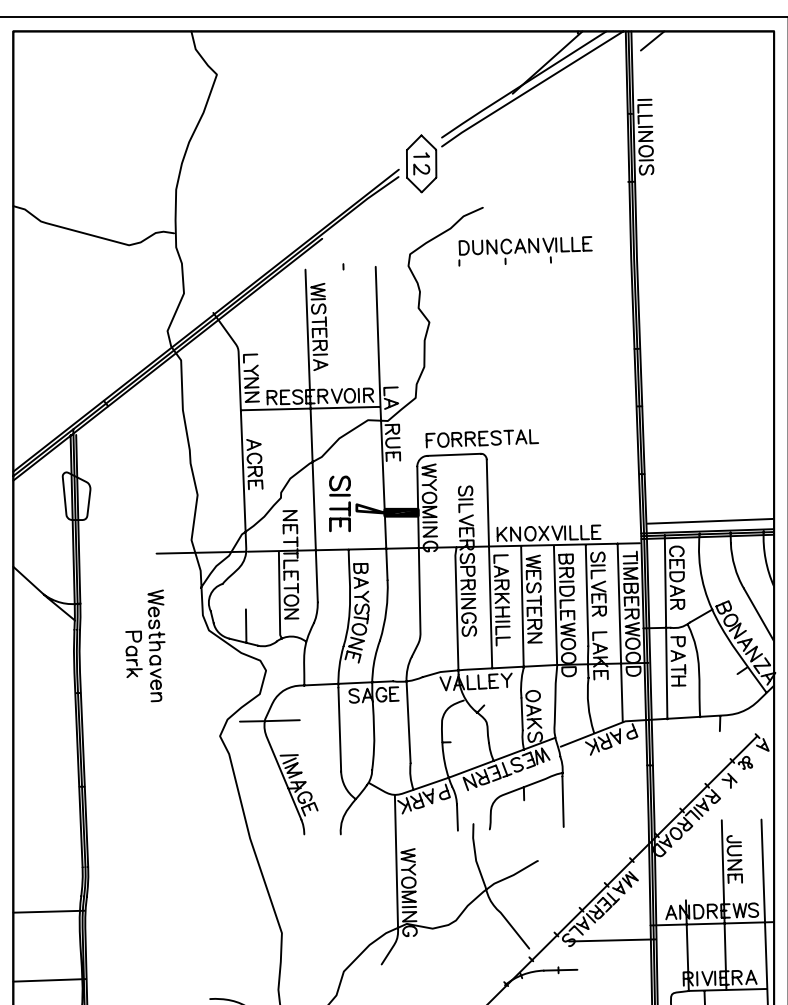


VICINITY MAP
N.133



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, **HUGO ALVAREZ-TRUJILLO AND WIFE, MARIA DOLOREZ ALVAREZ**, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS **ALVAREZ AT LA RUE ADDITION**. TO THE CITY OF DALLAS, TEXAS, COUNTY OF TARRANT, TO BE SHOWN TO THE PUBLIC AS A FOREVER OPEN TO THE PUBLIC, FIRE AND POLICE UNITS GARBAGE AND RUBBISH COLLECTION AREAS, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS 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 ANY PUBLIC UTILITIES SHALL HAVE THE RIGHT TO FULL ACCESS TO AND CROSS THE EASEMENTS AT ANY TIME WITHOUT INTERFERENCE 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 ORIGINALLY 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 AREAS ALSO COVERED WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DISCREPTION OF SUCH ADDITIONAL EASEMENTS HEREBY 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.

EXECUTED THIS _____ DAY OF _____, 2017.

By: _____
HUGO ALVAREZ-TRUJILLO, OWNER

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-TRUJILLO, 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 HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

EXECUTED THIS _____ DAY OF _____, 2017.

By: _____
MARIA DOLOREZ ALVAREZ, OWNER

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 DOLOREZ ALVAREZ, 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 HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

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 PERSONAL SUPERVISION FROM RECORDED DOCUMENTATION EVIDENCE SUFFICIENT TO IDENTIFY THE PROPERTY AND THE SURVEY THEREON. I HAVE REVIEWED THE INSTRUMENTS AND EVIDENCE COPIES WITH THE RECORDS 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-6.617 (A)(B)(C)(D)&(E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL INSTRUMENT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR FILED UPON AS A FINAL SURVEY DOCUMENT

TIMOTHY R. MANKIN
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 HEREBY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
ALVAREZ AT LA RUE ADDITION

LOTS 24B AND 24C, BLOCK 1/8016

W. M. PEARSON SURVEY, ABSTRACT NO. 1127

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5167-085

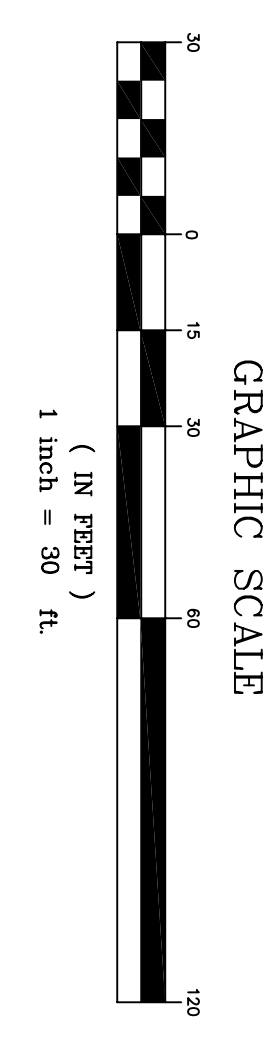
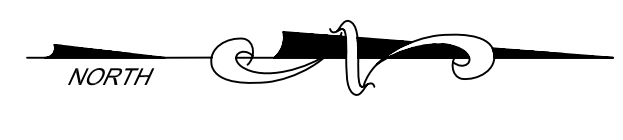
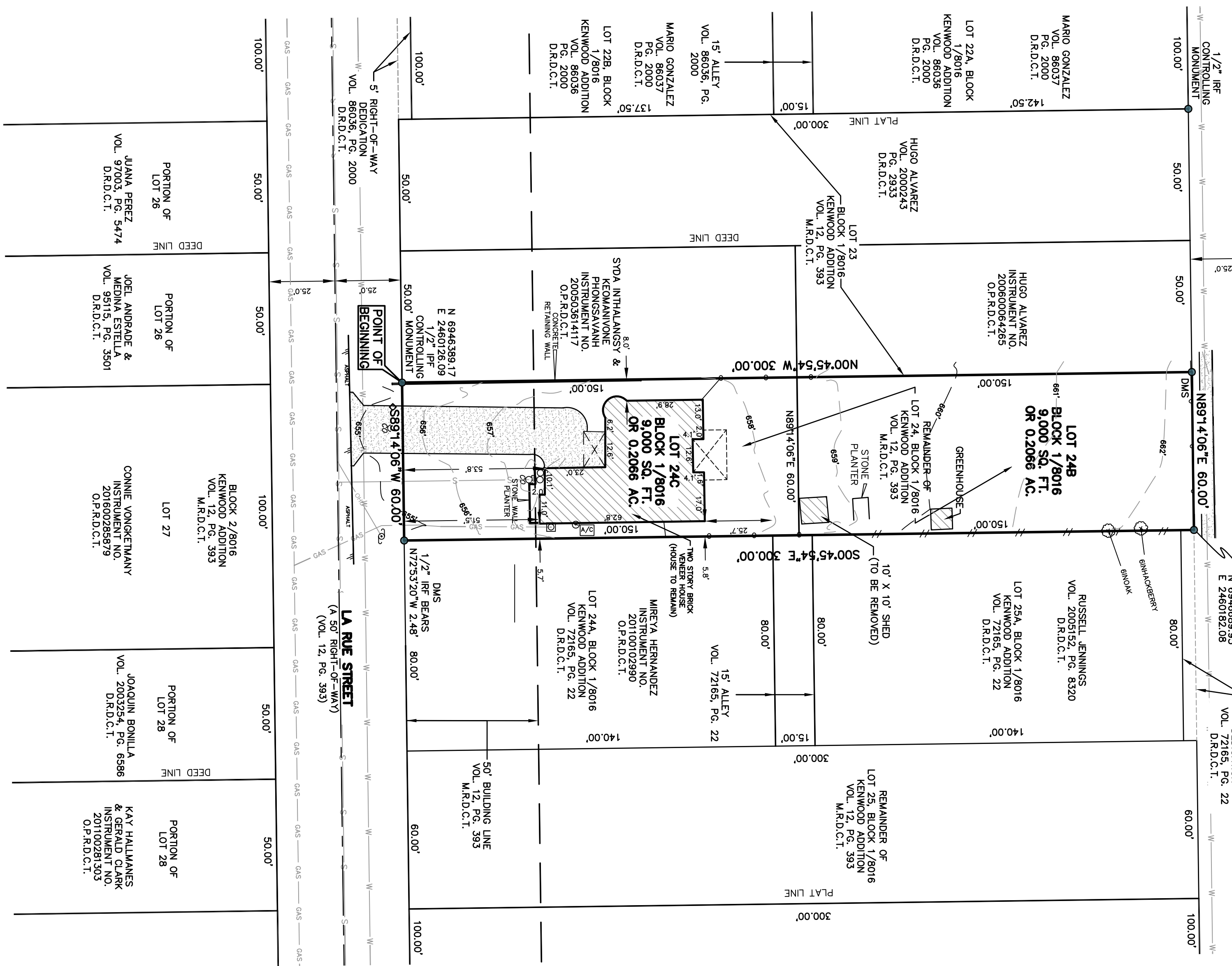
ENGINEERING PLAN NO. _____

THIS PLAT FILED IN INSTRUMENT NO. _____

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

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

Job No: 16-1102, Date: 12/22/2016, Field Date: 12/21/2016, Scale: 1" = 30', Drawn: AAM, Checked: TAM, Firm No: 100999-00, Member Since: 1977



LINE/TYPE TABLE with columns for line type and description: BOUNDARY LINE, ADJACENT LINE, CONTROL LINE, WATER LINE, OVERHEAD SERVICE LINE, SINKER LINE, SINKER HOOK LINE, GAS LINE, UNDERGROUND ELEC. LINE, BUILDING LINE, STREET CENTERLINE.

- 1. M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
2. D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
3. O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
4. INSTR. NO. - INSTRUMENT NUMBER
5. VOL. - VOLUME
6. PG. - PAGE
7. IRG - IRON ROD SET WITH 'TESSER & MANKIN SURV' RED PLASTIC CAP
8. DMS - 3" ALUMINUM DISK STAMPED 'ALVAREZ AT LA RUE ADDITION PRIS 6122'

GENERAL NOTES:

- 1. Basis of Bearing was established using GPS Observations holding City of Dallas Geodetic Monuments 52--V-1 and 52--R-1 and is on the TX Coordinate System (North Central Zone)-NAD83 (2007).
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
4. Purpose of plot-to create two lots from a 0.4132 acre remainder of a plotted lot.
5. House to remain, 10X10 shed to be removed, as noted.

THENCE North 89 deg. 14 min. 08 sec. East, along the common line of said Lot 24, and the south right-of-way line of said Wynnwood Street, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 16,000 square feet or 0.4132 acre of completed land.

THENCE South 89 deg. 14 min. 08 sec. West, along the common line of said Lot 24, and the south right-of-way line of La Rue Street, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 16,000 square feet or 0.4132 acre of completed land.

THENCE North 00 deg. 45 min. 54 sec. West, along the common line of said Lot 24, and said Lot 23, a distance of 300.00 feet to a 3 inch diameter iron rod set with 'Alvarez at La Rue Addition PRIS 6122' (numbered 1645) for the southwest corner of said Lot 24, same being the northeast corner of said Lot 23, same being in the south right-of-way line of Wynnwood Street (a 50 foot right-of-way).

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