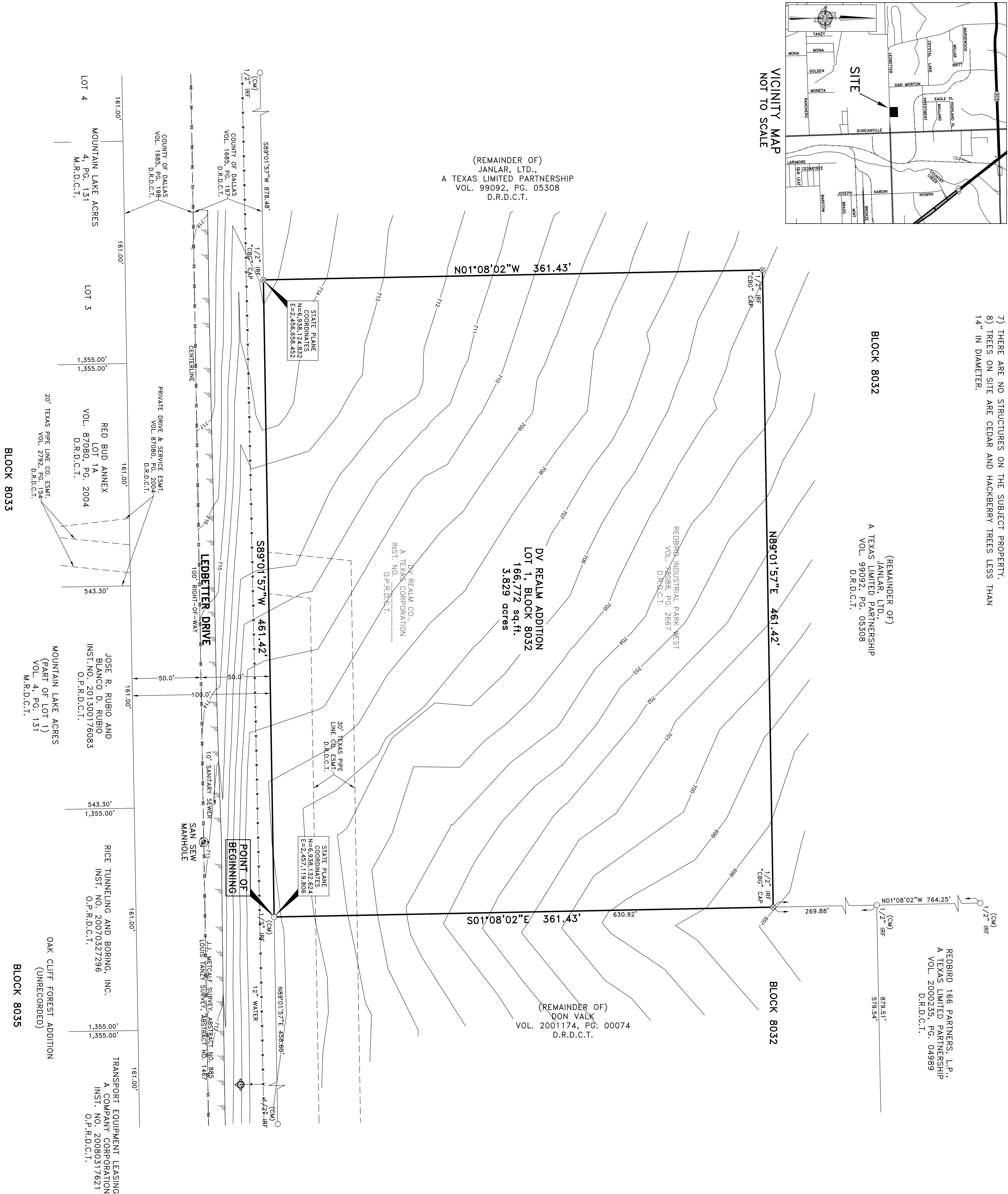


GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE 1 LOT.
- 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 CITY OF DALLAS STANDARD WATER DEPARTMENT BENCHMARK WHICH IS LOCATED ON THE CENTER OF NORTH CONCRETE HEADWALL TO A 36" X 41" CONCRETE PIPE CULVERT UNDER LEDBETTER DRIVE AND 0.4 MILES WEST OF DUNCANVILLE ROAD. ELEV.=713.392'
- 7) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
- 8) TREES ON SITE ARE CEDAR AND HACKBERRY TREES LESS THAN 14" IN DIAMETER.

LEGEND:

CM	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
ROTI.	SQUARE FEET
REP.W.	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
CBG CAP	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
	YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" FOUND, PREVIOUSLY SET.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DV Realm Co., a Texas corporation, is the sole owner of a tract of land situated in the J.J. Metcalf Survey, Abstract No. 885 in the City of Dallas Block 8032, Dallas County, Texas, being a portion of a tract of land conveyed to Janlar, Ltd., a Texas limited partnership, by Special Warranty Deed recorded in Volume 99092, Deed Record, Dallas County, Texas, some being conveyed to DV Realm Co., a Texas corporation by Special Warranty Deed recorded in Instrument No. _____, 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 for corner in the North line of Ledbetter Drive (a 100 foot right-of-way), being the Southwest corner of the remainder of a tract of land conveyed to Don Valk by deed recorded in Volume 2001174, Page 00074, Deed Records, Dallas County, Texas, and being the Southwest corner of said Janlar, Ltd. tract;

Thence South 89 degrees 01 minutes 57 seconds West, along the said North line of Ledbetter Drive, a distance of 461.42 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for corner;

Thence North 01 degrees 08 minutes 02 seconds West, leaving the said North line of Ledbetter Drive, a distance of 361.43 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for corner;

Thence North 89 degrees 01 minutes 57 seconds East, a distance of 461.42 feet to the remainder of said Valk tract;

Thence North 89 degrees 01 minutes 57 seconds East, a distance of 461.42 feet to the remainder of said Valk tract;

Thence South 01 degrees 08 minutes 02 seconds East, along the said West line of the remainder of said Valk tract, a distance of 361.43 feet to the Point of Beginning and containing 166,772 square feet or 3.829 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, DV Realm Co., a Texas corporation, acting by and through their duly authorized officer, Dario Velozquez, President, does hereby adopt this plat, designating the herein described property as **DV REALM ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 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 _____, 2016.

By: Dario Velozquez, President
DV Realm Co., a Texas corporation

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Dario Velozquez 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 _____, 2016.

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. 19435, 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 (g)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2016.
PLAT SET FOR REVIEW ON 08/19/2016. 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.

Bryan Connolly
Registered Professional Land Surveyor No. 5513
STATE OF TEXAS

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 _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
DV REALM ADDITION
LOT 1, BLOCK 8032
166,772 SQ.FT. / 3.829 ACRES
J.J. METCALF SURVEY, ABSTRACT NO. 885
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5156-273

OWNER: DV REALM CO.,
A TEXAS CORPORATION
ATTN: DARIO VELOZQUEZ
835 GALLANT FOX DRIVE
DALLAS, TEXAS 75211
P:(469)939-1548

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Dallas, TX 75247
WWW.CBGTX.COM

SCALE: 1"=40' / DATE: AUGUST 18, 2016 / JOB NO. 1612008 / DRAWN BY: CG