMINARY PLAT
LOT 1, BLOCK 5529
ANN AND JOHN
MCREYNOLDS

BEING ALL OF LOTS A AND B, BLOCK 5529, ESTATE NO. 1 OF THE MOORE-DONAHOE SUBDIVISION AND BEING OUT OF THE MILFORD FORTNER SURVEY, ABSTRACT NO. 479, CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S145-270

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

Table with 5 columns: DRAWN BY (JSA), CHECKED BY (JSA), SCALE (NONE), DATE (SEPT. 2015), JOB NUMBER (3078-15.075)

SURVEYOR / ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75206
PH: 972-235-3031
CONTACT: JOHN ANDRICOPOULOS

OWNER:
JOHN & ANN MCREYNOLDS
5941 WOODLAND DRIVE
DALLAS, TEXAS 75225
PHONE: 214-696-2244