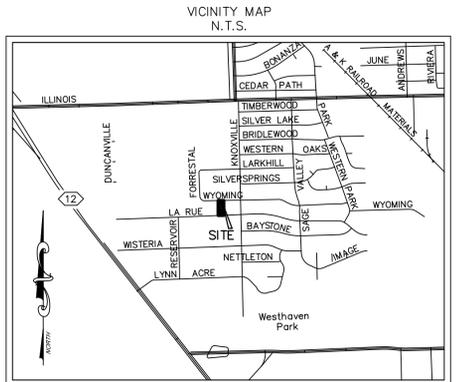


LEGEND

Table with 4 columns listing symbols for various utility features: GAS METER, FIRE HYDRANT, WATER MANHOLE, TRAFFIC SIGNAL POLE, SIGN, IRR, CONTROL VALVE, WATER METER, TELEPHONE POLE, TELEPHONE MANHOLE, LIGHT POLE, TELEPHONE PEDESTAL, FUEL PORT, TYPICAL FENCE, POWER POLE, WATER VALVE, CONCRETE, DOWN GUY, TRANSFORMER PAD, BOLLARD, S.S. MANHOLE, ELECTRIC METER, COVERED AREA, CLEAN OUT, STORM DRAIN MANHOLE, HANDICAP SPACE, A/C PAD.

DALLAS INDEPENDENT SCHOOL DISTRICT LA STEMMONS SCHOOL VOL. 5326, PG. 419 D.R.D.C.T. 819.43'



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS Whereas Hugo Alvarez, Maria I. Rivas, Syda Inthlangsy & Keomanivone Phongsavanh are the sole owners of that certain 0.688 acre tract of land situated in the Wm. Pearson Survey, Abstract No. 1127, City of Dallas, Dallas County, Texas, and being Lot 23, Block 1/8016, Kenwood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 393, Map Records, Dallas County, Texas, and being all of that certain tract of land to Hugo Alvarez, by Warranty Deed recorded in Instrument Number 20060064265, Official Public Records, Dallas County, Texas, and being all that certain tract of land to Syda Inthlangsy and Keomanivone Phongsavanh, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20050361417, Official Public Records, Dallas County, Texas, and being all that certain tract of land to Maria I. Rivas, by General Warranty Deed recorded in Instrument Number 202100181575, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 23, same being the northeast corner of Lot 22-A, Block 1/8016, Kenwood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 86036, Page 2000, Deed Records, Dallas County, Texas, same being in the south line of Wyoming Street (a 50 foot right-of-way);

THENCE North 89 deg. 09 min. 18 sec. East, along the common line of said Lot 23 and said Wyoming Street, a distance of 100.00 feet to a 1/2 inch iron rod with yellow "Survey Associates" plastic cap found for the northeast corner of said Lot 23, same being the northwest corner of a 3 foot right-of-way dedication per plat recorded in Instrument Number 20230703000819, Official Public Records, Dallas County, Texas;

THENCE South 00 deg. 50 min. 08 sec. East, along the common line of said Lot 23, said Wyoming Street, and said 3 foot right-of-way dedication, passing at a distance of 3.00 feet, a 3 inch aluminum disk monument stamped "Alvarez at La Rue Addition RPLS 6122" found for the northwest corner of Lot 24B, Block 1/8016, Alvarez at La Rue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 20230703000819, Official Public Records, Dallas County, Texas, and continuing along the common line of said Lot 23 and 24B, passing at a distance of 147.00 feet, a 1/2 inch iron rod with red plastic "Peiser & Mankin SURV" cap found for the southwest corner of said Lot 24B, same being the northwest corner of Lot 24A, Block 1/8016, said Alvarez at La Rue Addition (Instrument Number 20230703000819), and continuing along the common line of said Lots 23 and 24A, passing at a distance of 297.00 feet a 3 inch aluminum disk monument stamped "Alvarez at La Rue Addition RPLS 6122" found for the southwest corner of said Lot 24A, same being a northwest corner of a 3 foot right-of-way dedication per plat recorded in said Instrument Number 20230703000819, Official Public Records, Dallas County, Texas, same being in the northerly right-of-way line of La Rue Street (a.k.a. Larue Street) (a 50 foot right-of-way), and continuing along the common line of said Lot 23, said La Rue Street, and said 3 foot right-of-way dedication, a total distance of 300.00 feet to the southeast corner of said Lot 23, from which a 1/2 inch iron pipe found bears North 72 deg. 53 min. West, 2.48 feet;

THENCE South 89 deg. 09 min. 18 sec. West, along the common line of said Lot 23 and said La Rue Street, a distance of 100.00 feet to the southwest corner of said Lot 23, from which a 1/2 inch iron pipe found bears North 51 deg. 14 min. West, 0.82 feet, same being the southeast corner of a 5 foot right-of-way dedication according to aforesaid Kenwood Addition plat recorded in Volume 86036, Page 2000, Deed Records, Dallas County, Texas;

THENCE North 00 deg. 50 min. 08 sec. West, along the common line of said Lot 23 and said right-of-way dedication, passing the southeast corner of Lot 22-B, said Block 1/8016, Kenwood Addition, Volume 86036, Page 2000, Deed Records, Dallas County, Texas, and continuing along the common line of said Lot 23 and said Lot 22-B, passing the northeast corner of said Lot 22-B, same being the southeast corner of a 15 foot alley way according to aforesaid Kenwood Addition plat recorded in Volume 86036, Page 2000, Deed Records, Dallas County, Texas, and continuing along the common line of said Lot 23 and said 15 foot alley, passing the northeast corner of said 15 foot alley, same being the southeast corner of aforesaid Lot 22-A, and continuing along the common line of said Lot 23 and said Lot 22-A, a total distance of 300.00 feet to the POINT OF BEGINNING and containing 30,000 square feet or 0.688 acre of computed land, more or less.

OWNER'S DEDICATION NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, HUGO ALVAREZ, MARIA I. RIVAS, SYDA INTHALANGSY & KEOMANIVONE PHONGSAVANH, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **ALVAREZ AT WYOMING 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 ENDANGER 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 AND UPON 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, TEXAS.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024

By: _____ HUGO ALVAREZ, OWNER LOT 23A

STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HUGO ALVAREZ, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024

By: _____ MARIA I. RIVAS, OWNER LOT 23C

STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA I. RIVAS, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024

By: _____ SYDA INTHALANGSY, OWNER LOT 23B

STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SYDA INTHALANGSY, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024

By: _____ KEOMANIVONE PHONGSAVANH, OWNER LOT 23B

STATE OF TEXAS: COUNTY OF DALLAS: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KEOMANIVONE PHONGSAVANH, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

