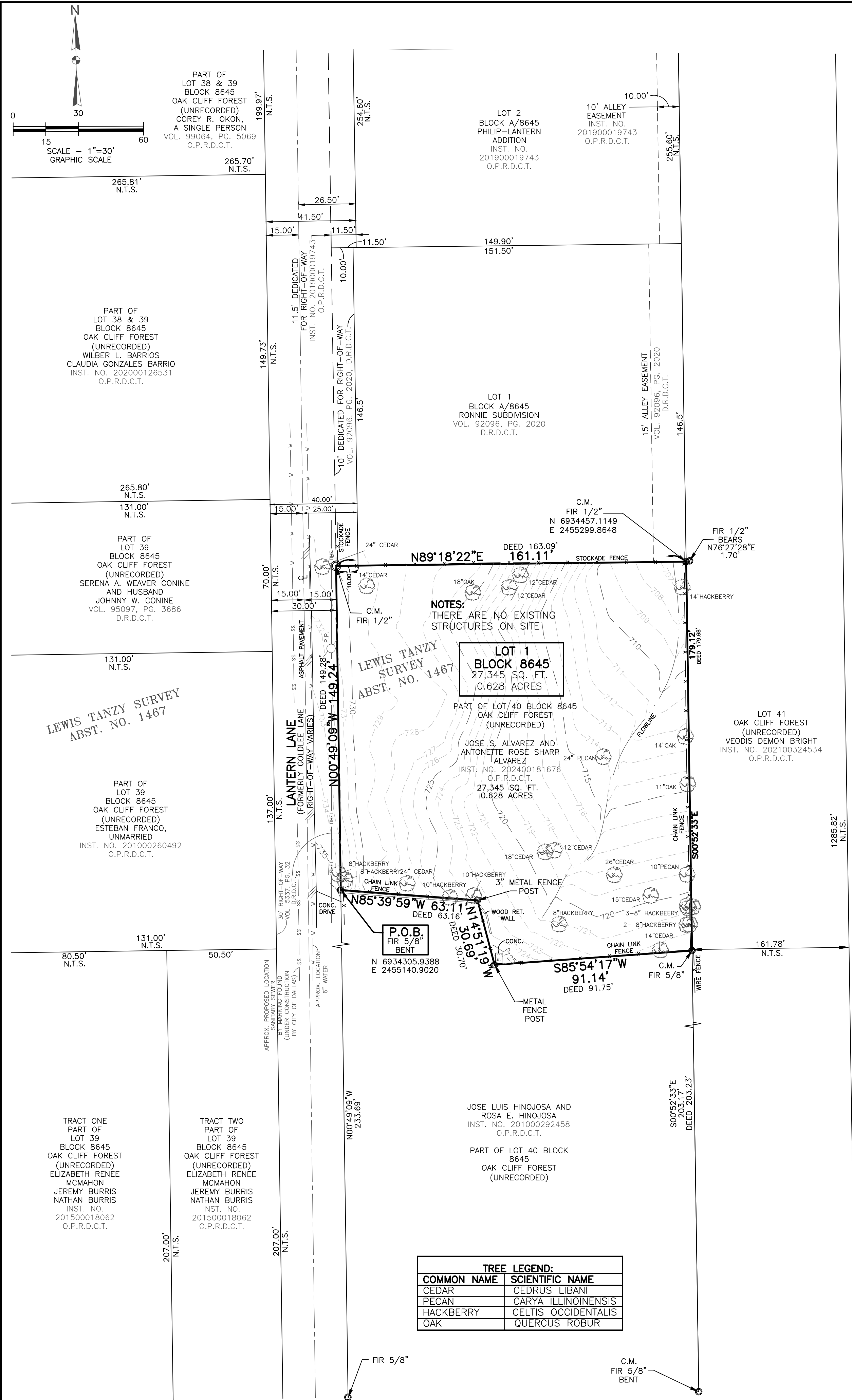




SURVEYORS STATEMENT:

I, **Kurtis R. Webb**, 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 Engineers and Land Surveyors, 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.
"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"

KURTIS R. WEBB
Texas Registered Professional Land Surveyor No. 4125

SURVEYORS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **Kurtis R. Webb**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2025.
"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"

Notary Public

OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **ANTONETTE ROSE SHARP ALVAREZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2025.
"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"

Notary Public

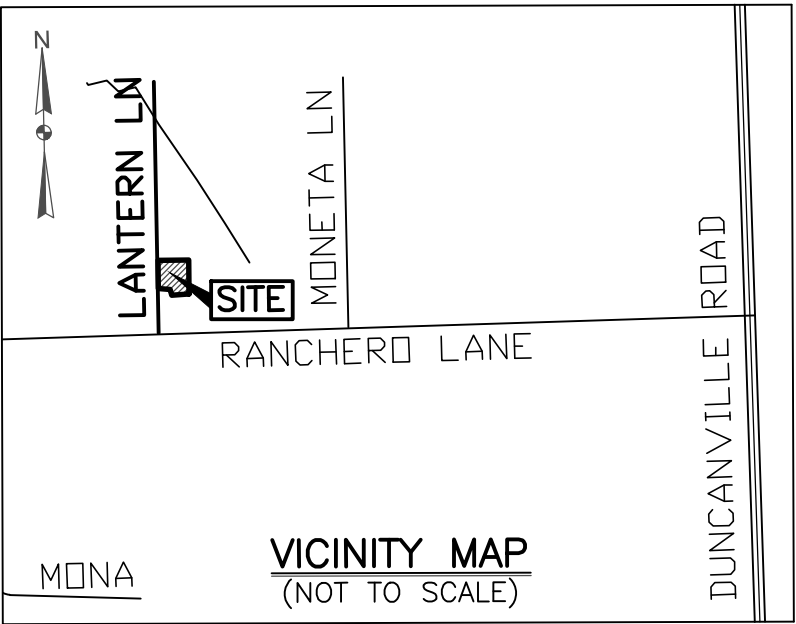
OWNERS ACKNOWLEDGMENT:

State of Texas
County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared **JOSE S. ALVAREZ**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ Day of _____, 2025.
"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"

Notary Public

LEGEND	
VOL. ~ VOLUME	
PG. ~ PAGE	
P.P. ~ POWER POLE	
N.T.S. ~ NOT TO SCALE	
C.M. ~ CONTROLLING MONUMENT	
FIR ~ FOUND IRON ROD	
P.O.B. ~ POINT OF BEGINNING	
CL ~ CENTER LINE	
D.R.D.C.T. DENOTES DEED RECORDS OF DALLAS COUNTY, TEXAS	
M.R.D.C.T. DENOTES MAP RECORDS OF DALLAS COUNTY, TEXAS	
O.P.R.D.C.T. DENOTES OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That JOSE S. ALVAREZ and ANTONETTE ROSE SHARP ALVAREZ, A MARRIED COUPLE, do hereby adopt this plat, designating the herein described property as **OAK CLIFF LANTERN 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.

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

"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"

By: JOSE S. ALVAREZ

"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"

By: ANTONETTE ROSE SHARP ALVAREZ

OWNER'S CERTIFICATE:

State of Texas:
County of Dallas:

WHEREAS, **Jose S. Alvarez and Antonette Rose Sharp Alvarez, a married couple**, are the sole owners of a 0.628 acre tract of land situated in the Lewis Tanzy Survey, Abstract No. 1467, in the City of Dallas and being also known as a part of Lot 40, Block 8645, Oak Cliff Forest Addition, (unrecorded) City of Dallas, Dallas County, Texas, and being same tract of land according to the General Warranty Deed recorded in Instrument No. 202400181676, of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a bent 5/8 inch iron rod found for the most west southwest corner of said Alvarez tract same being the northwest corner of a tract described in deed to Jose Luis Hinojosa and Rosa E. Hinojosa, recorded in Inst. No. 201000292458, Official Public Records of Dallas County, Texas, said point being in the east line of Lantern Lane (Variable width Right-Of-Way, 30 feet at this point by Volume 5337, Page 32, Deed Records of Dallas County, Texas);

THENCE N. 00°49'09" W., with the east line of said Lantern Lane and the west line of said Alvarez tract, a distance of 149.24 feet to a 1/2 inch iron rod found for corner;

THENCE N. 89°18'22" E., departing said Lantern Lane, and with the north line of said Alvarez tract passing at a distance of 10.00 feet the southwest corner of Lot 1, Block A/8645, of Ronnie Subdivision, an addition to the City of Dallas, recorded in Volume 92096, Page 2020, Deed Records of Dallas County Texas, continuing with said north line of Alvarez tract and the south line of said Lot 1, a total distance of 161.11 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, and being in the west line of a tract described in deed to Veadis Demon Bright, recorded in Inst. No. 202100324534, Official Public Records of Dallas County, Texas, from which a 1/2" iron rod found bears N. 76°27'28" E., a distance of 1.70 feet;

THENCE S. 00°52'33" E., with the common line of said Bright tract and said Alvarez tract, a distance of 179.12 to a 5/8 inch rod rod found for the northeast corner of said Hinojosa tract;

THENCE S. 85°54'17" W., with the common line of said Alvarez and Hinojosa tract, a distance of 91.14 feet to a metal fence post found for corner;

THENCE N. 14°51'19" W., with the common line of said Alvarez and Hinojosa tract, a distance of 30.69 feet to a 3" metal fence post found for corner;

THENCE N. 85°39'59" W., with the common line of said Alvarez and Hinojosa tract, a distance of 63.11 feet to the **POINT OF BEGINNING** and **CONTAINING** an area of 27,345 square feet, or 0.628 acres of land, more or less.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or
I, _____, Vice Chairperson
of the City Plan Commission of the City of Dallas, State of
Texas, hereby certify that the attached plat was duly filed
for approval with the City Plan Commission of the City of
Dallas on the _____ day of _____ A.D.
20____ and same was duly approved on the _____
day of _____ A.D. 20____ by
said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT
OAK CLIFF LANTERN ADDITION
LOT 1, BLOCK 8645
A PLAT OF A PART OF LOT 40, BLOCK 8645
OAK CLIFF FOREST ADDITION
(AN UNRECORDED ADDITION)
IN THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000115

27,345 SQ. FT. OR 0.628 ACRES
DATE: SEPTEMBER 24, 2025

RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.