STATE OF T OWNER'S CERTIFICATE

WHEREAS, Bounseeum Senesoury, Vanh B. Senesoury, Tom Vongphakdy, George Pravixay, Mani Boutsabouabane, Jay Chounlamany, Phomma Phanhtharath, Ninedavone Simpraseuth and Bounlap Siphakongviseth are the owners of a tract of land situated in the John J. Metcalf Survey, Abstract No. 885 in the City of Dallas, Dallas County, Texas, same all fo Lot 218, Block 8031, Oak Cliff Forest No. 3 Addition (unrecorded), and being conveyed to Bounseeum Senesoury, Vanh B. Senesoury, Tom Vongphakdy, George Pravixay, Mani Bouts Abouabane, Jay Chounlamany, Phomma Phanhtharath, Ninedavone Simpraseuth and Bounlap Siphakongviseth by Correction Warranty Deed recorded in Instrument No. 201400290792, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 3/4 inch iron pipe found for corner, said corner being the Southwest corner of Lot 219A, Block 8031, Cuatro Potrillos, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2001222, Page 9, Deed Records, Dallas County, Texas, said corner being in the North Right—of—Way line of Ledbetter Drive (variable width Right—of—Way, formerly Kessler Outer Boulevard);

Thence along the North and Northeast lines of said Ledbetter follows: 83 distance of 34.58 Drive

63 80 3 degrees 53 minutes 09 seconds West, a 3/8 inch iron rod found for corner; Ω degrees 47 3/8 inch in degrees 25 minutes 12 seconds West, 3/8 inch iron rod found for corner; 7 minutes 42 seconds West, a iron rod found for corner; Ω Ω distance of 99.94 distance of 50.09

degrees 09 3/8 inch degrees 45 minutes 15 seconds West, 3/8 inch iron rod found for corner; 09 9 minutes 36 seconds iron rod found for co nds West, corner; Ω Ω distance of 49.52

North 32 feet to a degrees 10 minutes 51 seconds West, 3/8 inch iron rod found for corner; Ω distance of 50.05

2 degrees 01 minutes 45 seconds West, a a 3/8 inch iron rod found for corner; distance of 99.88

degrees 52 minutes 46 seconds West, a 3/8 inch iron rod found for corner; distance of 99.44

North 13 degrees 32 minutes 03 seconds West, a distance of 33.98 feet to a 3 inch aluminum disk stamped "WLA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being the Northwest corner of aforesaid Lot 218, and the Southwest corner of aforesaid Lot 218, and the Southwest corner of Addition;

THENCE North 89 degrees 55 minutes 29 seconds East, along the South line of said Lot 217, a distance of 346.06 feet to a 60d nail found for corner, said corner being the Northwest corner of Lot 219A, Block 8031, said Cuatro Potrillos; THENCE South 00 degrees 32 minutes 00 of said Lot 219A, a distance of 374.14 f and containing 100,319 square feet or 2. DO seconds East, along feet to the POINT OF 2.303 acres of land. line

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Bounseeum Senesoury, Vanh B. Senesoury, Tom Vongphakdy, George Pravixay, Mani Bouts Abouabane, Jay Chounlamany, Phomma Phanhtharath, Ninedavone Simpraseuth and Bounlap Siphakongviseth, do hereby adopt this plat, designating the herein described property as WHISPERING LEDBETTER ADDITION, PHASE I, an addition to the City of Dollas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, 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 sprowths which in any way 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 promoted 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. Sidewalks shall be constructed by the builder as required by City Council Resolution No 68—1038 and in accordance with the requirements of the Director of Public Works.

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

STATE OF COUNTY C Bounseeum Senesoury OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for so Bounseeum Senesoury known to me to be the person whos instrument and acknowledged to me that he/she executed therein expressed. said aid County and State on this day appears se name is subscribed to the foregoing the same for the purposes and considerations

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

Notary

Public

⊇.

and

for

Dallas

County,

WITNESS, my hand

<u>α</u>

Dallas, Texas,

this

the

day

Vanh B. Senesoury

STATE OF COUNTY C OF DALLAS

BEFORE ME, the undersigned, a Notary Public in B. Senesoury known to me to be the person wacknowledged to me that he/she executed the Public in and for said berson whose name is ated the same for the County and State on this day appears Vanh subscribed to the foregoing instrument and purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of

Tom

Vongphakdy

WITNESS, my hand

<u>α</u>

Dallas,

Texas,

this

day

Public

⊒.

for

Dallas

County,

STATE OF COUNTY C OF TEXAS OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Vongphakdy known to me to be the person whose name acknowledged to me that he/she executed the same for said County and State on this day appears Tom is subscribed to the foregoing instrument and the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of 2018.

WITNESS, my hand Public ᆲ ₽ for Dallas, Dallas County, Texas, day

George Pravixay

STATE OF COUNTY C OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for Pravixay known to me to be the person whose name is acknowledged to me that he/she executed the same for said County and State on this day appears George subscribed to the foregoing instrument and the purposes and considerations therein expressed. 2018.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of

Public

WITNESS, my hand Bounlap Siphakongviseth at Dallas, Texas, this the

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bounlap Siphakongviseth 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 purposes and considera therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the day

Notary Public in and for Dallas County, Texas.

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

Mani Bouts Abouabane

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mani Bouts Abouabane 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Notary Public WITNESS, my hand at Dallas, Texas, in and for Dallas County, this the Texas. day

of

Jay Chounlamany

STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Jay Chounlamany 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 purposes and considerations therein express

Notary Public 글. and for Dallas County, Texas.

WITNESS, my hand at Dallas,

Texas,

this the

day

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Phomma Phanhtharath

STATE OF COUNTY O OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Phomma Phanhtharath 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

Public ⊒. and for Dallas County, Texas.

Notary

WITNESS, my hand at Dallas,

Texas,

this the

day

of

Simpraseuth

STATE OF COUNTY O OF TEXAS OF DALLAS

BEFORE ME, the undersigned, a Notary Public in a Ninedavone Simpraseuth known to me to be the instrument and acknowledged to me that he/she therein expressed. and for said County and State on this day appears person whose name is subscribed to the foregoing executed the same for the purposes and considerations

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the

2018.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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.

day of

RELEASED FOR REVIEW 05/09/2018, PRELIMINARY, THIS DOCUMENT PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON Dated this the AS A FINAL 2018. BE RECORDED FOR ANY SURVEY DOCUMENT

Bryan Connally Texas Registered Professional Land Surveyor о. О 5513

STATE OF COUNTY C OF TEXAS OF DALLAS

2018

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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

OWNER: BOUNSEEUM SENESOURY,
VANH B. SENESOURY,
TOM VONGPHAKDY,
GEORGE PRAVIXAY,
BOUNLAP SIPHAKONGVISETH,
MANI BOUTSABOUABANE,
JAY CHOUNLAMANY,
PHOMMA PHANHTHARATH,
NINEDAVONE SIMPRASEUTH
C/O BOUNSEEUM SENESOURY

WHISPERING FINAL PLAT

SPERING LEDBETTER ADDITION, PHA:

LOT 218A, BLOCK 8031

REPLAT OF LOT 218, BLOCK 8031

OAK CLIFF FORESTS NO. 3 ADDITION

100,319 SQ.FT. / 2.303 ACRES

JOHN J. METCALF SURVEY, ABSTRACT NO. 885

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S145-092R

ENGINEERING PLAN NO. 311T-\_\_\_\_\_

OF

05-07 7-2018 BG PLANNING & SURVEYING
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