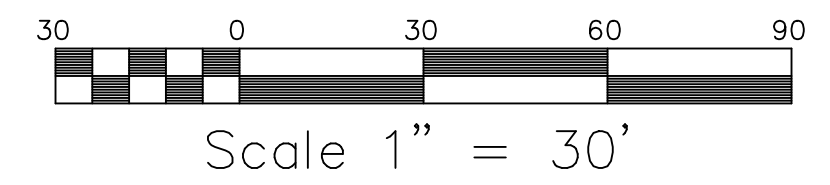
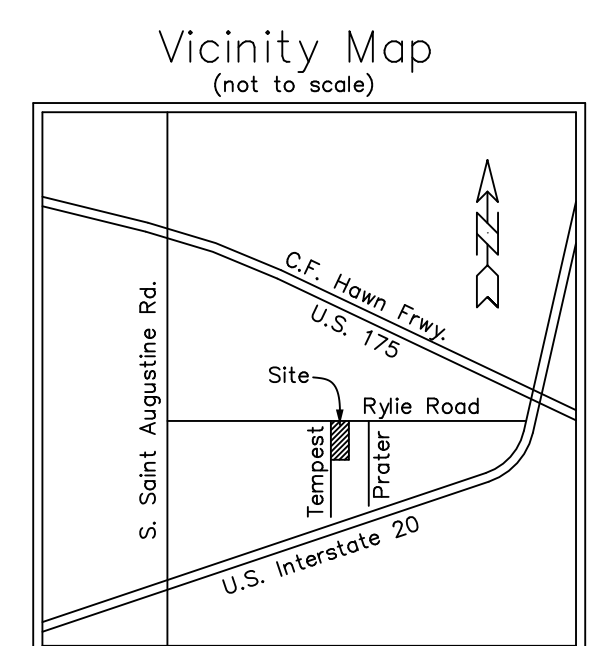


- GENERAL NOTES:
- The Purpose of this plat is to create two approved building sites.
 - All Recording references shown are Recorded in Dallas County, Texas.
 - Lot-to-Lot drainage is not permitted without Engineering Section approval.
 - Basis of Bearings: East line of Tempest Drive as N 00°33'49" W, per Texas State Plane Coordinate System, North American Datum, 1983 on Grid Coordinate values, No Scale and No Projection.
 - Property Zoned CR
 - Subject Property is not situated in a 100-year flood plain area per FIRM Community Panel No. 48113C0510 K (Zone X). Map Revised: July 7, 2014.
 - One Structure existing on property will remain.

LEGEND			
I.R.F.	IRON ROD FOUND	⊙	Center Line
(C.M.)	CONTROLLING MONUMENT	Inst.	Instrument Number
D.R.D.C.T.	Deed Records, Dallas County, Texas.	Vol.	Volume
M.R.D.C.T.	Map Records, Dallas County, Texas.	Pg.	Page
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas.	R.O.W.	Right of Way
R.P.R.D.C.T.	Real Property Records, Dallas County, Texas.	A.K.A.	Also Known As



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS: Francisco Jove is the owner of a tract of land situated in the Solomon Dixon Survey, Abstract No. 407, Dallas County, Texas, being part of City Block 2/8778, also being known as Lots 36, 37, and 38 of Barney Jetts Prater Road Subdivision Section 2, an un-recorded addition to the City of Dallas, being the same tract of land conveyed to Francisco Jove, by deed recorded in Instrument No. 201200127632, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East line of Tempest Drive, (a 60' R.O.W.), with the South line of Rylie Road, (a 60' R.O.W.), said point being the Northwest corner of said City Block 2/8778, said point also being the Northwest corner of said Jove tract, a 1/2" iron rod found for corner;

THENCE: North 89 deg. 31 min. 11 sec. East, with the said South line of Rylie Road, a distance of 101.86 feet to the Northwest corner of Barney Jetts Prater Road Subdivision Section 3, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 76210, Page 1828, Map Records, Dallas County, Texas, a 5/8" capped iron rod found for corner;

THENCE: South 00 deg. 33 min. 49 sec. East, with the West line of said Barney Jetts Prater Road Subdivision Section 3, a distance of 222.00 feet to the Northeast corner of a tract of land conveyed to Ana Laura Tovar, by deed recorded in Instrument No. 200600100750, Official Public Records, Dallas County, Texas, a steel fence post for corner;

THENCE: South 89 deg. 31 min. 11 sec. West, with the North line of said Tovar tract, a distance of 101.86 feet to a point in the said East line of Tempest Drive, a 1/2" iron rod found for corner;

THENCE: North 00 deg. 33 min. 49 sec. West, with the said East line of Tempest Drive, a distance of 222.00 feet to the PLACE OF BEGINNING and CONTAINING 22,613 square feet or 0.519 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Francisco Jove does hereby adopt this plat, designating the herein described property as JOVE'S 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 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 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 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____.

Francisco Jove (owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Francisco Jove, known to me to be the person whose name is subscribed to the foregoing instrument and that the same was for the purpose and considerations expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for Dallas Co. Texas My Commission Expires _____

Francisco Jove (owner)

SURVEYOR'S STATEMENT

I, Ben D. Rychlik, 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 the 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 _____, 20____.

PRELIMINARY PLAT - NOT TO BE RECORDED FOR ANY PURPOSE

Ben D. Rychlik, Registered Professional Land Surveyor No. 1630

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ben D. Rychlik, known to me to be the person whose name is subscribed to the foregoing instrument and that the same was for the purpose and considerations expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public in and for Dallas Co. Texas My Commission Expires _____

Owner(s): Francisco Jove
287 Shady Shore Drive
Mabank, Tx. 75156
Phone: 214-236-6704

FINAL PLAT
JOVE'S ADDITION
LOT 36A AND LOT 38A, BLOCK 2/8778
Being a Replat of part of Block 2/8778
A.K.A. Lots 36, 37, & 38
Barney Jetts Prater Road Subdivision Section 2
(Un-Recorded)
Solomon Dixon Survey, Abstract No. 407
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-007

<p>SURVEYING ASSOCIATES 1018 SOUTH BECKLEY AVE. DALLAS, TEXAS 75203</p>	<p>PHONE (214) 948-3324 FAX (214) 946-7540 Email: Brychlik@SWBell.net</p>	<p>DRAWN BY Lynn L.</p>
		<p>14-336-LCP JOB NO.</p>