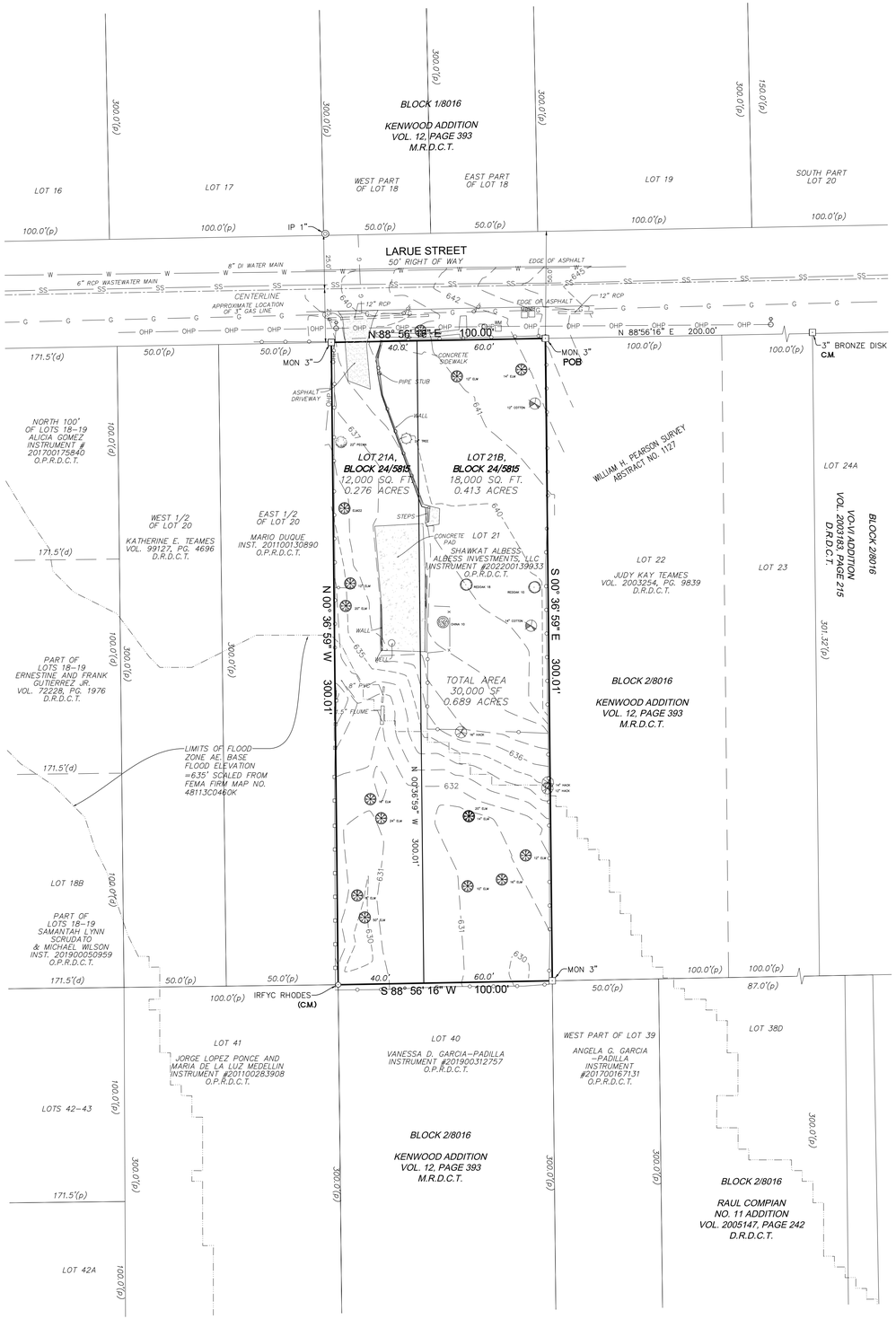

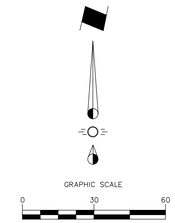

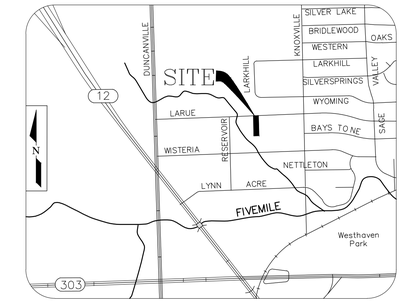

VICINITY MAP (NOT TO SCALE)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Albess Investments, LLC, acting by and through it's duly authorized officer, Shawkat Albess, does hereby adopt this plat, designating the herein described property as **LARUE 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, _____, 2023.

_____
Shawkat Albess
Albess Investments, LLC
Owner

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2023.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 _____, 2023.

PRELIMINARY , THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
Anel Rodriguez
Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2023.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING *a 30,000 square foot or 0.689 acre tract of land, situated in the William H. Pearson Survey, Abstract Number 1127, in the City and County of Dallas, Texas, being all of Lot 21, Block 2/8016 of Kenwood Addition, an Addition to the City of Dallas, Texas, recorded in Volume 12, Page 393, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Albess Investments, LLC, recorded in Instrument #202200139933, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:*

BEGINNING *at a 3 inch monument stamped "Larue Addition and ARA 6671" set at the Northeast corner of said Lot 21, Block 2/8016, and being the Northwest corner of Lot 22, said Block 2/8016, same being in the South right of way line of Larue Street, a 60 foot right-of-way, from which a 3 inch bronze disk found (Controlling Monument) at the Northwest corner of Lot 24A, Vo-Vi Addition, recorded in Volume 2003183, Page 215, Deed Records of Dallas County, Texas (D.R.D.C.T.), bears a North 88 degrees 56 minutes 16 seconds East, a distance of 200.00 feet;*

THENCE *South 00 degrees 36 minutes 59 seconds East, with the common line between said Lot 21 and said Lot 22, Block 2/8016, a distance of 300.01 feet to a 3 inch monument stamped "Larue Addition and ARA 6671" set at the common corner between said Lot 21, Lot 22, and Lots 39 and 40, said Block 2/8016;*

THENCE *South 88 degrees 56 minutes 16 seconds West, with the common south line between said Lot 21, and said Lot 40, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "Rhodes" found (Controlling Monument) at the common corner between Lots 20, 21, 40 and 41, said Block 2/8016;*

THENCE *North 00 degrees 36 minutes 59 seconds East, with the common west line between said Lot 20 and said Lot 21, a distance of 300.01 feet to a 3 inch monument stamped "Larue Addition and ARA 6671" set at the common North corner between said Los 20 and 21, same being in the South right of way line of said Larue Street;*

THENCE *North 88 degrees 56 minutes 16 seconds East, with the South right of way line of Larue Street, a distance of 100.00 feet to the* ***POINT OF BEGINNING,*** *containing 30,000 square feet or 0.689 acres of land more or less.*

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.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor)

2. Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.

3. The purpose of this plat is to create 2 lots from a platted lot.

4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

5. This property is located within Zone "AE". It's defined as areas of Flood Hazard Areas, according to FEMA FIRM Map 48113C0610K, dated 07/07/2014.

LEGEND

(C.M.)	CONTROLLING MONUMENT		UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	MB	MAILBOX
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS		LIGHT POLE
POB	POINT OF BEGINNING	—W—	WATER LINE
p, m	PLATTED, MEASURED	—SS—	SANITARY SEWER LINE
VOL./PG.	VOLUME/PAGE	—G—	GAS LINE
IRF	IRON ROD FOUND (AS NOTED)	GF	GAS FLAG
IRS	IRON ROD SET (AS NOTED)	—o—o—	WOOD FENCE
MON	MONUMENT SET STAMPED "LARUE ADDITION AND ARA 6671"	—O—O—	CHAIN LINK FENCE
—OHP—	OVERHEAD POWER LINE		

OWNER:

SHAWKAT ALBESS
ALBESS INVESTMENTS, LLC
8871 MARY DRIVE
WAXAHACHIE, TX 75167

SURVEYOR

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
LARUE ADDITION

LOT 21A AND 21B , BLOCK 2/8016

A REPLAT OF LOT 21, BLOCK 2/8016, KENWOOD ADDITION
0.689 ACRES SITUATED IN THE
WILLIAM H. PEARSON SURVEY, ABSTRACT NO. 1127
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S234-013

Plotted by: eloai Plot Date: 11/9/2023 8:58 AM

Drawing: G:\My Drive\Survey\23101-4840 Larue St Dallas_MariaAlbess-Plat\05_CAD\Civ3D\23101-4840 Larue St Dallas_Plat.dwg Saved By: 12147 Save Time: 11/9/2023 8:50 AM