

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Bounseum Senesoury, Vanh B. Senesoury, Tom Vongphackdy, George Praxixay, Mont Boutsabouabane, Joy Chounlamany, Phonma Phanhtharath, Ninadevone Simprasuth and Bounlap Siphakongviseth, do hereby own and possess certain land situated in the County of Dallas, State of Texas, as shown on a plat of land situated in the County of Dallas, State of Texas, recorded in Volume 20012222, Page 9, Deed Records, Dallas County, Texas, same all to Lot 218, Block 8031, Oak Cliff Forest No. 3 Addition (unrecorded), and being conveyed to Bounseum Senesoury, Vanh B. Senesoury, Tom Vongphackdy, George Praxixay, Mont Bouts Aboubane, Joy Chounlamany, Phonma Phanhtharath, Ninadevone Simprasuth and Bounlap Siphakongviseth by Correction Warranty Deed recorded in Instrument No. 20140290792, 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 20012222, Page 9, Deed Records, Dallas County, Texas, (variable with Right-of-Way, formerly Kessler Outer Boulevard);

Thence along the North and Northeast lines of said Ledbetter Drive as follows:

- North 83 degrees 47 minutes 42 seconds West, a distance of 34.58 feet to a 3/8 inch iron rod found for corner;
- North 80 degrees 25 minutes 12 seconds West, a distance of 99.94 feet to a 3/8 inch iron rod found for corner;
- North 63 degrees 53 minutes 09 seconds West, a distance of 50.09 feet to a 3/8 inch iron rod found for corner;
- North 51 degrees 45 minutes 15 seconds West, a distance of 49.52 feet to a 3/8 inch iron rod found for corner;
- North 42 degrees 09 minutes 36 seconds West, a distance of 49.86 feet to a 3/8 inch iron rod found for corner;
- North 32 degrees 10 minutes 51 seconds West, a distance of 50.05 feet to a 3/8 inch iron rod found for corner;
- North 22 degrees 01 minutes 45 seconds West, a distance of 99.88 feet to a 3/8 inch iron rod found for corner;
- North 15 degrees 52 minutes 46 seconds West, a distance of 99.44 feet to a 3/8 inch iron rod found for corner;
- North 13 degrees 32 minutes 03 seconds West, a distance of 53.98 feet to a 1/2 inch aluminum disk stamped with "CS 5513" set over and 1/2 inch iron rod found for corner;
- North 12 degrees 01 minutes 45 seconds West, a distance of 99.88 feet to a 3/8 inch iron rod found for corner;
- 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 seconds East, along the West line of said Lot 219A, a distance of 374.14 feet to the POINT OF BEGINNING, and containing 100,319 square feet or 2.303 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Bounseum Senesoury, Vanh B. Senesoury, Tom Vongphackdy, George Praxixay, Mont Bouts Aboubane, Joy Chounlamany, Phonma Phanhtharath, Ninadevone Simprasuth and Bounlap Siphakongviseth, do hereby adopt this plat, designating the herein described property as **WHISPERING LEDBETTER ADDITION, PHASE I**, on the basis of the following facts: That the said property is situated in the County of Dallas, State of Texas, as shown on a plat of land situated in the County of Dallas, State of Texas, recorded in Volume 20012222, Page 9, Deed Records, Dallas County, Texas, same all to Lot 218, Block 8031, Oak Cliff Forest No. 3 Addition (unrecorded), and being conveyed to Bounseum Senesoury, Vanh B. Senesoury, Tom Vongphackdy, George Praxixay, Mont Bouts Aboubane, Joy Chounlamany, Phonma Phanhtharath, Ninadevone Simprasuth and Bounlap Siphakongviseth by Correction Warranty Deed recorded in Instrument No. 20140290792, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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 the systems, including but not limited to, water, sewer, gas, electric, and telecommunications, 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. Stipwalks 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 of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Bounseum Senesoury

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Bounseum Senesoury, 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Vanh B. Senesoury

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Vanh B. Senesoury, 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Tom Vongphackdy

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Tom Vongphackdy, 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
George Praxixay

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears George Praxixay, 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Bounlap Siphakongviseth

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 considerations therein expressed.

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

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Mont Bouts Aboubane

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mont Bouts Aboubane 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Joy Chounlamany

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Joy 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 expressed.

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

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Phonma Phanhtharath

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Phonma 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand of Dallas, Texas, this the _____ day of _____, 2018.

By: _____
Ninadevone Simprasuth

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ninadevone Simprasuth 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 _____ day of _____, 2018.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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. 19435, as amended) ; and Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6-617 (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 _____, 2018.

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

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
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 Bryan Connolly 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 _____, 2018.

Notary Public in and for the State of Texas

FINAL PLAT
WHISPERING LEDBETTER ADDITION, PHASE I

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. 3111-_____

OWNER: BOUNSEUM SPNESOURY,
VANH B. SENESOURY,
TOM VONGPHACKDY,
GEORGE PRAXIXAY,
BOUNLAP SIPHAKONGVISETH,
MANI BOUTSABOULABANE,
JAY CHOUNLAMANY,
PHONMA PHANTHARATH,
NINADEVONE SIMPRASEUTH
C/O BOUNSEUM SENESOURY
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