

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS We, Jurek Reagan Holdings, LLC, a Texas limited liability company, are the owners of that certain tract of land out of the J.A. Sylvester Survey, Abstract No. 1383, being all of Lots 6, 7 & 8, Block 4/1327, Mellersh's Oak Lawn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat recorded in Volume 124, Page 13, Deed Records, Dallas County, Texas, and being that same tract of land as described in the Special Warranty Deed to Jurek Reagan Holdings, LLC, as recorded in Instrument Number 202000101215, Official Public Records, Dallas County, Texas, and as affected by the Deed of Trust recorded in Instrument Number 202000101216, Official Public Records, Dallas County, Texas, and together being more particularly described as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found at the north corner of said Lot 6, Block 4/1327, same being the intersection of the southeast line of Reagan Street (50' R.O.W.), and the southwest line of Dickason Avenue (40' R.O.W.);

Thence South 50 degrees 31 minutes 39 seconds East, along the southwest line of said Dickason Avenue, passing at a distance of 103.25 feet a 1/2 inch iron pipe found and continuing for a total distance of 133.62 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for the east corner of said Lot 6, Block 4/1327, same being the intersection of said Dickason Avenue and an alleyway (10' R.O.W.);

Thence South 44 degrees 39 minutes 01 seconds West, along the northwest line of said alleyway, a distance of 147.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for the east corner of Lot 9, Block 4/1327, of said Mellersh's Oak Lawn Addition;

Thence North 47 degrees 39 minutes 24 seconds West, along the northeast line of said Lot 9, Block 4/1327, a distance of 133.08 feet to a 1/2 inch iron rod found for the north corner of said Lot 9, Block 4/1327, same being in the southeast line of said Reagan Street;

Thence North 44 degrees 38 minutes 10 seconds East, along the southeast line of said Reagan Street, a distance of 139.94 feet to the POINT OF BEGINNING and containing 21,996.88 square feet or 0.505 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, Jurek Reagan Holdings, LLC, a Texas limited liability company, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **JUREK PLACE**, 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 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 and upon 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 the 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2020.

Jurek Reagan Holdings, LLC, a Texas limited liability company

Richard Jurek (Manager)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Richard Jurek, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020.

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. (06/19/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature _____

LIEN HOLDER SUBORDINATION

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.

City Bank

By: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Signature _____

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tsheritagel.com
Firm #10169300



PRELIMINARY PLAT
JUREK PLACE
LOT 6A, BLOCK 4/1327
A REPLAT OF LOTS 6, 7 & 8, BLOCK 4/1327
OF MELLERSH'S OAK LAWN ADDITION
J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-169

DATE: 05/12/2020 / JOB # 1902780-2 / SCALE - 1"=20' / KO
PAGE 2 OF 2

Jurek Reagan Holdings, LLC,
a Texas limited liability company
9211 Hathaway Street
Dallas, Texas 75220-2227
Manager: Richard Jurek

OWNER