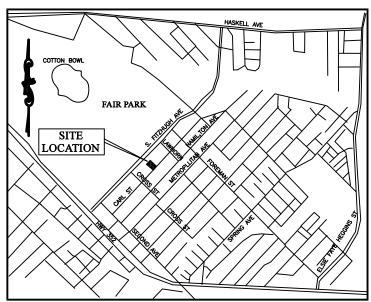
OWNER'S DEDICATION Point of Commencing STATE OF TEXAS § COUNTY OF DALLAS CALLED NWC ML LAGOW (Wain) WAYNE JONES 370/422/ NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That MAR Y SOL REALTY GROUP, LLC, and MAISTRO HOMES, LLC, does hereby adopt FITZHUGH AVENUE this plat, designating the herein described property as 3907 Carl Street, Tract 19 being a part of Block 1812 in the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys and flood way management areas shown thereon. (Variable width Right-of-Way) The easements shown thereon are hereby reserved for the purposes indicated. The utility and 25' reservation Volume 370, Page 422 D.R.D.C.T. 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 50.00' 50.00' 56.00' of paving on the utility and fire lane easements is the responsibility of the property owner. No 50.00' 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 Miller & Maloney Subdivision called 4/1812 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 Volume 11, Page 491 M. L. Lagow, et ux 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 Volume 2, Page 133 14th DCM M.P.R.D.C.T. meters and any maintenance or service required or ordinarily performed by that utility). D.R.D.C.T. 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, clean outs, 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, Dallas county, Texas. GENEVA LAPKIN HILL Witness, my hand at Dallas, Texas, this the day of , 2024 DAN SPIKES IYUEH & HSIA HSIANG RUTHIE EDWARDS EPPERSON VOLUME 96201, PAGE 1494 RAKHARA EDWARDS DAN SPIKES SKYVIEW DEVELOPMENT LLC LINDA J. PATTERSON INST. No. 201600354813 O.P.R.D.C.T. DAN SPIKES & JOHN SPIKES INST. 201500323633 0.P.R.D.C.T. INST No. 201600354813 VOLUME 93105, PAGE 1055 INST. NO. 202200147120 0.P.R.D.C.T. VOLUME 96052, PAGE 1363 O.P.R.D.C.T. Parcel ID: 00000177556000000 INST. NO. 202300179869 0.P.R.D.C.T. O.P.R.D.C.T. James P. Altiery ZONE Rafael Collazo PD 595 Easting: 2505191.579
Texas State Plane Coordinate System, North STATE OF TEXAS § THOMAS LAGOW SURVEY, ABSTRACT No. 759 COUNTY OF DALLAS § Point of Beginning BEFORE ME, the undersigned authority, a Notary Public in and for said county and S 41°56'16" W 150.00' N 41°56'16'\E 50.00' 50.00' state, on this day personally appeared James P. Altiery known to me to be the person 56.00' whose name is subscribed to the foregoing instrument and acknowledged to me that he Chain Link Fence /2" I.R.F. 50.00' 50.00' 50.00' 5' Building Line (per Ord. No. 24726) executed the same for the purposes and considerations therein expressed. 50.00' 50.00' GIVEN UNDER MY HAND AND SEAL OF OFFICE called 7.53 acres M. L. Lagow, et ux Earnest Cole NOTARY PUBLIC in and for the STATE OF TEXAS Mary Sol Realty Group LLC & Wain Jones Maistro Homes LLC STATE OF TEXAS § Inst No. 202400020020 Volume 370, Page 422 O.P.R.D.C.T. COUNTY OF DALLAS D.R.D.C.T. BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Rafael Collazo known to me to be the person MARTIN WIGGINS AMADO NIEVESMUNOZ whose name is subscribed to the foregoing instrument and acknowledged to me that he PART OF LOT 12 6,744 sq ft. JAMES BOYKIN INST. No. 201400231184 0.P.R.D.C.T. INST. No. 201100091/651 MARY SOL REALTY GROUP LLC & SQAMA INVESTMENTS ESTATE OF WINIFRED SMITH WOOD ANTHONY WAYNE GREAT INVESTMENTS LLC executed the same for the purposes and considerations therein expressed. 0.155 acres INST. NO. 20090013070 O.P.R.D.C.T. INST.\No. 202200014788 JINST. NO. 202200186173 MAISTRO HOMES INST. NO. 202300043617 INST. NO. 201100220757 O.P.R.D.C.T. INST. No. 202400020020 O.P.R.D.C.T. O.P.R.D.C/T. O.P.R.D.C.T. O.P.R.D.C.T. Tract 19 GIVEN UNDER MY HAND AND SEAL OF OFFICE **Block** 1812 DAY OF ____ ZONE PD 595 NOTARY PUBLIC in and for the STATE OF TEXAS Northing: 6969059.080 Easting: 2505321.360 State Plane Coordinate System, North nerican Datum of 1983 on Grid—Coordinate values. No Scale and no Projection. SURVEYOR'S STATEMENT I, J. Scott Cole, a Registered Professional Land Surveyor, licensed by the 15' Building Line (per Ord. No. 24726) 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 S 41°56'16" W complies with the Rules and Regulations of the Texas Board of Professional 42.00' 42.00' 50.00' S 41°56'16" W 100.00' 50.00' 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 ligital drawing file accompanying this plat is a precise representation of this Signed Final Plat. (40' Right—of—Way) Volume 1201, Page 454 D.R.D.C.T . Scott Cole Texas Registered Professional Land Surveyor No. 5411 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' 50.00' JONES ERMA J HANDSOME 3910 CARL ST DALLAS, TEXAS 752101803 BLK 1813 50X125 TOPLETZ PROPERTIES TSAI YUEHYUE & HUGHES TONY 4353 FM 751 WILLS POINT, TEXAS 751695795 BLK 1813 50X125 CARL 300FR CROSS INST. No.201500154482 O.P.R.D.C.T. HSIANG YICHUNG
4728 HAMILTON AVE
DALLAS, TEXAS 752233422
BLK 1813
LOT 10 STATE OF TEXAS 7509 INWOOD RD STE 301 DALLAS, TEXAS 752094059 BLK 1813 COUNTY OF DALLAS CARL 400FR CROSS VOL200503521483 O.P.R.D.C.T. LOT 8
CARL 350FR CROSS
202100318784 50X125:450FR CROSS BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared J. Scott Cole known to me to be the person LEGEND & ABBREVIATIONS whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Deed Records, Dallas County, Texas Center Line of Road GIVEN UNDER MY HAND AND SEAL OF OFFICE **GENERAL NOTES: Controlling Monument** Waste Water DAY OF 1. The purpose of this plat is for residential development. Iron Rod Found Water Line 2.. State Plane Coordinate System, North Texas Central Zone 4202, OWNER: North America Datum of 1983. Adjustment Realization 2001. Iron Rod Set with Yellow Plastic Cap Stamped "SANDS" NOTARY PUBLIC in and for the STATE OF TEXAS **CIRS** SURVEYOR: Storm Drainage MAR Y SOL REALTY GROUP, LLC Sands Surveying Corporation 3. Lot to lot drainage will not be allowed without Engineering Section MAIESTRO HOMES, LLC R.O.W Right-of-Way 422 Willow Way Water 9330 Lookout Point, Apt. 345 (For SPRG use only) Highland Village, Tx. 75077 Dallas, Texas 752314 3. No Structures onsite O.P.R.D.C.T. Official Public Records, Dallas County, Texas Reviewed By: PH: (214) 919-7883 James P. Altiery and Rafael Collazo Texas Firm Registration 5. Lot-to-lot drainage will not be allowed without proper City of Dallas jamesaltiery@yahoo.com & rcollazo04@gmail.com SPRG No. M.P.R.D.C.T. Map or Plat Records, Dallas County, Texas No. 10014600 Engineering Division approval. Fire Hydrant 214-770-2154 www.ssctx.net W.O. #: 2413048 SCALE: 1" = 20 ' DRAWN BY: JSC CHECKED BY: SG



Legal Description

NOT TO SCALE

BEING a 6,743.6 square foot or 0.155 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, Sheet 3 in the City of Dallas, Dallas County, Texas and being a part of that certain called 7.53 acre tract of land described in Deed from M. L. Lagow and wife Jennie Lagow to Wain (Wayne) Jones recorded in Volume 370, Page 422 of the Deed Records of Dallas County, Texas, and being all that certain tract of land described in Deed from Earnest Cole to Mary Sol Realty Group LLC & Maistro Homes LLC and recorded in Instrument No. 202400020020 of the Official Records of Dallas County, Texas, a/k/a Tract 19, Block 1812, said 0.155 acres to be more particularly described by metes and bounds as follows:

COMMENCING at a point for corner in Fitzhugh Avenue (Variable width Right-of-Way) at the North corner of the above referenced 7.53 acre tract, same being the North corner of a 25 foot reservation for street purposes set out in said Volume 370, Page 422 of said Deed records, same being the West corner of the remainder of that certain called Martin Luther Lagow 31 acre tract, same being Southwest line of said Block 4/1812 of the M. L. Lagow Homestead Addition according to City of Dallas Plat Books of land being a part of the Richard Lagow Estate according to the Map thereof recorded in Volume Z-139, 14th Dallas County Map;

THENCE across said Fitzhugh Avenue with the Northeast line of said 7.53 acre tract, same being the Southwest line of said Lagow 31 acre tract South 45°33'26" East at a distance of 25.00 feet passing the Southeast line of said Fitzhugh Avenue, at the North corner of that certain tract of land described in Deed from Jennifer D. Miles to Geneva Lapkin Hill and recorded in Volume 96201, Page 1494, of said Deed Records, same being the West corner of that certain tract of land described in Deed from Yueh Hsia Hsiang to Yueh Hsia Hsiang & Po Chun Chang and recorded in Instrument No. 20160029592 of said Official Records and continuing a total distance of 160.00 feet to a point for corner at the East corner of said Hill tract, the South corner of said Yueh Hsia Hsiang & Po Chun Chang tract, same being the West corner of that called NW 42' X 135' a Part of Lot 12, Block 4/1812 of said M. L. Lagow Homestead Addition, and also being the North corner of that called tract of land Described in Deed from Dallas Metro Holdings LLC to Great Investments LLC and recorded in Instrument No. 202300043617 of said Official Records;

THENCE South 41°56'16" West across said 7.73 acre tract and parallel with it's Northwest line a distance of 200.00 feet to a 1/2" iron rod found for corner at the West corner of said Tract 19, the North corner of that certain tract of land described in Deed from City of Dallas to Martin Wiggins Instrument No. 201100091651of the Official Public Records of Dallas County, Texas, the East corner of that certain called Lot X of the Miller & Maloney Subdivision according to the Plat thereof recorded in Volume 11, Page 491 of the Map Records of Dallas County, Texas and also being the South corner of Lot Y of said Miller & Miller Subdivision and being at the POINT of BEGINNING: THENCE North 41°56'16" East with the Northwest line of said Tract 9, same being the Southeast line of said Lot Y a distance of 50.00 feet to point for corner at the North corner of said Tract 19, from which a 1/2" iron rod bears North 37°48'58" E a distance of 0.83 feet, the East corner of said Lot Y, the West corner of that certain tract of land described in Deed from Alfred D. Johnson, et al to Earnest Cole Instrument No. 200001006913 of said Official Public Records;

THENCE South 45°33'26" East with the Northeast line of said Tract 19, same being the Southwest line of said Earnest Cole Tract a distance of 135.00 feet to an "X" cut in concrete for corner in the Northwest Line of Carl Street (40' Right-of-Way per Volume 1201, Page 454 Deed Records of Dallas County, Texas), at the East corner in said Tract 19, same being the South corner of said Earnest Cole tract;

THENCE South 41°56'16" West with said Northwest and Southeast lines a distance of 50.00 feet to an "X" cut in concrete set for corner at the South corner of said Tract 19, same being the East corner

THENCE North 45°33'26" West with the Southwest line of said Tract 19, same being the Northeast line of said Wiggins tract a distance of 135.00 feet back to the POINT OF BEINNING and CONTAINNING 6743.6 square feet, or 0.155 acres of land, more or less.

C	CERTIFICATE OF APPROVAL
I, Tony Shie	ld, Chairperson or Brent Rubin, Vice
	of the City Plan Commission of the City of
Dallas, State	of Texas, hereby certify that the attached
plat was dul	y filed for approval with the City Plan
Commission	of Dallas on theday of
A.D. 20	by said Commission.
	Chairperson or Vice Chairpaerson
	City Plan Commision
	Dallas, Texas
Attest:	
	Secretary

PRELIMINARY PLAI 3907 CARL STREET Tract 19, Block 1812 0.155 Acres in the

Thomas Lagow Survey, Abstract No. 759 City Block 1812 City of Dallas, Dallas County, Texas

File Number: S245-007

Engineering Number: