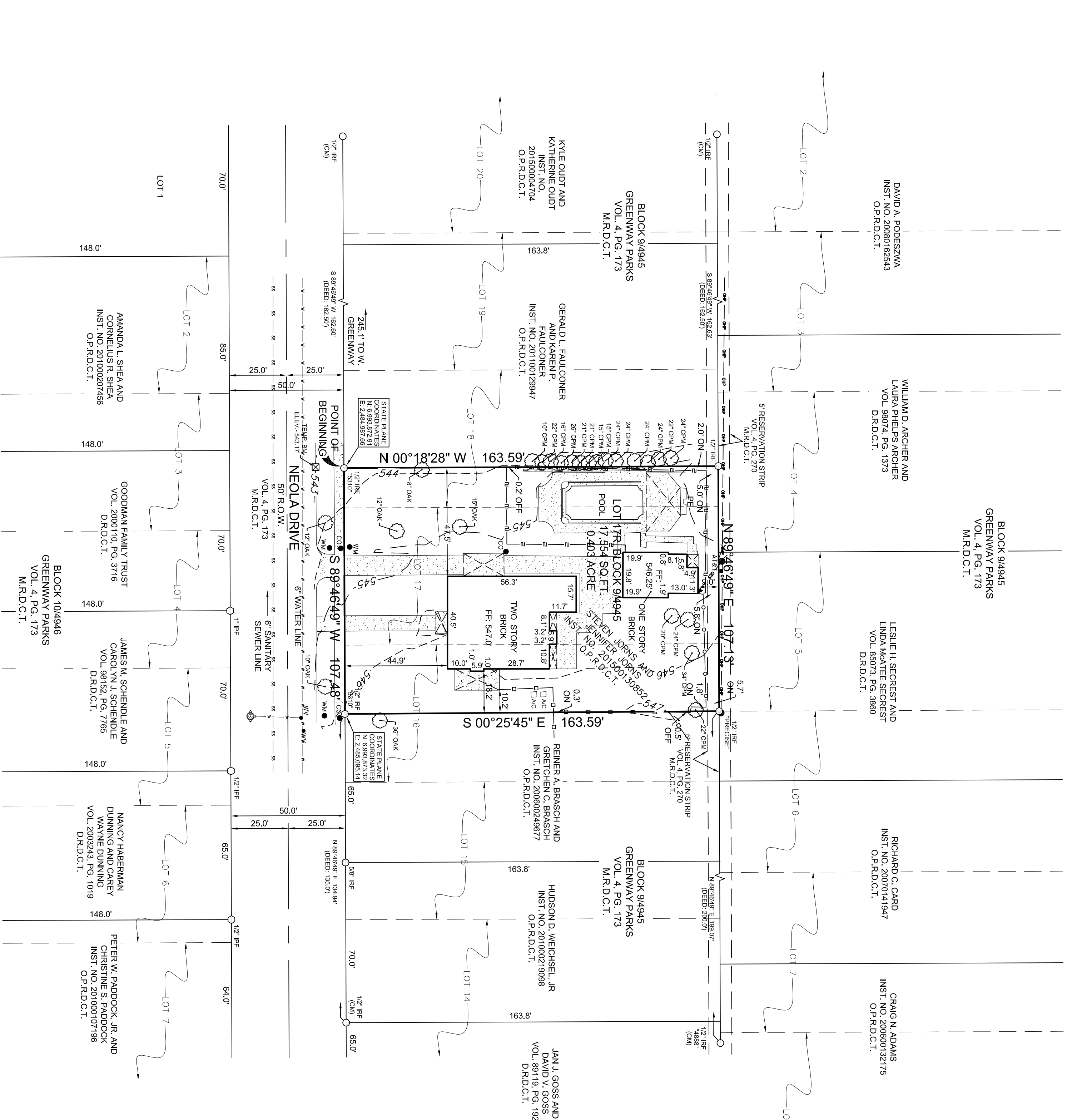
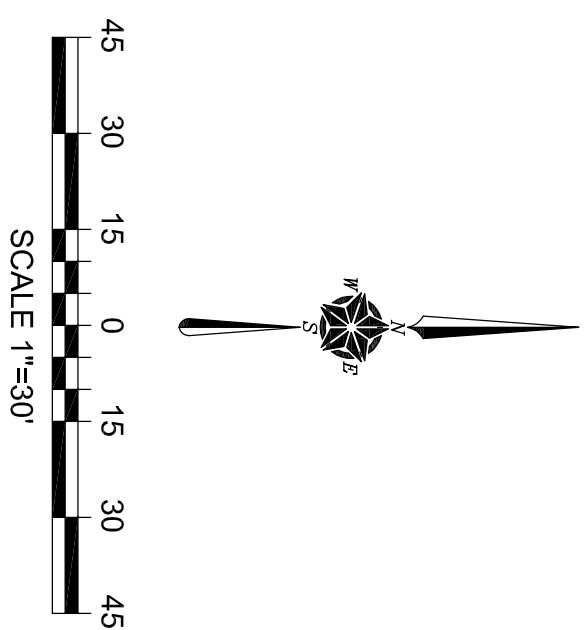
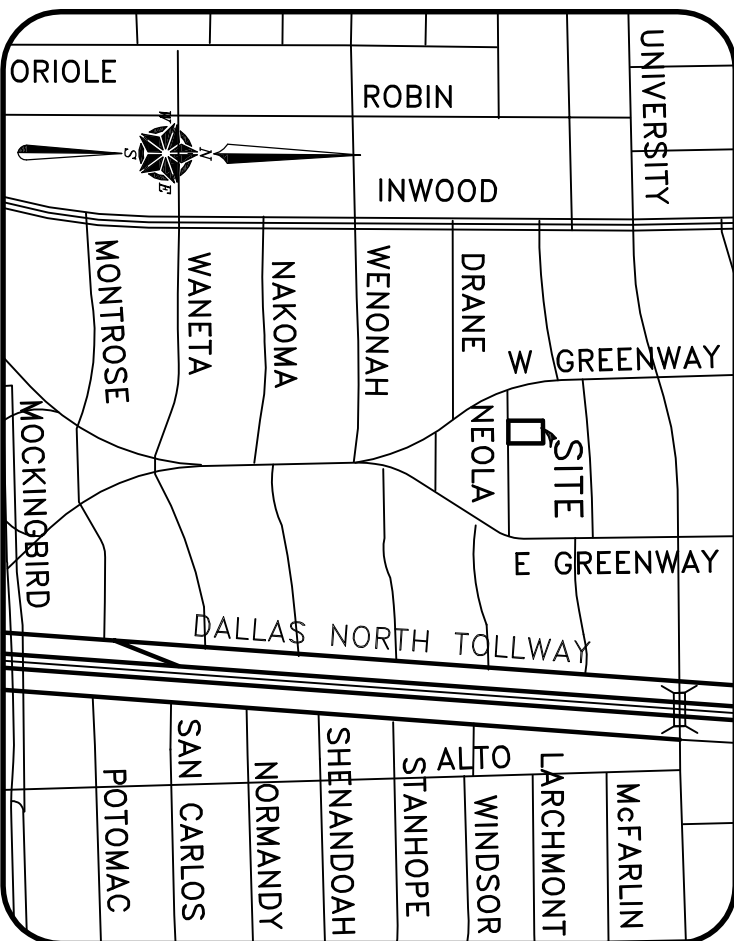


VICINITY MAP - NOT TO SCALE



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Steven Johns and Jennifer Johns are the owners of a tract of land being a part of Lot 16, all of Lot 17 and a part of Lot 18, Block 94945 of Greenway Parks, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 4, Page 173, Map Records, Dallas County, Texas, same being conveyed to Steven Johns and Jennifer Johns by General Warranty Deed recorded in Instrument No. 201500130852, 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 with cap stamped "5310" found for the Southwest corner of said Johns tract and lying on the North line of Neola Drive (50' right-of-way), said point being the Southeast corner of a tract of land conveyed to Gerald L. Falconer and Karen P. Falconer by Deed recorded in Instrument No. 20110072947, Official Public Records, Dallas County, Texas;

Thence North 00 degrees 18 minutes 28 seconds West along the East line of said Falconer tract, a distance of 107.13 feet to a 1/2 inch iron rod found at the Northwest corner of said Falconer tract, said point being in the 5807.3 feet to a 1/2 inch iron rod found at the Northwest corner of said Falconer tract, said point being in the 5807.4, Page 1373, Deed Records, Dallas County, Texas;

Thence North 89 degrees 46 minutes 49 seconds East, along the South line of said Archer tract, a distance of 107.13 feet to a 1/2 inch iron rod with cap stamped "PRECISE" found for corner, said point being in the South line of a tract of land conveyed to Leslie H. Secret and Linda Walker Secret by Deed recorded in Volume 85073, Page 3980, Deed Records, Dallas County, Texas, and being the Northwest corner of a tract of land conveyed to Reiner A. Brasch and Gretchen C. Brasch by Deed recorded in Instrument No. 200600249677, Official Public Records, Dallas County, Texas;

Thence South 00 degrees 25 minutes 45 seconds East, along the West line of said Brasch tract, a distance of 163.59 feet to a 1/2 inch iron rod with cap stamped "5310" found at the Southwest corner of said Brasch tract, said point being in the North line of said Neola Drive;

Thence South 89 degrees 46 minutes 49 seconds West, along the North line of said Neola Drive, a distance of 107.49 feet to the Point of Beginning and containing 17,564 square feet or 0.403 of an acre of land.

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Steven Johns and Jennifer Johns, do hereby adopt this plan, designating the herein described property as **JORNS 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 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 paying 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, fence, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of the 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, repairing, 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 customarily 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 plying ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2016.

Steven Johns, Owner
STATE OF TEXAS
COUNTY OF DALLAS
Jennifer Johns, Owner

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Steven Johns, 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 _____, 2016.

Notary Signature

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 Jennifer Johns, 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 _____, 2016.

Notary Signature

STATE OF TEXAS
COUNTY OF DALLAS

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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (b)(9)(c)(d) & (e) and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Dated this _____ day of _____, 2016.

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. 03/09/16

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 _____, 2016.

Notary Signature

- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. (2011)
 - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM PART OF 2 LOTS AND 1 WHOLE LOT.
 - 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 4) COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM COORDINATE VALUES. COORDINATE VALUES ARE BASED ON GROUND COORDINATE VALUES AND SCALE AND NO PROJECTION.
 - 5) ALL BUILDINGS/STRUCTURES TO BE REMOVED.

- LEGEND
- IRON ROD FOUND
 - AC AIR CONDITIONING
 - FIRE HYDRANT
 - ⊗ FOUND / SET
 - ⊗ ELECTRIC METER
 - CHAIN LINK FENCE
 - WOOD FENCE (GEN/FIRST)
 - W.- WATER VALVE
 - IRON FENCE
 - COVERED PORCH
 - DECK OR CARPORT
 - CONCRETE PAVING
 - OVERHEAD ELECTRIC SERVICE
 - OVERHEAD POWER LINE
 - WATER LINE
 - W

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME PAGE
SQUARE FEET
ACRES
R.F. REFINED SURVEY
I.R.F. 1/2" IRON ROD FOUND
C.M. CONTROL MONUMENT
E.S.M.T. EASEMENT

OWNER
STEVEN JORNS AND
JENNIFER JORNS
3424 GILLESPIE, #4
DALLAS, TEXAS 75219

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

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



PRELIMINARY PLAT
JORNS ADDITION
LOT 17R, BLOCK 94945
REPLAT OF PART OF LOTS 16, 18 AND ALL OF LOT 17,
BLOCK 94945, GREENWAY PARKS ADDITION,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-124