

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Trent Rexing and Miles Terry acting by and through their duly authorized agent, Miles Terry, does hereby adopt this plat, designating the herein described property as **REAGAN 2719** an addition to the City of Dallas, Dallas County, Texas, and does 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.

MILES TERRY, OWNER

TRENT REXING, OWNER

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 Miles Terry 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 the _____ of _____, 2017.

Notary Public, State of Texas

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 Trent Rexing 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 the _____ of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

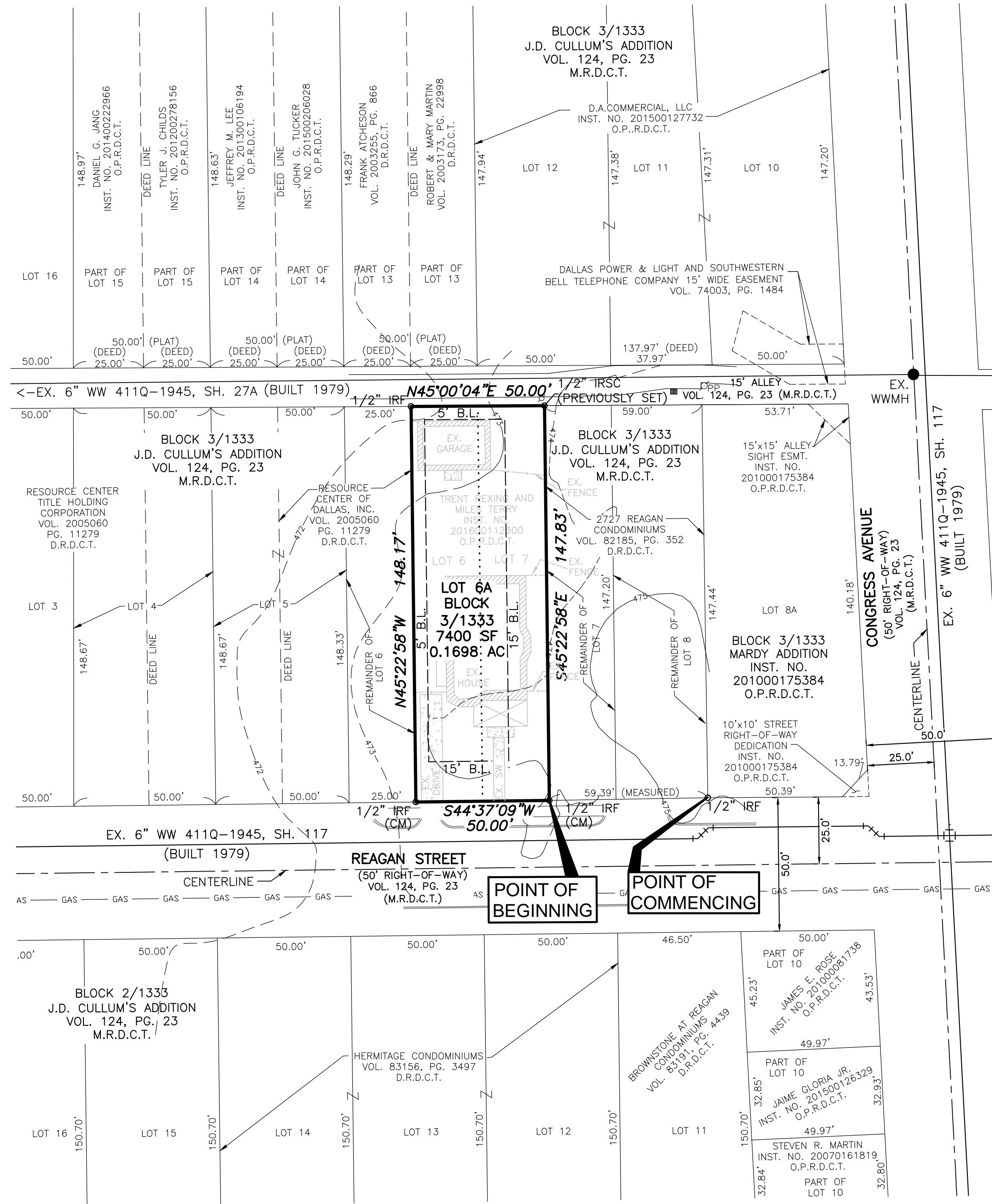
Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas



NOTE:
ALL EX. BUILDINGS AND
PARKING LOT PAVEMENT
WILL BE REMOVED

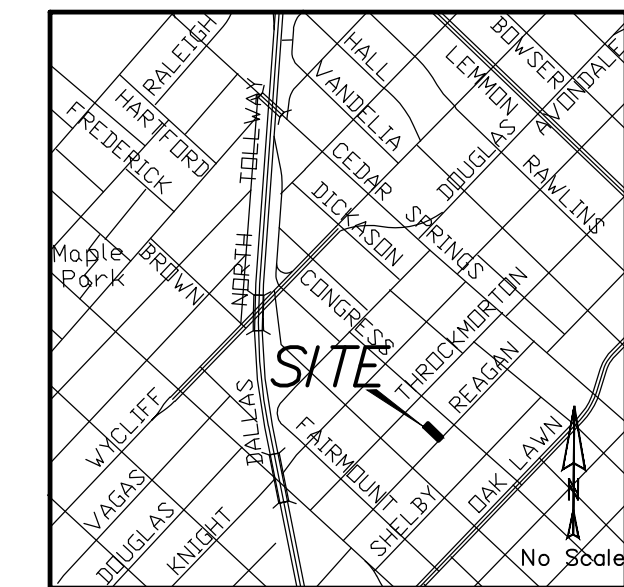
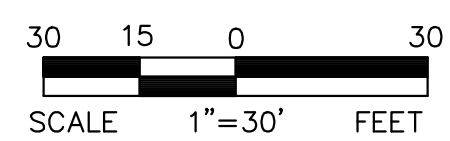
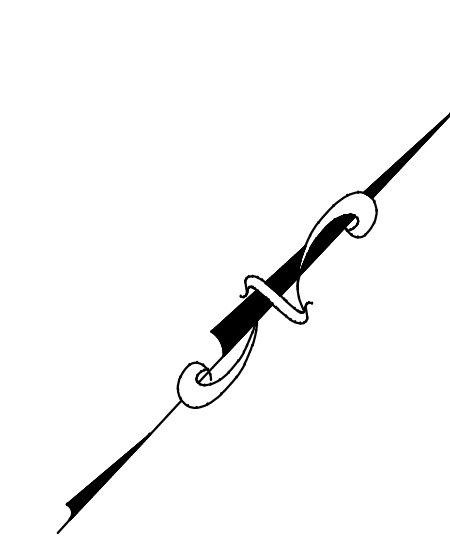
NOTE:
SEE ARTICLE 193, PD 193,
OAK LAWN SPECIAL PURPOSE
DISTRICT PART 1, GENERAL
REGULATIONS
SEC. 51P-193.118.(a)(4)(B)
FOR SETBACKS

GENERAL NOTES:

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- The purpose of this plat is to create 1 Lot from 2 half Lots.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

LEGEND

—	Boundary Line
.....	Lot line to be Abandoned
---	Adjacent Lot/Right-of-way Line
---	Deed Line
---	Existing Easement
o "x" CUT FND	"x" Cut Found in Concrete
o IRSC	Iron Rod Found With Cap, Stamped "VOTEX"
o IRF	Iron Rod Found
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
ESMT.	Easement
INST. NO.	Instrument Number
R.O.W.	Right-of-Way
Z	Land Hook
B.L.	Building Line
SW	Sidewalk
EX.	Existing
CM	Control Monument
PP	Power Pole



VICINITY MAP
MAPSCO: 35W
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

Whereas, TRENT REXING AND MILES TERRY, are the owners of a tract of land situated in the JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383, City of Dallas, Dallas County, Texas, being a portion of Lots 6, and 7, Block 3/1333, J.D. Cullum's Addition, according to the map thereof recorded in Volume 124, Page 23, Deed Records, Dallas County, Texas (D.R.D.C.T.), being that tract of land conveyed by Warranty Deed with Vendor's Lien to TRENT REXING AND MILES TERRY, as recorded in Instrument Number 20160012300, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the most southern corner of Lot 8A, Block 3/1333 of Marly Addition, an addition to the City of Dallas according to the map thereof recorded in Instrument No. 201000175384 (O.P.R.D.C.T.), said corner being the most eastern corner of 2727 Reagan Condominiums, as recorded in Volume 82185, Page 352 (D.R.D.C.T.), said corner being in the northwest line of Reagan Street (a 50 foot right-of-way);

THENCE South 44 degrees 37 minutes 09 seconds West, along the common line between said 2727 Reagan Condominiums and said Reagan Street, a distance of 59.39 feet to a 1/2-inch iron rod found for the POINT OF BEGINNING, said point being the most southern corner of said 2727 Reagan Condominiums and the most eastern corner of said Trent Rexing and Miles Terry tract;

THENCE South 44 degrees 37 minutes 09 seconds West, along the common line between said Trent Rexing and Miles Terry tract and said Reagan Street, a distance of 50.00 feet to a 1/2-inch iron rod found for the most southern corner of said Trent Rexing and Miles Terry tract, said corner being the most eastern corner of a tract of land conveyed by Deed of Exchange to Resource Center of Dallas, Inc., as recorded in Volume 2005060, Page 11279 (D.R.D.C.T.);

THENCE North 45 degrees 22 minutes 58 seconds West, departing the northwest line of said Reagan Street, along the common line between said Trent Rexing and Miles Terry tract and said Resource Center of Dallas, Inc. tract, a distance of 148.17 feet to a 1/2-inch iron rod found for the most western corner of said Trent Rexing and Miles Terry tract, said corner being the most northern corner of said Resource Center of Dallas, Inc, said corner being in a 15 foot Alley;

THENCE North 45 degrees 00 minutes 04 seconds East, along the common line between said Trent Rexing and Miles Terry tract and said 15 foot Alley, a distance of 50.00 feet to a 1/2-inch iron rod set with cap stamped, "VOTEX SURVEYING" for a corner (Previously Set), said corner being the most northern corner of said Trent Rexing and Miles Terry tract, said corner being the most western corner of said 2727 Reagan Condominiums;

THENCE South 45 degrees 22 minutes 58 seconds East, departing said 15 foot Alley, along the common line between said Trent Rexing and Miles Terry tract and said 2727 Reagan Condominiums tract, a distance of 147.83 feet to the POINT OF BEGINNING, containing 7400 square feet or 0.1698 acres of land, more or less.

**PRELIMINARY PLAT
REAGAN 2719
Lot 6A, Block 3/1333
0.1698 ACRES**

BEING A REPLAT OF
PART OF LOT 6, AND PART OF LOT 7, BLOCK 3/1333
OF J.D. CULLUMS OAKLAWN ADDITION
OUT OF THE
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-152

OWNER:

TRENT REXING & MILES TERRY
3610 GILLESPIE STREET UNIT 2
DALLAS, TEXAS 75219

MARCH 2017

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO.