

VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Christopher Warren Nugent and Jamie Nugent, are the owners of a 33,775 square foot tract of land situated in the John A. Smith Survey, Abstract No. 1339 in the City of Dallas, Dallas County, Texas, and being Lots 1 and 2, Block 2/5499, Preston Royal Addition, on Addition to the City of Dallas, according to the Plat thereof recorded in Volume 10, Page 159, Map Records, Dallas County, Texas, same being a tract of land conveyed to Christopher Warren Nugent, by Special Warranty Deed, recorded in Instrument Number 202100278836, Official Public Records, Dallas County, Texas, and being a tract of land conveyed to Warren Nugent and Jamie Nugent, by Warrant Deed with Vendor's Lien, recorded in Instrument Number 202000120029, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being in the intersection of the Northwest right of way line of Camellia Street (50-foot right-of-way) recorded in Volume 10, Page 159, Map Records, Dallas County, Texas, and the Northeast right of way line of Mum Place (60-foot right-of-way) recorded in Volume 10, Page 159, Map Records, Dallas County, Texas;

THENCE North 45 degrees 41 minutes 43 seconds West, along the Northeast line of said Mum Place, a distance of 175.00 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being in the intersection of the Northeast line of said Mum Place, and the Southeast right of way line of a 15-foot-wide alley recorded in Volume 10, Page 159, Map Records, Dallas County, Texas;

THENCE North 44 degrees 18 minutes 17 seconds East, along Southeast right of way line of said alley, a distance of 81.60 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being along the Southeast right of way line of said alley, and being in tangent curve to the left, having a radius of 137.13 feet, a delta of 28 degrees 17 minutes 11 seconds, a chord bearing and distance of North 30 degrees 09 minutes 41 seconds East, 67.01 feet;

THENCE along the Southeast line of said alley and said curve to the left and arc length of 67.70 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being along the Southeast right of way line of said alley, same being the Southwest corner of Lot 3, Block 2/5499, of said Preston Royal No.3 Addition;

THENCE South 74 degrees 18 minutes 38 seconds East, along the South line of said Lot 3, a distance of 175.10 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Lot 3, same being along the West right of way line of said Camellia Street, and being in non-tangent curve to the right, having a radius of 312.13 feet, a delta of 28 degrees 28 minutes 15 seconds, a chord bearing and distance of South 30 degrees 04 minutes 09 seconds West, 153.51 feet;

THENCE along the West right line of said Camellia Street and said curve to the right, an arc length of 155.10 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being in the Northwest right of way line of said Camellia Street;

THENCE South 44 degrees 18 minutes 17 seconds West, along the Northwest right of way line of said Camellia Street, a distance of 81.60 to the POINT OF BEGINNING and containing 33,775 square feet and or 0.775 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Christopher Warren and Jamie Nugent, do hereby adopt this plat, designating the herein described property as PRESTON MISSION ADDITION, on 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. Sale 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 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 conveyed for installation and maintenance of manholes, clearouts, 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 _____, 2022.

BY: _____
Christopher Warren Nugent (OWNER)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Christopher Warren Nugent, 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

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 _____, 2022.

BY: _____
Jamie Nugent (OWNER)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jamie Nugent, 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended, and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein 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 _____ day of _____, 2022.

RELEASED FOR REVIEW ON 09/23/2022. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

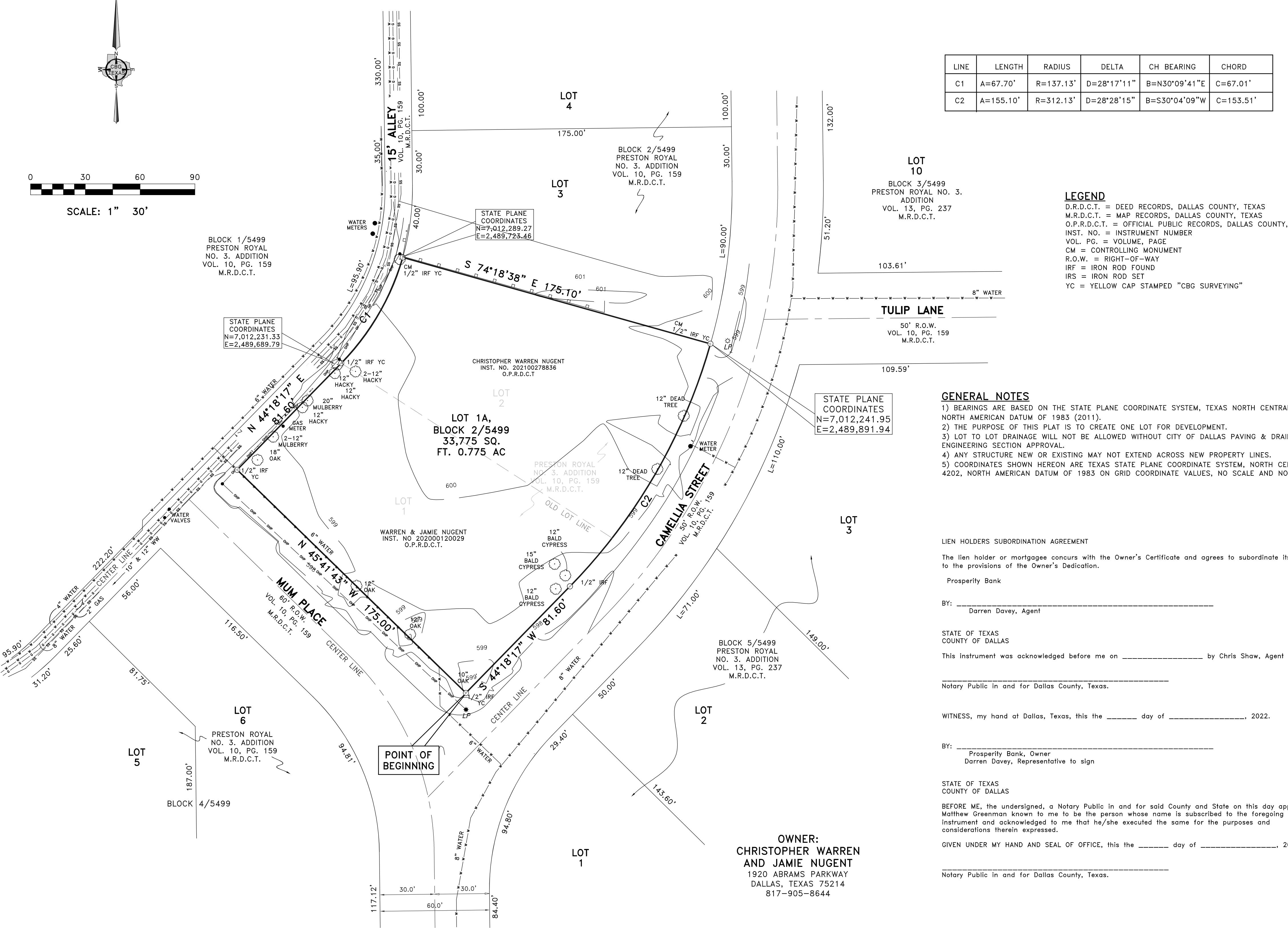
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Connally 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 _____, 2022.

Notary Public in and for the State of Texas



PRELIMINARY PLAT
PRESTON MISSION ADDITION

LOT 1A, BLOCK 2/5499
BEING A REPLAT OF
LOT 1 AND 2, BLOCK 2/5499
PRESTON ROYAL NO. 3 ADDITION
33,775 SQ. FT. / 0.775 ACRES
J. A. SMITH SURVEY, ABSTRACT NO. 1339
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S223-011
ENGINEERING PLAN NO.: _____



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