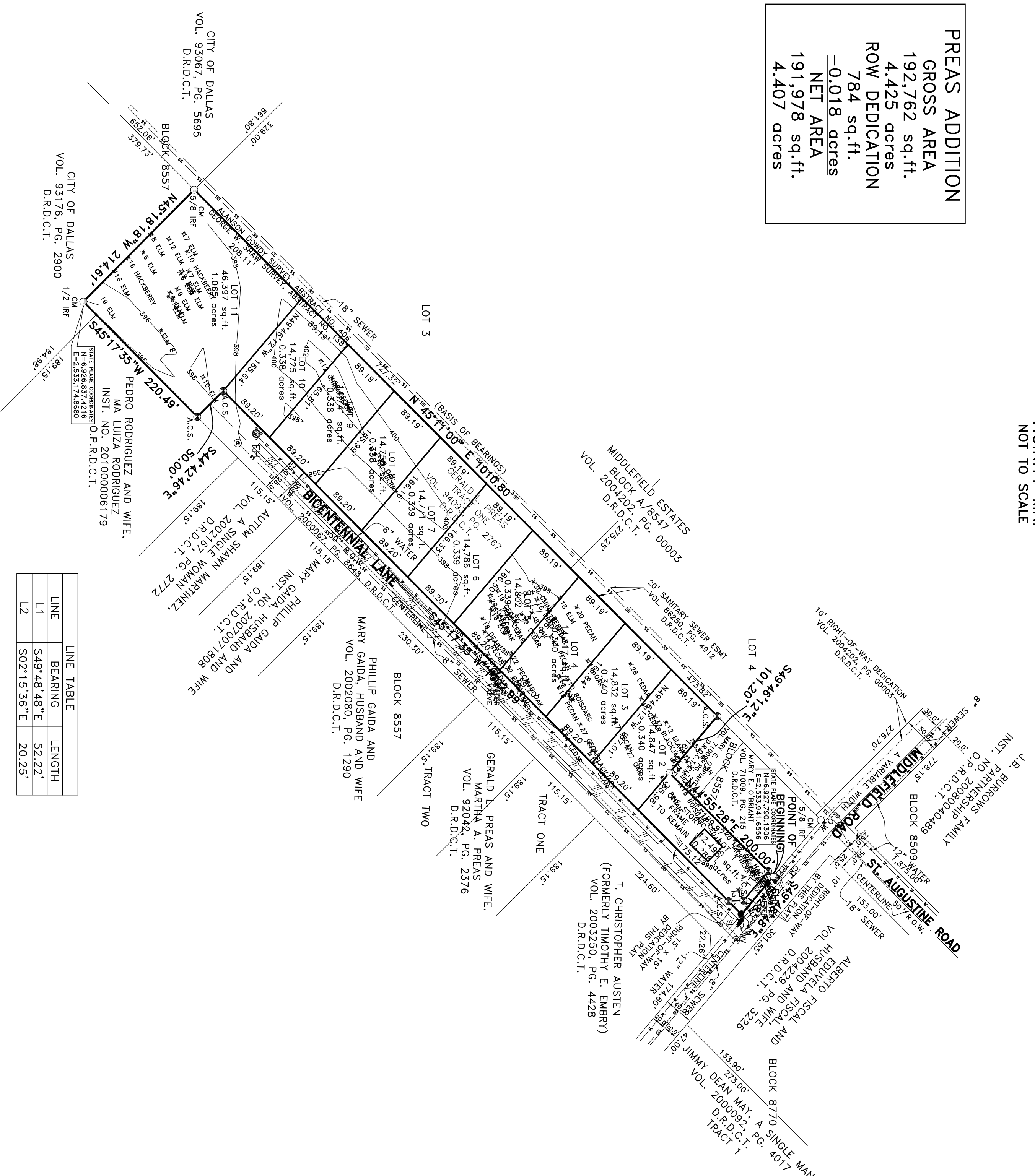


VICINITY MAP
NOT TO SCALE

PREAS ADDITION
GROSS AREA
192,762 sq.ft.
4.425 acres
ROW DEDICATION
784 sq.ft.
-0.018 acres
NET AREA
191,978 sq.ft.
4.407 acres



LINE	BEARING	LENGTH
L1	S49°48'48"E	52.22
L2	S02°15'36"E	20.25

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE SOUTHEAST LINE OF MIDDLEFIELD ESTATES PER PLAT RECORDED IN VOLUME 2004202, PAGE 0003, DEED RECORDS, DALLAS COUNTY, TEXAS. (N45°11'00"W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A SQUARE IS CUT IN CENTER OF NORTH CONCERTE HEADWALL TO A 36" X 32" PIPE CULVERT UNDER FIRSIDE DRIVE AND 471 FEET EAST OF BRADFIELD ROAD. (ELEV.=436.44')

LEGEND

- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- 1" IPF = 1 INCH IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- 5/8" IRF = 5/8 INCH IRON ROD FOUND
- A.C.S. = 3 INCH ALUMINIUM DISK STAMPED "PA & RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Gerald L. Preas is the owner of a tract of land situated in the George W. Shaw Survey, Abstract No. 1387, Dallas County, Texas, some conveyed to Gerald L. Preas by Special Warranty Deed known as Tract One recorded in Volume 94093, Page 2767, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1 inch iron pipe found for corner, and being the Northeast corner of a tract of land conveyed to Mary E. O'Briant by deed recorded in Volume 71009, Page 215, Deed Records, Dallas County, Texas, and being in the Southwest line of Middlefield Road (a 40 foot right-of-way):

Thence South 49 degrees 48 minutes 48 seconds East, along the Southwest line of said Middlefield Road, a distance of 67.28 feet to a 3 inch aluminum disk stamped "PA and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being the intersection of the Southwest line of said Middlefield Road, and being the Northwest line of Bicentennial Lane (a 50 foot right-of-way);

Thence South 45 degrees 17 minutes 35 seconds West, along the Northwest line of said Bicentennial Lane, a distance of 1,002.99 feet to a 3 inch aluminum disk stamped "PA and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being the Southwest corner of said Bicentennial Lane;

Thence South 44 degrees 42 minutes 46 seconds East, along the Southwest line of said Bicentennial Lane, a distance of 50.00 feet to a 3 inch aluminum disk stamped "PA and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being in the Northwest line of a tract of land conveyed to Pedro Rodriguez and wife, Ma Luiza Rodriguez by deed recorded in Instrument Number 201000006179, Official Public Records, Dallas County, Texas;

Thence South 45 degrees 17 minutes 35 seconds West, along the Northwest line of said Rodriguez tract, a distance of 220.49 feet to a 1/2 inch iron rod found for corner, and being an interior ell corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 93176, Page 2900, Deed Records, Dallas County, Texas;

Thence North 45 degrees 18 minutes 18 seconds West, along the Northeast line of said Dallas tract (Vol. 93176, Pg. 2900), a distance of 214.61 feet to a 1/2 inch iron rod found for corner, and being the Northeast corner of a tract of land conveyed to the City of Dallas, by deed recorded in Volume 93008, Page 5635, Deed Records, Dallas County, Texas, and being the Southeast corner of Lot 3, Block A/8547, Middlefield Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004202, Page 00003, Plat Records, Dallas County, Texas, and being in the Northwest line of said George W. Shaw Abstract No. 1387, and being in the Southeast line of Alonson Dowdy Survey, Abstract No. 406, Dallas, Dallas County, Texas;

Thence North 45 degrees 11 minutes 00 seconds East, along the Southeast line of said Middlefield Estates, a distance of 1,010.80 feet to a 3 inch aluminum disk stamped "PA and RPLS 5513" set over a 1/2 inch iron rod set for corner, and being the Southwest corner of a tract of land conveyed to Mary E. O'Briant by deed recorded in Volume 71009, Page 217, Deed Records, Dallas County, Texas;

Thence South 49 degrees 46 minutes 12 seconds East, along the Southwest line of said O'Briant tract (Vol. 71009, Pg. 217), a distance of 101.20 feet to a 1 inch iron pipe found for corner, and being the Southwest corner of said O'Briant tract (Vol. 71009, Pg. 217);

Thence North 44 degrees 55 minutes 28 seconds East, along the Southeast line of said O'Briant tract (Vol. 71009, Pg. 217), and along the Southeast line of said O'Briant tract (Vol. 71009, Pg. 215), a distance of 200.00 feet to the Point of Beginning and containing 192,762 square feet or 4.425 acres of land.

OWNER'S DEDICATION

NOW HEREOFRE, KNOW ALL MEN BY THESE PRESENTS:

I, Gerald L. Preas, do hereby adopt this plat, designating the herein described property as **PREAS 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 hereon. The easements shown hereon 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 interfere with the construction, maintenance or efficiency of its respective system 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 any public utility system of any kind. The right of ingress and egress to or from any building, fence, tree, shrub, or other improvement or growth shall be reserved to the public utility system of any kind. The right of ingress and egress to or from any building, fence, tree, shrub, or other improvement or growth shall be reserved to the public utility system of any kind. The right of ingress and egress to or from any building, fence, tree, shrub, or other improvement or growth shall be reserved to the public utility system of any kind. The right of ingress and egress to or from any building, fence, tree, shrub, or other improvement or growth shall be reserved to the public utility system of any kind.

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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand of Dallas, Texas, this _____ day of _____, 2015.

By: _____ day of _____, 2015.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Gerald L. Preas 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 _____ day of _____, 2015.

Notary Public in and for Dallas County, Texas.

SURETOR'S STATEMENT:

I, Bryan Connolly, 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 precast representation of this Signed Final Plat.

Dated this the _____ day of _____, 2015.

RELEASED 09/28/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

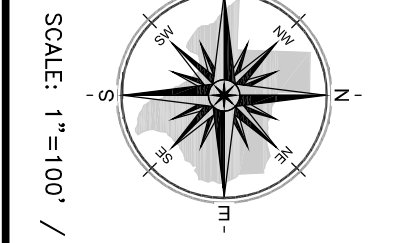
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public in and for the State of Texas _____

PRELIMINARY PLAT
PREAS ADDITION
LOT 1 THROUGH 11, BLOCK 8557
192,762 SQ.FT. / 4.425 ACRES
SITUATED IN THE
GEORGE W. SHAW SURVEY, ABSTRACT NO. 1387
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-075
CBG Surveying, Inc.
PLANNING • SURVEYING
12025 Shiloh Road, Suite 250, Dallas, Texas 75228
P.O. Box 214, Dallas, TX 75225
Phone No. 972-557-5874
www.cbgfw.com



SCALE: 1"=100' / DATE: SEPTEMBER 28, 2015 / JOB NO. 1510284 / DRAWN BY: BR