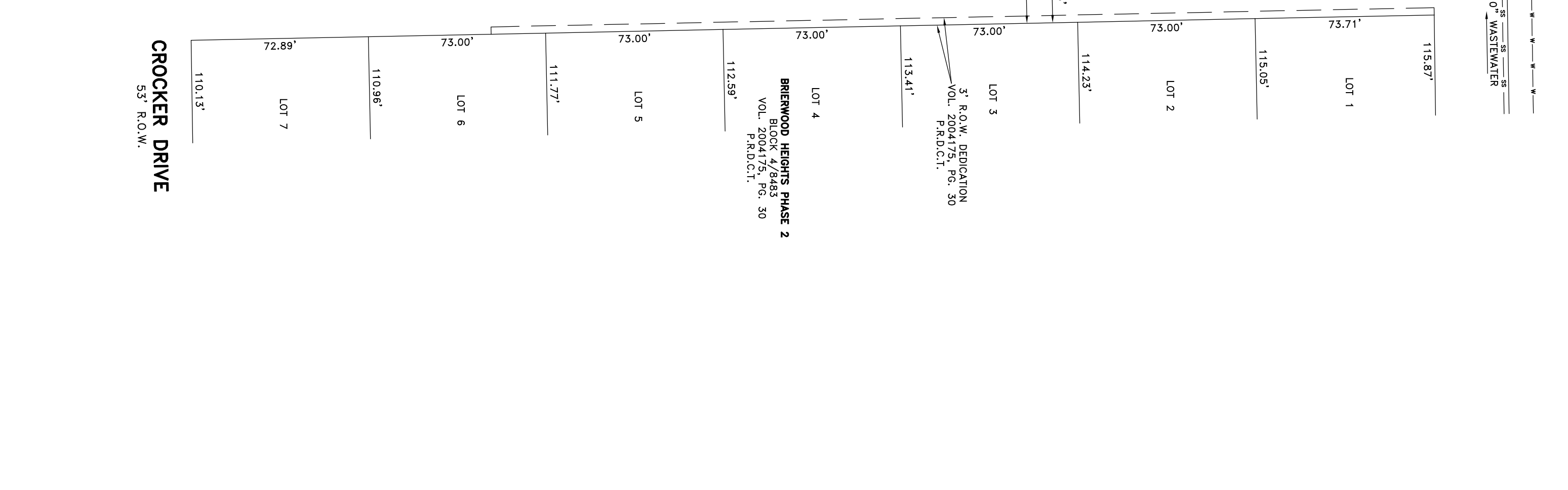
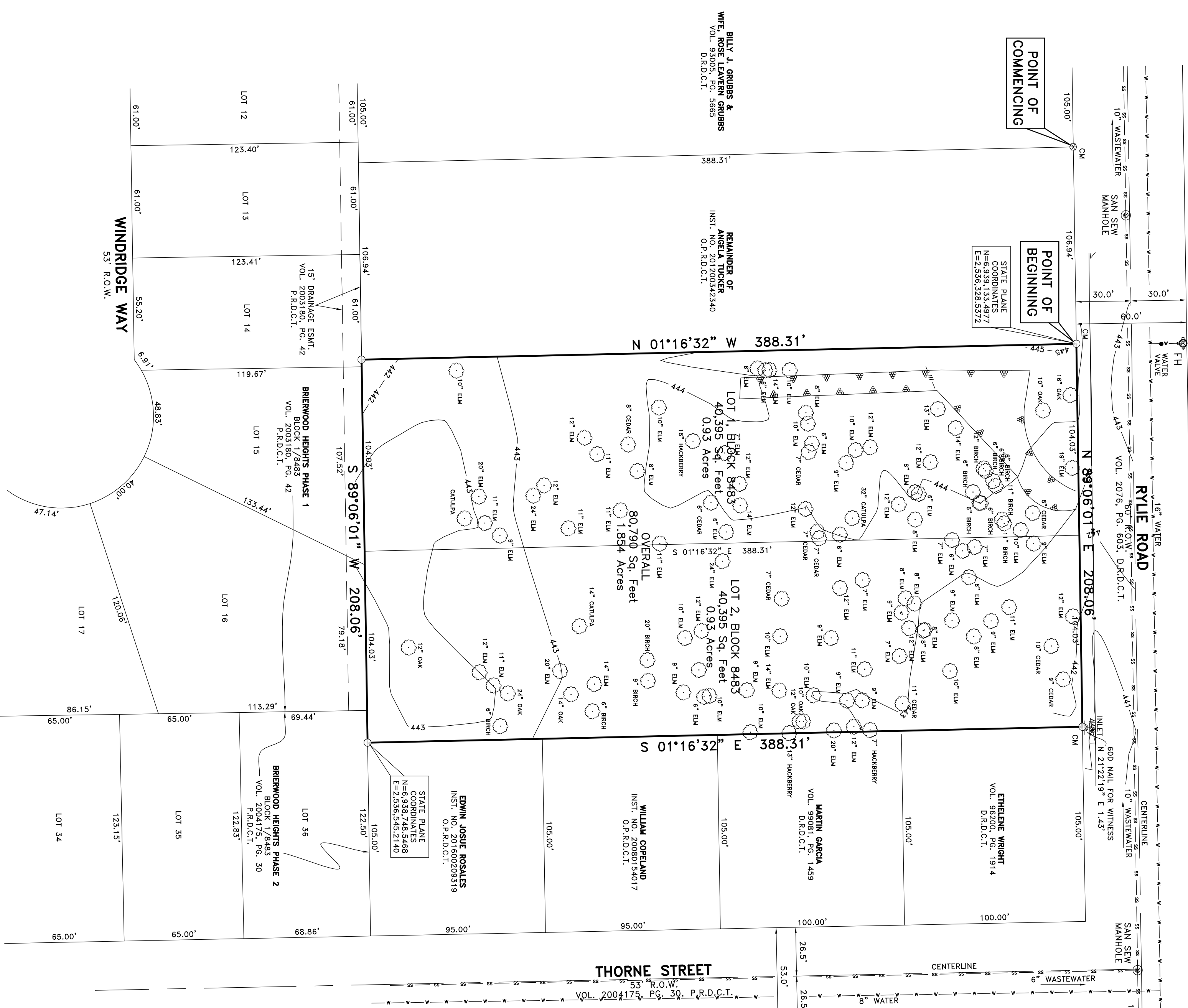


ALFREDO D. BALET &
MARIA J. BALET
WFS. VOL. 2004175, PG. 1289
D.R.D.C.T.

LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
○ = 1/2 INCH IRON ROD FOUND
○ = 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas Eric Jove is the sole owner of a tract of land situated in the Isham D. Browder Survey, Abstract No. 71, City of Dallas, Dallas County, Texas, being a portion of City Block No. 8483, same being a tract of land conveyed to Eric Jove, a single man by Warranty Deed with Vendor's Lien recorded in Instrument No. 201900018844, Official Public Records, Dallas County, Texas, and being more particularly described by meters and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Angela Tucker by General Warranty Deed recorded in Instrument No. 201203042340, Official Public Records, Dallas County, Texas, said corner being along the South right of way line of Ryle Road (60 foot right of way);

THENCE North 89 degrees 06 minutes 01 seconds East along the South line of said Ryle Road, a distance of 105.94 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the POINT OF BEGINNING of herein described tract;

THENCE North 89 degrees 06 minutes 01 seconds East continuing along the South line of said Ryle Road, a distance of 208.06 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northeast corner of a tract of land conveyed to Ethelene Wright by Quitclaim Deed recorded in Volume 96200, Page 1914, Deed Records, Dallas County, Texas, from which a 600 nail found bears, North 21 degrees 22 minutes 19 seconds East, 1.43 feet for witness;

THENCE South 01 degrees 16 minutes 32 seconds East along the West line of said Wright Tract, a distance of 388.91 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along a North line of Lot 36, Block 1/8483 of Briarwood Heights Phase 2, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2004175, Page 30, Plat Records, Dallas County, Texas;

THENCE South 89 degrees 06 minutes 01 seconds West along the North line of Lot 36, Block 1/8483 of said Briarwood Heights Phase 2, a distance of 208.06 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North line of Lot 14, Block 1/8483 of Briarwood Heights Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2003180, Page 42, Plat Records, Dallas County, Texas, said corner being the Southeast corner of said Tucker tract;

THENCE North 01 degrees 16 minutes 32 seconds West along the East line of said Tucker Tract, a distance of 388.91 feet to the POINT OF BEGINNING and containing 80,790 square feet or 1.85 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Eric Jove, does hereby adopt this plat, designating the herein described property as **JOVE ADDITION**, an addition to the City of Dallas, Texas, and to be used for the purposes of residential development, and the public use thereof, and to be subject to the same management areas shown thereon. The assessments shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 right to enter upon the easements for the purpose of inspecting, 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, 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 _____ day of _____, 2019.

By: _____
Eric Jove, (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 Eric Jove 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 _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryn 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 _____ day of _____, 2019.
RELEASED FOR REVIEW 8/09/19 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryn 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 Bryn 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
JOVE ADDITION
LOTS 1 AND 2, BLOCK 8483
80,790 SQ.FT. / 1.85 ACRES
ISHAM D. BROWDER SURVEY, ABSTRACT NO. 71
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-299



SCALE: 1"=40' / DATE: 8/08/19 / JOB NO. 1818237-01PLAT / DRAWN BY: 10

- GENERAL NOTES**
- 1) BASIS OF BEARINGS ARE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A 1.854 ACRE TRACT OF LAND.
 - 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) 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.
 - 6) BENCHMARK IS A STANDARD WATER DEPARTMENT BENCH MARK (FINAL NAME-69-C-1), SQUARE CUT ON TOP CONCRETE CURB NEXT TO STORM SEWER INLET NORTHWEST CORNER OF RYLE ROAD AND TUTTS DRIVE, ELEV.=458.74.