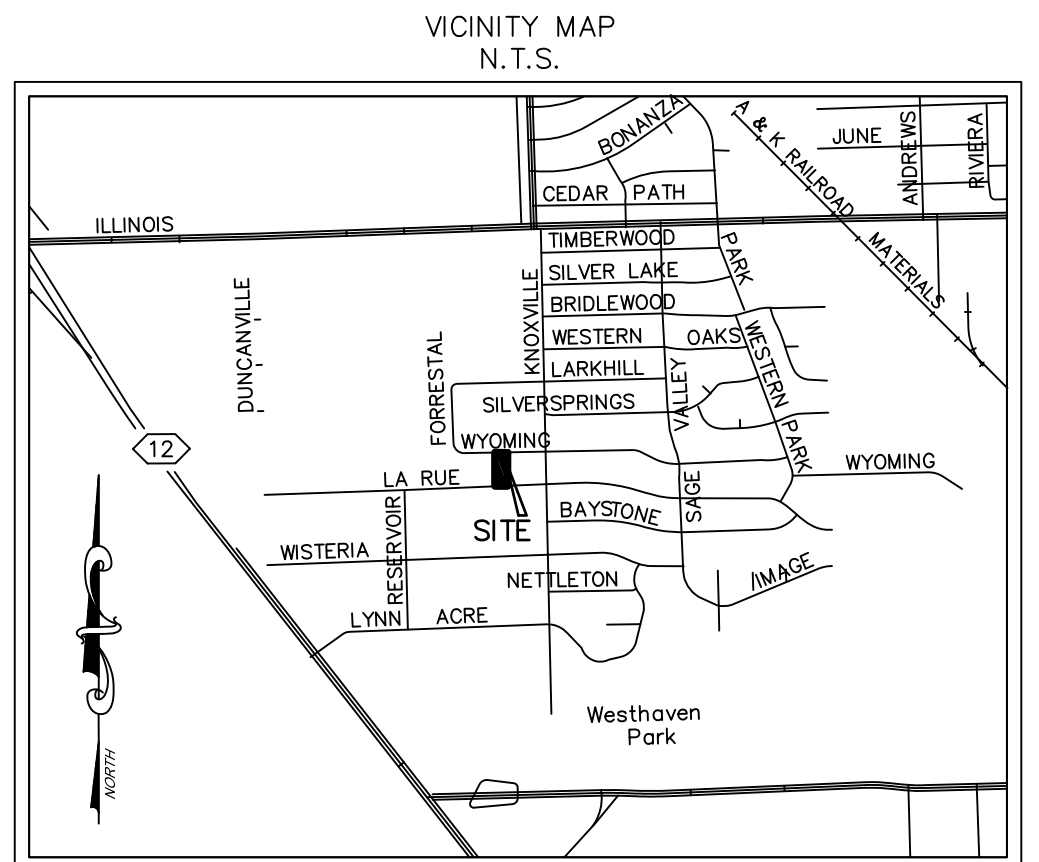
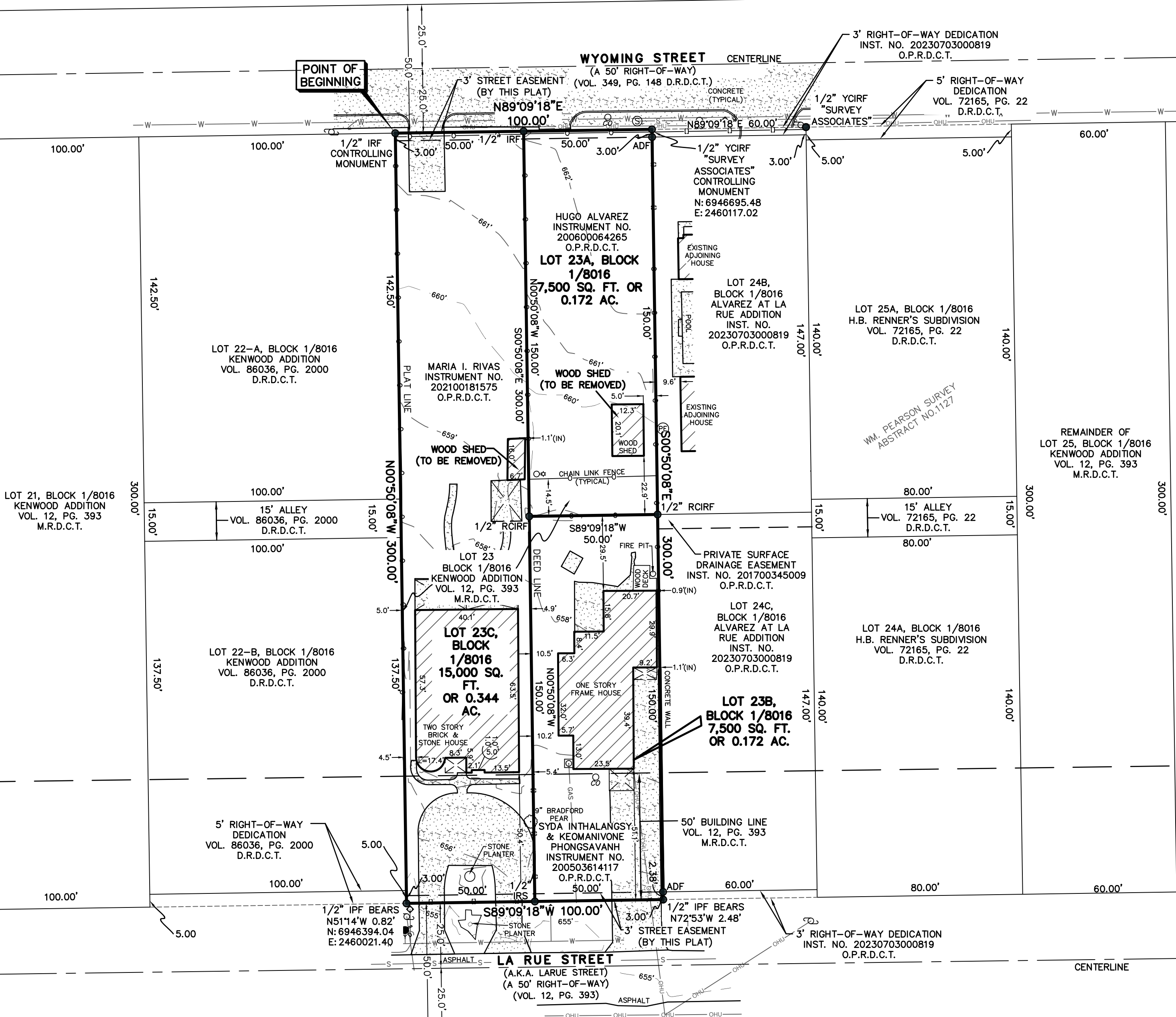


LEGEND

Table with 4 columns listing symbols for various utilities and features: GAS METER, FIRE HYDRANT, WATER MANHOLE, SIGN, etc.

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.

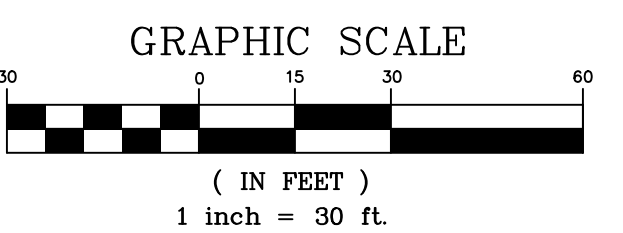
NOTARY PUBLIC IN AND FOR DALLAS COUNTY

Table listing adjacent owners and their instrument numbers: LOT 24A, BLOCK 2/8016 VOL. 2003183, PG. 215 D.R.D.C.T.; PORTION OF LOT 25 MARIA HERNANDEZ VOL. 2000211, PG. 3133 D.R.D.C.T.; PORTION OF LOT 26 JUANA PEREZ VOL. 97003, PG. 5474 D.R.D.C.T.; PORTION OF LOT 28 JOEL ANDRADE & MEDINA ESTELA VOL. 95115, PG. 3501 D.R.D.C.T.; LOT 27 JOSE ALFREDO MATA NINO INSTRUMENT NO. 20210026244 O.P.R.D.C.T.; PORTION OF LOT 28 JOAQUIN BONILLA VOL. 2003254, PG. 6586 D.R.D.C.T.; PORTION OF LOT 28 KAY HALLMANES & GERALD CLARK INSTRUMENT NO. 201102281303 O.P.R.D.C.T.

LINETYPE TABLE listing symbols for Boundary Line, Adjoiner Line, Contour Line, Water Line, Overhead Service Line, Sewer Line, Gas Line, Chain Link Fence, Iron Fence, Easement Line, Building Line, Street Centerline.

GENERAL NOTES: 1. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; North American Datum of 1983 (2011) Epoch 2010) as derived locally from Allterra Central's Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. 3. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval. 4. Purpose of plat - To create three lots from an existing lot. 5. All structures to remain, except for wood shed to be removed, as noted.

LEGEND listing abbreviations: M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS; D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS; O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; IRF - IRON ROD FOUND; INST. NO. - INSTRUMENT NUMBER; VOL. - VOLUME; PG. - PAGE; IRS - 1/2" IRON ROD SET WITH "PEISER & MANKIN SURV" RED PLASTIC CAP; ADF - 3" ALUMINUM DISK STAMPED "ALVAREZ AT LA RUE ADDITION RPLS 6122" WITH 1/2" IRON ROD FOUND; A.K.A. - ALSO KNOWN AS; IRP - IRON PIPE FOUND; RCIRF - 1/2" IRON ROD WITH "PEISER & MANKIN SURV" RED PLASTIC CAP FOUND.



SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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. 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.

TIMOTHY R. MANKIN DATE REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS: COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 AND THE ACT AND DEED OF SAID COMPANY. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

OWNER (23A): HUGO ALVAREZ 4730 WYOMING STREET DALLAS, TEXAS 75211

OWNER (23B): SYDA INTHALANGSY & KOMANIVONE PHONGSAVANH 4739 LA RUE STREET DALLAS, TEXAS 75211

OWNER (23C): MARIA I. RIVAS 4743 LA RUE STREET DALLAS, TEXAS 75211

ENGINEER: SHOLA MOROHUNFOLA OKM ENGINEERING, INC. 112 S. MADISON AVE. DALLAS, TX 75208 214-941-9412

CERTIFICATE OF APPROVAL I, Tony Shidid, Chairperson or Brent Rubin, 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. Attest: Chairperson or Vice Chairperson City Plan Commission Dallas, Texas Secretary

PRELIMINARY PLAT ALVAREZ AT WYOMING ADDITION LOTS 23A, 23B, AND 23C, BLOCK 1/8016

WM. PEARSON SURVEY, ABSTRACT NO. 1127 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-028 ENGINEERING PLAN NO. _____

Table with columns for Job No., Date, Field Date, Scale, Field, Drawn, Checked, and Peiser & Mankin Surveying, LLC contact information.