

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas JL Highgate Homes, LLC-Series O, a Texas Limited Liability Company, is the owner 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. 201700165651, Official Public Records, Dallas County, Texas, same also being Lot 15, Block 2/1335, J.D. Cullum's Oaklawn Addition, on 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 follows:

BEGINNING at a 1 inch iron rod found for corner, said corner being the West corner of Heritage 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 Heritage 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 Heritage 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, a distance of 50.00 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of Lot 16, of said J.D. Cullum's Oaklawn Addition;

THENCE North 45 degrees 29 minutes 16 seconds West, along the Northeast line of said Lot 16, a distance of 150.00 feet to an "x" found in concrete for corner, said corner being the North corner of said Lot 16, 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, a distance of 50.00 feet to the POINT OF BEGINNING, and containing 7,500 square feet or 0.172 acres of land.

LOT SQUARE FOOTAGE	
LOT 1	2,550 SQ. FT.
LOT 2	1,558 SQ. FT.
LOT 3	1,558 SQ. FT.
LOT 4	1,833 SQ. FT.

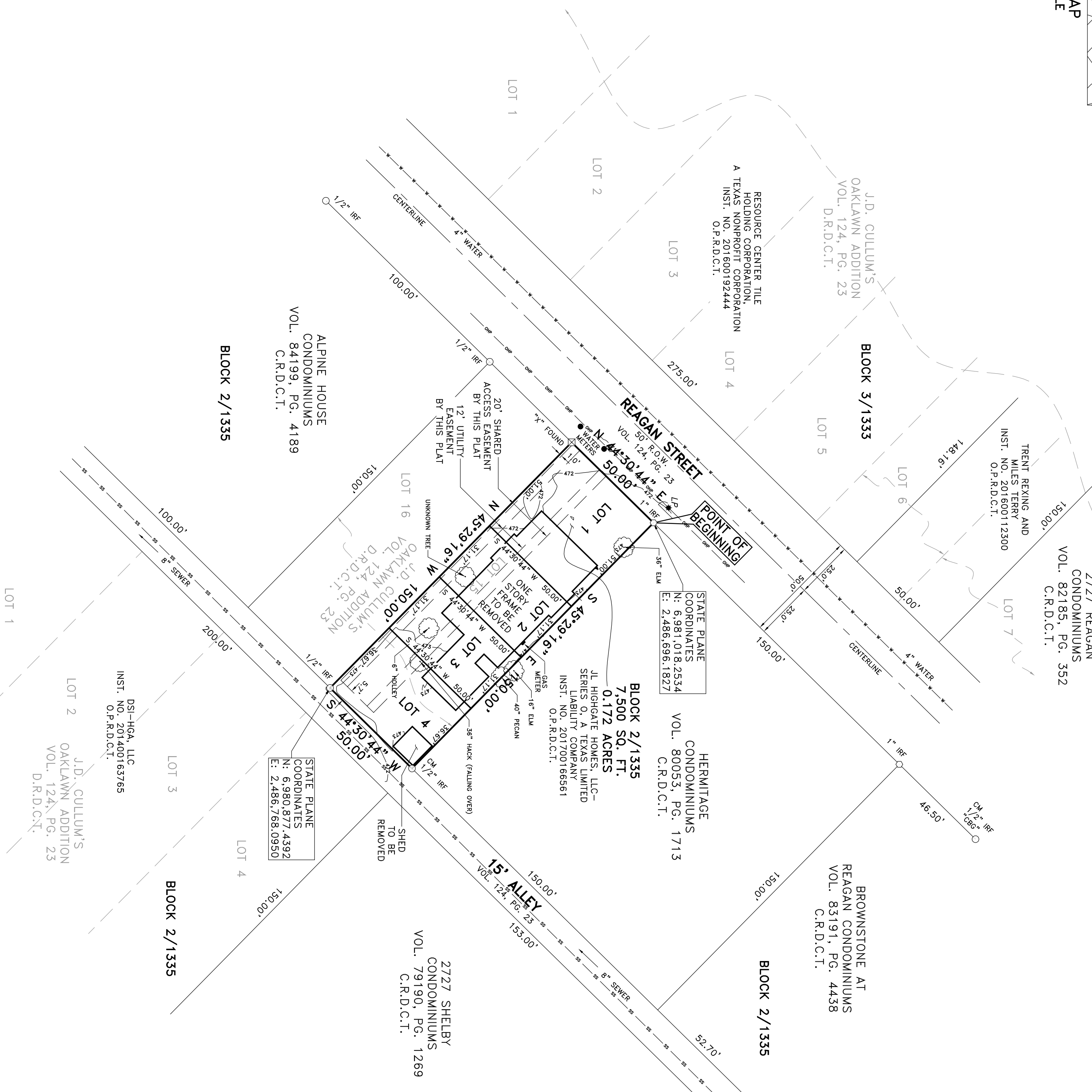
LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.R.D.C.T. = CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME

PG. = PAGE
CG. = CONTROLLING MONUMENT
C.M.W. = RIGHT-OF-WAY
R.O.W. = RIGHT-OF-WAY
1" IRF = 1 INCH IRON PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
"X" FOUND = "X" FOUND IN CONCRETE
"CBG" = PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
A.C.S. = 3" ALUMINUM DISK STAMPED "EH AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
HACK = HACKBERRY

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS.
- 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) CONDUITS 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.



OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JL Highgate Homes, LLC-Series O, acting by and through its duly authorized officer, Jason Hoynsworth 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 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 to the public use, and the dedication of all improvements and growths to the public use, shall be deemed to be a public utility shall have the right to remove and keep removed all or parts of any buildings, 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 of 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 provided for regulation and distribution 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.

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

By: Jason Hoynsworth
(Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jason Hoynsworth, 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 _____, 2017.

Notary Public in and for Dallas County, Texas.

North Dallas Bank & Trust

By: _____
(AGENT/REPRESENTATIVE)

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____ by an Agent/Representative, of North Dallas Bank & Trust:

Notary Public in and for Dallas County, Texas.

SURVEYOR'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)(3)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this signed final Plat.

Dated this _____ day of _____, 2017,
RELEASED FOR REVIEW 07/19/2017 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEA UPON AS A FINAL SURVEY DOCUMENT.

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 herein 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 _____, 2017.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
REAGAN PLACE ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 1 THRU 4, BLOCK 2/1335
7,500 SQ.FT. / 0.172 ACRES
BEING A REPLAT OF
LOT 15, 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. S167-240

OWNER: JL HIGHGATE HOMES,
10000 W. HICKORY, SUITE 100
DALLAS, TEXAS 75260
214-738-5342

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 200
Dallas, TX 75228
P: 214.349.9485
F: 214.349.2216
outlets@cbsginc.com
www.cbsginc.com

SCALE: 1"=30' / DATE: 06/22/2017 / JOB NO. 1708516-1 / DRAWN BY: WTH