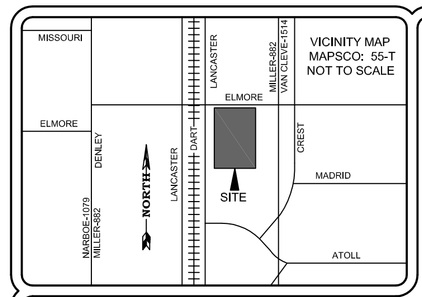

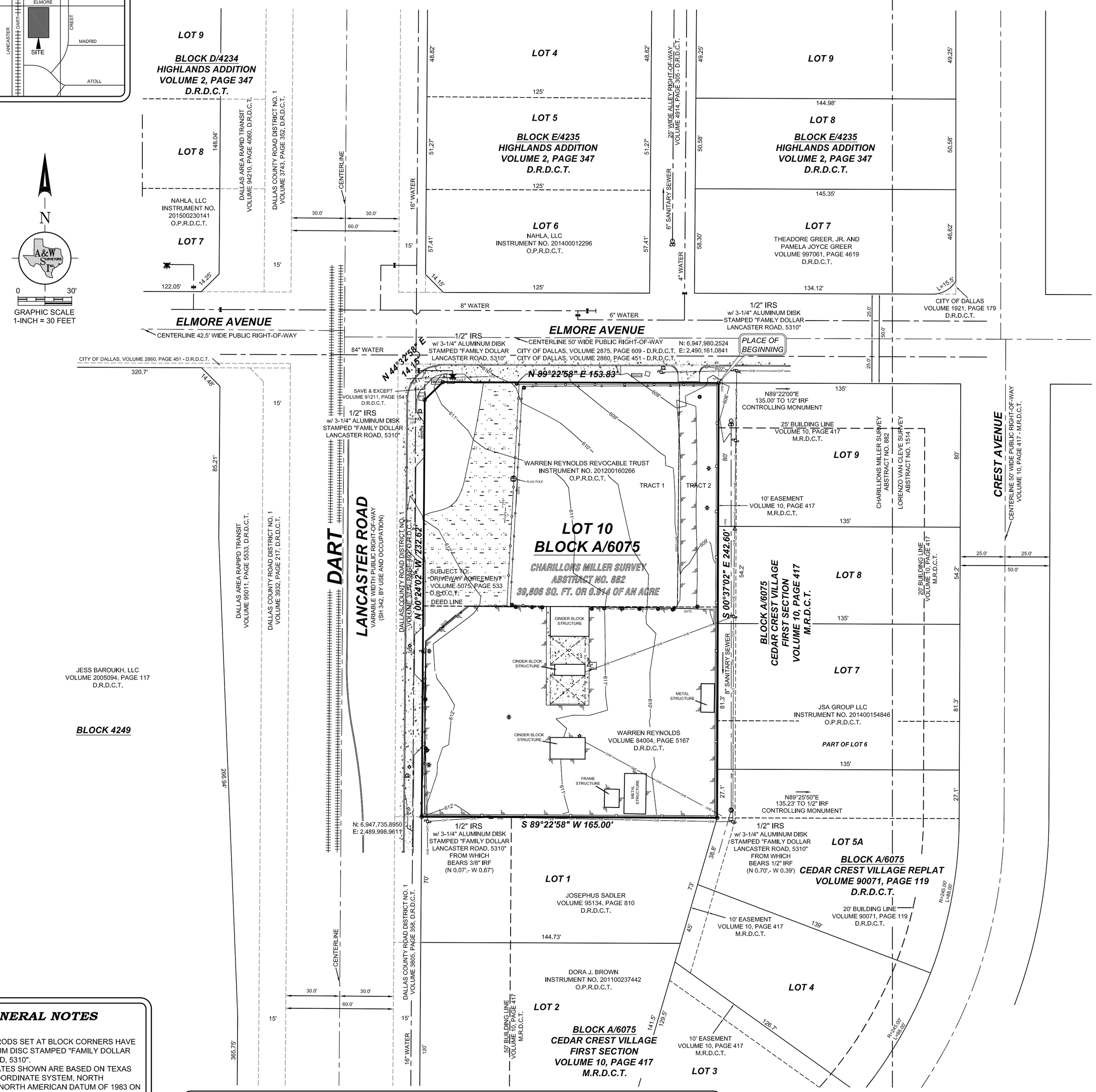

GENERAL NOTES

1. ALL 1/2" IRON RODS SET AT BLOCK CORNERS HAVE A 3-1/4" ALUMINUM DISC STAMPED "FAMILY DOLLAR LANCASTER ROAD, 5310".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
4. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
5. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM 0.914 ACRE TRACTS OF LAND.
7. NO STRUCTURES TO REMAIN ON THE PROPERTY.
8. THE MAXIMUM NUMBER OF LOTS PERMITTED BY THIS PLAT IS 1.
9. NO TREES ON SUBJECT PROPERTY.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	BRICK RET. WALL		CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL		GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE		BRICK
5/8" IR SET	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT		STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAINLINK FENCE	BOUNDARY		WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	OPS ORANGE PAINT STRIPE		BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.	P.E. POOL EQUIP.	ASPHALT	YPS YELLOW PAINT STRIPE		TILE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Warren Reynolds and Warren Allen Reynolds Revocable Trust are the sole owners of a tract of land located in the CHARILLIONS MILLER SURVEY, Abstract No. 882, City of Dallas, Dallas County, Texas, being 0.914 of an acre of land located in City Block 6075, Dallas County, Texas, and being the same tract of land described in Warranty Deed with Vendor's Lien recorded in Volume 84004, Page 5167, Deed Records, Dallas County, Texas, and being another tract of land described in Special Warranty Deed to Warren Allen Reynolds Revocable Trust, recorded in Instrument No. 201200160266, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "FAMILY DOLLAR LANCASTER ROAD, 5310" set for corner in the present South line of Elmore Avenue, a 50' wide public right-of-way, at the Northwest corner of Lot 9, Block A/6075 of Cedar Crest Village, First Section, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 10, Page 417, Map Records, Dallas County, Texas;

Thence South 00°37'02" East, along a Westerly line of said Block A/6075, a distance of 242.60' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "FAMILY DOLLAR LANCASTER ROAD, 5310" set in the Westerly interior corner of Lot 5A, Block A/6075 of Cedar Crest Village Replat, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90071, Page 119, Deed Records, Dallas County, Texas, at the Northeast corner of that portion of Lot 1 of said Cedar Crest Village First Section described in deed to Josephus Sadler, recorded in Volume 95134, Page 810, Deed Records, Dallas County, Texas;

Thence South 89°22'58" West, a distance of 165.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "FAMILY DOLLAR LANCASTER ROAD, 5310" set for corner in the present East line of Lancaster Road, a variable width public right-of-way, at the Northwest corner of said Sadler tract;

Thence North 00°24'02" West, along said East line, a distance of 232.62' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "FAMILY DOLLAR LANCASTER ROAD, 5310" set for corner in the transitional right-of-way of said Lancaster Road with said Elmore Avenue;

Thence North 44°32'58" East, along said transitional right-of-way, a distance of 14.15' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "FAMILY DOLLAR LANCASTER ROAD, 5310" set for corner in the said present South line of Elmore Avenue;

Thence North 89°22'58" East, a distance of 153.83' to the PLACE OF BEGINNING and containing 39,806 square feet or 0.914 of an acre of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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 _____, 20____.

PRELIMINARY, RELEASED 02-24-2017 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

_____
John S. Turner
Texas Registered Professional Land Surveyor No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on thisday personally appeared John S. Turner, 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 _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Warren Reynolds and Warren Allen Reynolds Revocable Trust, acting by and through its authorized agent, Warren Reynolds, does hereby adopt this plat, designating the herein described property as ***FAMILY DOLLAR LANCASTER ROAD***, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the street(s) shown thereon as private. Streets to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, 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 private streets is the responsibility of the homeowners association. 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 _____, 20___.

By:_____
Warren Reynolds, Owner

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 Warren Reynolds, 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 _____, 20___.

_____
Notary Public in and for the State of Texas
My commission expires:

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

TRIANGLE ENGINEERING

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Allen, TX 75013

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F: 469-3595-6709
E: kpatel@triangle-engr.com
W: www.triangle-engr.com

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2618 S. Lancaster Road ~

Owner: Warren Reynolds
~ 4707 Silverthorn Drive, Mesquite, TX 75150 ~
~ 214-609-9271 ~

Job No. 16-1099	Drawn by: 543	Date:02-24-2017	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

LOT 10, BLOCK A/6075
FAMILY DOLLAR LANCASTER ROAD

BEING 0.914 OF AN ACRE
PART OF CITY BLOCK A/6075
OUT OF THE CHARILLIONS MILLER SURVEY, ABSTRACT NO. 882

THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-130