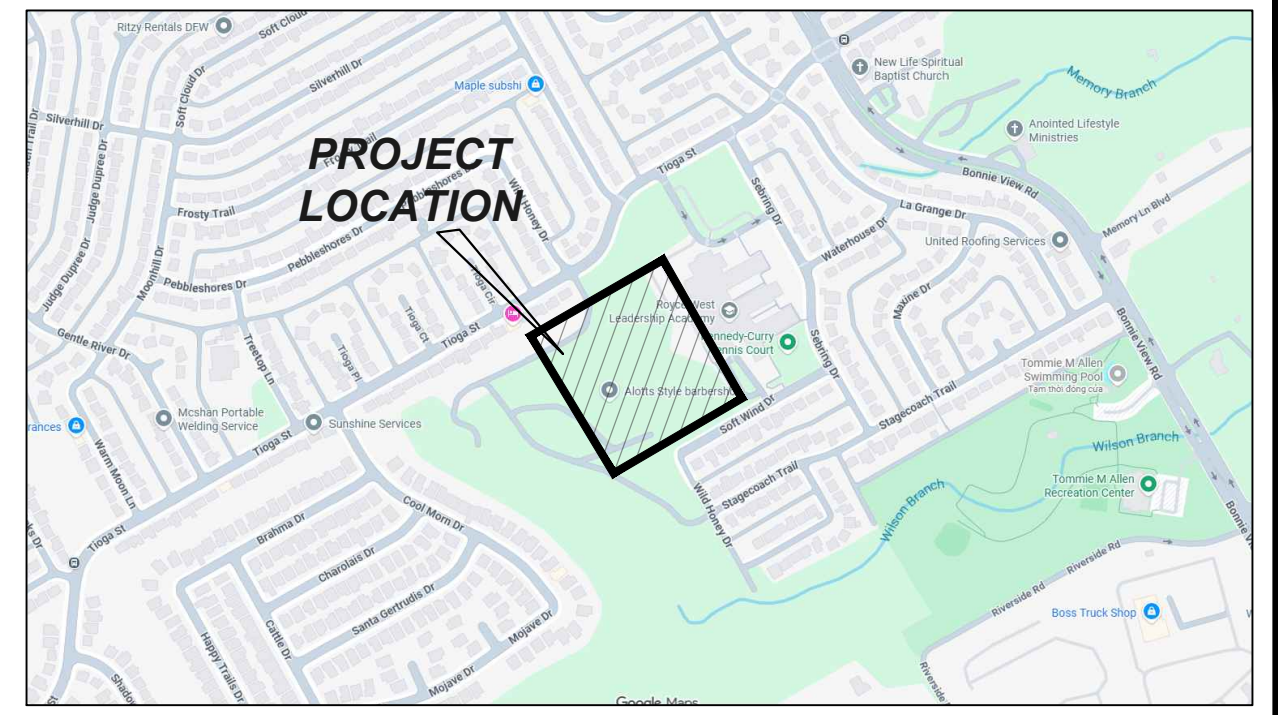


LEGEND

- ROW RIGHT OF WAY
- IRF IRON ROD FOUND
- SF SQUARE FEET
- INST. INSTRUMENT
- WATER LINE
- WASTEWATER LINE
- CLEANOUT



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	4.73	350.00	000°46'26"	2.36	4.73	N26°14'27"W
C2	19.12	200.00	005°28'36"	9.57	19.11	N28°35'32"W

TOTAL SF = 261,947 sf
TOTAL AC = 6.01 ac.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE
53 RESIDENTIAL LOTS AND 5 COMMON AREAS OUT OF
THE 6.011 AC. OF LAND

"THIS DOCUMENT SHALL NOT BE RECORDED"

CITY PLAN FILE NO. PLAT-26-000149
PRELIMINARY PLAT

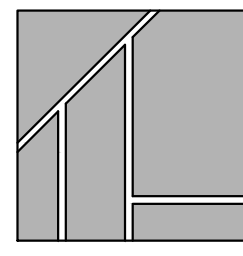
FOR TIOGA ADDITION

SMALL LOTS SB15 DEVELOPMENT
LOTS 1-9, 10-X, LOTS 11-13 BLOCK A/8292
LOTS 1-9, 10-X, LOTS 11-12, 13-X, LOTS 14-22 BLOCK B/8292
LOTS 1-11, 12-X, LOTS 13-22, 23-X BLOCK C/8292

BEING A 6.011 ACRE TRACT IN THE
LEVI DIXON SURVEY, ABSTRACT
NO.380 IN THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

Owner:
MAMMAYA ENTERPRISE, LLC
1018 PEDERNALES TRAIL
IRVING, TEXAS 75063
CONTACT: RAJESH SIVAGURUNATHAN
EMAIL: RAJESH.CEG@GMAIL.COM
(214) 971-5900

Surveyor:
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CRYSTAL ROBERTSON
EMAIL: CRYSTAL@CCM-ENG.COM
(972) 691-6633

Engineer:

CCM Engineering
 2570 JUSTIN ROAD #209
 Highland Village, Texas 75077
 (972) 691-6633
 TBPE Firm #605
 TBLS Firm #1019474

SURVEYOR'S CERTIFICATION:

I, Crystal Robertson, 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.

Dated this the ____ day of _____, 2026.

FOR REVIEW ONLY

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.

Crystal Robertson,
Registered Professional Land Surveyor

NOTARY STATEMENT

§ STATE OF TEXAS
§ COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Crystal Robertson, 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 and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING all that certain lot, tract or parcel of land situated in the Levi Dixon Survey, Abstract No. 380, Dallas County, Texas, being a tract of land described in deed to Rajesh Sivagurunathan, a married person, MAMMAYA ENTERPRISE LLC., a Texas limited liability company and Rishi Yagnik, a married person, recorded under Instrument No. 202100357661, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod stamped "Brittain & Crawford" found for corner in the Northeast line of Block S/8292, Cedar Creek Ranch - Phase TWO, an addition to the City Of Dallas, Dallas County, Texas, according to the Map thereof recorded under Instrument No. 20070288052, Map Records, Dallas County, Texas (M.R.D.C.T.), at the West corner of a tract of land described in deed to A Better Place LLC., a Texas limited liability company, recorded in under Instrument No. 202100236882, Deed Records, Dallas County, Texas (D.R.D.C.T.), being the South corner of herein described tract of land.

THENCE North 30 deg. 56 min. 22 sec. West, a distance of 458.63 feet to a 1 inch iron pipe found for corner in the Southeast line of a 10 foot alley right of way, at the North corner of said Block S/8292;

THENCE North 59 deg. 31 min. 27 sec. East, a distance of 470.02 feet to a 1/2 inch yellow-capped iron rod set for corner, from which a 1/2 inch iron rod found for reference bears South 04 deg. 15 23 East, a distance Of 1.18 feet;

THENCE North 59 deg. 19 min. 37 East, a distance Of 99.44 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner at the Western most West corner of Lot I, Block 6/8294, Kennedy Curry Middle School - Expansion Addition, an addition to the City Of Dallas, Dallas County, Texas, according to the Map thereof recorded under Instrument NO. 201100289951 (M.R.D.C.T.);

THENCE South 31 deg. 18 min. 05 East, a distance of 459.35 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner in the Westerly West line of said Lot I, at the North corner of said A Better Place, LLC tract;

THENCE South 59 deg. 33 min. 31 sec. West, a distance of 572.37 feet to the PLACE OF BEGINNING and containing 261,947 square feet or 6.01 acres of land.

BLOCK	PARCEL #	AREA
BLOCK A	10-X	3,001
BLOCK B	10-X	2,747
BLOCK B	13-X	2,609
BLOCK C	12-X	10,465
BLOCK C	23-X	1,414

BLOCK	PARCEL #	AREA
BLOCK A	1	3,969
BLOCK A	2	3,000
BLOCK A	3	3,000
BLOCK A	4	3,000
BLOCK A	5	3,000
BLOCK A	6	3,000
BLOCK A	7	3,000
BLOCK A	8	3,000
BLOCK A	9	3,000
BLOCK A	11	3,045
BLOCK A	12	3,130
BLOCK A	13	3,568

BLOCK	PARCEL #	AREA
BLOCK B	1	3,991
BLOCK B	2	3,003
BLOCK B	3	3,108
BLOCK B	4	3,621
BLOCK B	5	3,906
BLOCK B	6	3,855
BLOCK B	7	3,000
BLOCK B	8	3,000
BLOCK B	9	3,000
BLOCK B	11	3,532
BLOCK B	12	3,565
BLOCK B	14	3,062
BLOCK B	15	3,055
BLOCK B	16	3,048
BLOCK B	17	3,778
BLOCK B	18	3,860
BLOCK B	19	3,121
BLOCK B	20	3,005
BLOCK B	21	3,011
BLOCK B	22	3,073

BLOCK	PARCEL #	AREA
BLOCK C	1	3,820
BLOCK C	2	3,075
BLOCK C	3	3,000
BLOCK C	4	3,002
BLOCK C	5	3,008
BLOCK C	6	3,013
BLOCK C	7	3,019
BLOCK C	8	3,025
BLOCK C	9	3,030
BLOCK C	10	3,130
BLOCK C	11	3,396
BLOCK C	13	3,488
BLOCK C	14	3,031
BLOCK C	15	3,000
BLOCK C	16	3,000
BLOCK C	17	3,000
BLOCK C	18	3,000
BLOCK C	19	3,000
BLOCK C	20	3,000
BLOCK C	21	3,000
BLOCK C	22	3,000

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MAMMAYA ENTERPRISE LLC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **TIOGA ADDITION**, an addition to the 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 building, 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 improvement 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 time have the full right of ingress and egress to or from the said easements for the purposes 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 or 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 in to the curb or pavement line, and descriptions of such additional easements herein grated 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 _____, 2026.

By: _____

NOTARY STATEMENT:

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 executed the same for the purpose and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

Notary Public in and for the State of Texas

My Commission expires: _____

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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. 2026 and same was duly approved on the ____ day of ____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

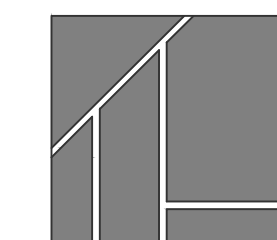
CITY PLAN FILE NO. PLAT-26-000149
PRELIMINARY PLAT
FOR
TIOGA ADDITION
SMALL LOTS SB15 DEVELOPMENT
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