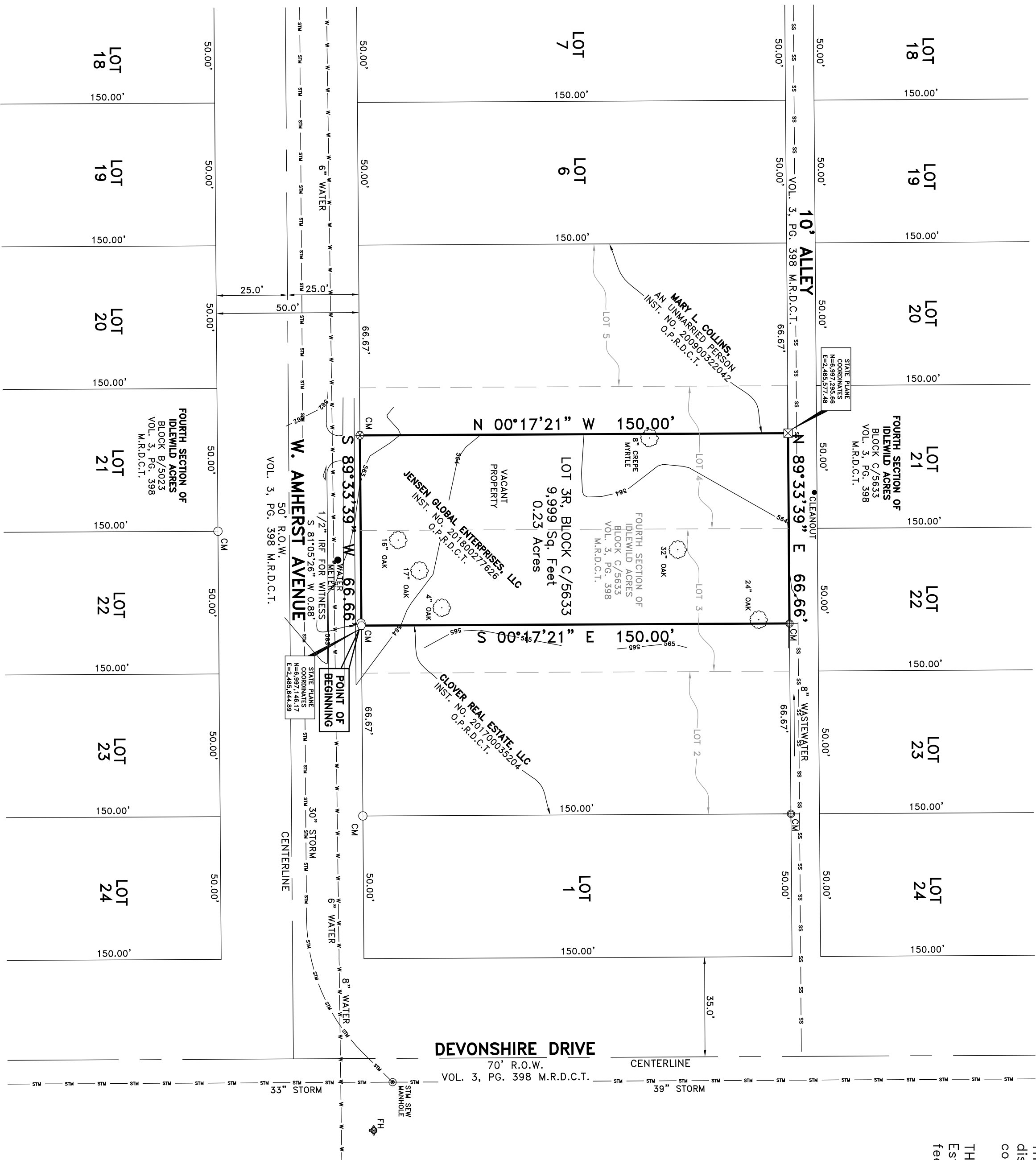


VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Jensen Global Enterprises, LLC is the owner of a tract of land situated in the Andrew J. Mannin Survey, Abstract No. 948, City of Dallas, Dallas County, Texas, and being the West 33.33 foot of Lot 3 and the East 33.33 foot of Lot 4, Block C/5633, Fourth Section of Idlewild Acres, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 3, Page 398, Map Records, Dallas County, Texas, same being a tract of land conveyed to Jensen Global Enterprises, LLC by General Warranty Deed recorded in Instrument No. 201800277826, 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 plastic cap stamped "5310" for corner, said corner being the Southwest corner of a tract of land conveyed to Clover Real Estate, LLC by Warranty Deed with Third-Party Vendor's Lien recorded in Instrument No. 201700035204, Official Public Records, Dallas County, Texas, said corner being along the North right of way line of W. Amherst Avenue (50 foot right of way), from which a 1/2 inch iron rod found bears, South 81 degrees 05 minutes 26 seconds West, 0.88 feet for witness;

THENCE South 89 degrees 33 minutes 39 seconds West along the North line of said W. Amherst Avenue, a distance of 66.66 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "DOWDY" for corner, said corner being the Southeast corner of a tract of land conveyed to Mary L. 200900322042, Official Public Records, Dallas County, Texas;

THENCE North 00 degrees 17 minutes 21 seconds West along the East line of said Collins tract, a distance of 150.00 feet to a Mag Nail set with washer stamped "OA RPLS 5513" for corner, said corner being along the South right of way line of 10 foot alley;

THENCE North 89 degrees 33 minutes 39 seconds East along the South line of said 10 foot alley, a distance of 66.66 feet to a Mag Nail with washer found for corner, said corner being the Northwest corner of said Clover Real Estate, LLC tract;

THENCE South 00 degrees 17 minutes 21 seconds East along the West line of said Clover Real Estate, LLC tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 9,999 square feet or 0.23 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jensen Global Enterprises, LLC, acting by and through its duly authorized agent, Lou Olerio, does hereby adopt this plat, designating the herein described property as **OLERIO 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 roadway management areas shown hereon. 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 installation, maintenance, use or operation of the respective systems to be reserved. Said easements shall be subject to the full right of the City of Dallas to use the easements for the purpose of constructing, reconstructing, inspecting, 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 installation and maintenance of the systems. Additional easement areas also conveyed to the City of Dallas, Dallas County, Texas, shall include, but not be limited to, water, sewer, gas, electric, and telecommunications. The City of Dallas, Dallas County, Texas, shall have the right to install, maintain, and use the systems for the purpose of providing services from the curb or their adjacent right of way. The location of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all piling ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

BY: _____
Jensen Global Enterprises, LLC
Lou Olerio, 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 Lou Olerio 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 _____, 2019.

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)(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 _____, 2019.

RELEASED FOR REVIEW 3/20/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED 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 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 _____, 2019.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OLERIO ADDITION
LOT 3R, BLOCK C/5633
9,999 SQ.FT. / 0.230 ACRES
BEING A REPLAT OF THE WEST 33.33' OF LOT 3 & THE
EAST 33.33' OF LOT 4, BLOCK C/5633
ANDREW J. MANNIN SURVEY, ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-170



SCALE: 1"=30' / DATE: 3-4-19 / JOB NO. 1902623 / DRAWN BY: TO

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A PORTION OF TWO PREVIOUSLY PLATTED LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES 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.

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- ⊗ = 5/8 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "DOWDY"
- = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "5310"
- ⊕ = 1/2 INCH IRON ROD FOUND
- ⊗ = MAG NAIL FOUND WITH WASHER
- ⊗ = MAG NAIL SET WITH WASHER STAMPED "OA AND RPLS 5513"