

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

Whereas JL Highgate Homes, LLC-Series O, a Texas Limited Liability Company, and Robert D. Dildine are the owners of a tract of land situated in the James A. Sylvester 640 acres Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas, same being that tract of land conveyed to said JL Highgate Homes, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 201700166561, Official Public Records, Dallas County, Texas, same also being that tract of land conveyed to said Robert D. Dildine, by Warranty Deed, recorded in Volume 95163, Page 03906, County Clerk Records, Dallas County, Texas, being Lots 15 and 16, Block 2/1335, J.D. Cullum's Oaklawn Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 124, Page 23, Deed Records, Dallas County, Texas, and being more particularly described as follow:

WHEREAS, JL Highgate Homes, LLC-Series O, acting by and through its duly authorized officer, Jason Haynsworth, and Robert D. Dildine, does hereby adopt this plat, designating the herein described property as REAGAN PLACE 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 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 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, 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 or ingress and egress to private property for the purpose of reading meters and any time of procuring the permission of reading meters and any time of procuring the permission 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

day of

2017.

BEGINNING at a 1 inch iron rod found for corner, said corner being the West corner of Hermitage Condominiums, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80053, Page 1713, Condominium Records, Dallas County, Texas, and being in the Southeast Right-of-Way line of Reagan Street (50 foot Right-of-Way):

THENCE South 45 degrees 29 minutes 16 seconds East, along the Southwest line of said Hermitage Condominiums, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Hermitage Condominiums, and in the Northwest Right-of-Way line of a 15 foot Alley;

THENCE South 44 degrees 30 minutes 44 seconds West, along the Northwest Right-of-Way line of said Alley, passing a found 1/2 inch iron rod of 50.00 feet, and continuing a total distance of 100.00 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Alpine House Condominium, a condominium regime in the City of Dallas, Dallas County, Texas, recorded in Volume 84199, Page 4189, of the Condominium Records of Dallas

JL Highgate Homes, LLC—Series O, a Texas Limited Liability Company

Jason Haynsworth (Manager)

WITNESS, my hand at Dallas, Texas, this the _

THENCE North 45 degrees 29 minutes 16 seconds West, along the Northeast line of said Alpine House Condominium, a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Alpine House Condominium, and being in the Southeast Right—of—Way line of said Reagan Street; THENCE North 44 degrees 30 minutes 44 seconds East, along the Southeast Right—of—Way line of said Reagan Street, passing a found "X" in concrete at a distance of 50.00 feet, and continuing a total distance of 100.00 feet to the POINT OF BEGINNING, and containing 15,000 square feet or 0.344 acres of land.

STATE OF

OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jason Haynsworth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

day of

I, Bryan Connally, 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. RELEASED FOR REVIEW 11/02/2017 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.

This instrument was acknowleged before me on Dallas Bank & Trust.

by an Anget/Representative, of North

STATE OF TEXAS COUNTY OF DALLAS

(AGENT/REPRESENTATIVE)

North Dallas Bank & Trust

Public

for

Dallas

Notary Public

in and

for

Dallas

WITNESS, my hand at Dallas, Texas, this the

Connally Registered Professional Land Surveyor

th stated

AND SEAL OF OFFICE this , 2017.

STATE OF TEXAS COUNTY OF DALLAS

Robert D. Didline (Owner)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Robert D. Didline, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Notary Public in and for Dallas County, Texas

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

Statement

This plat is approved by the Chief Engineer of Sustainable Development Owner, subject to the following conditions, which shall be binding upon Construction of the City of Dallas and accepted by the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

OWNER:

PRELIMINARY PLAT
REAGAN PLACE ADDITION
A SHARED ACCESS DEVELOPMENT
LIMITED TO SINGLE FAMILY DWELLINGS ONLY
LOTS 15A THRU 15H, BLOCK 2/1335
15,000 SQ.FT. / 0.344 ACRES
BEING A REPLAT OF
LOT 15 AND 16, BLOCK 2/1335,
J.D. CULLUM'S OAKLAWN ADDITION
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-027
ENGINEERING PLAN NO. _____

1"=30' / DATE: 10/30/2017 / JOB NO. PLANNING & SURVEYING
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OWNER: ROBERT D. DILDINE 2708 REAGAN STREET DALLAS, TEXAS 75219