



OWNER'S CERTIFICATE STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS Redeemed Women is the sole owner of a 13,521 square foot or 0.3104 of an acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, City of Dallas, Dallas County, Texas, being that tract of land described to Redeemed Women, by Warranty Deed recorded in Instrument No. 202300148752, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of Lots 7 and 8, Block 19/1550, El Molino Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 29, Map Records, Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RPLS 6958" (controlling monument (C.M.)) found for the intersection of the northeast Right-of-Way (R.O.W.) line of Trunk Street (a 40 foot R.O.W., Volume 1, Page 29, M.R.D.C.T.), and the southeast R.O.W. line of Dallas Street (a 50 foot R.O.W., Volume 143, Page 5, Deed Records, Dallas County, Texas (D.R.D.C.T.));

THENCE North 44 degrees 01 minutes 54 seconds East, with the southeast R.O.W. line of said Dallas Street, a distance of 137.20 feet to a 1/2-inch iron rod with cap stamped "RPLS 6958" found for the intersection of the southeast R.O.W. line of said Dallas Street, and the southwest R.O.W. line of a variable width Alley, a called 10-foot Alley, according to Volume 143, Page 5, D.R.D.C.T.;

THENCE South 45 degrees 38 minutes 02 seconds East, with the southwest R.O.W. line of said Alley, a distance of 99.70 feet to a 1/2-inch iron rod with 3-1/4 inch aluminum disk stamped "Urban Strategy" "10194610" and "RA" set for the north corner of Lot 9, Block 19/1550, said El Molino Addition;

THENCE South 44 degrees 01 minutes 54 seconds West, with the northwest line of said Lot 9, a distance of 134.03 feet to a 1/2-inch iron rod with cap stamped "RPLS 6958" found for the west corner of said Lot 9, and being in the northeast R.O.W. line of said Trunk Avenue;

THENCE North 47 degrees 27 minutes 17 seconds West, with the northeast line of said Trunk Avenue, a distance of 99.73 feet to the POINT OF BEGINNING, and containing 13,521 square foot or 0.3104 of a tract of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Redeemed Women, acting by and through its duly authorized agent, Aelicia "Chocolate" Watson, does hereby adopt this plat, designating the herein described property as **REDEEMED 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Redeemed Women

a Texas nonprofit corporation

Aelicia "Chocolate" Watson, CEO

Date:

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 Aelicia "Chocolate" Watson, 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 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 _____, 2025.

Notary Public, in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS COUNTY OF DALLAS

I, Mark A. Nace, 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 the ____ day of _____, 2025.

Mark A. Nace

Registered Professional Land Surveyor No 5539

STATE OF TEXAS COUNTY OF DALLAS §

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT **BE USED OR VIEWED OR RELIED UPON AS A FINAL** SURVEY DOCUMENT.

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Mark A. Nace, 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 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 the ____ day of _____, 2025.

Notary Public, in and for the State of Texas

