

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 _____, 2026.
PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arham Land Holdings, LLC, acting by and through its duly authorized agent, Awais Ahmed, does hereby adopt this plat, designating the herein described property as **MUSA TOWNHOMES AT CARROLL**, 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 roadway 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 _____, 2026.

Arham Land Holdings, LLC

Awais Ahmed
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 Awais Ahmed known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they 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 _____, 2026.

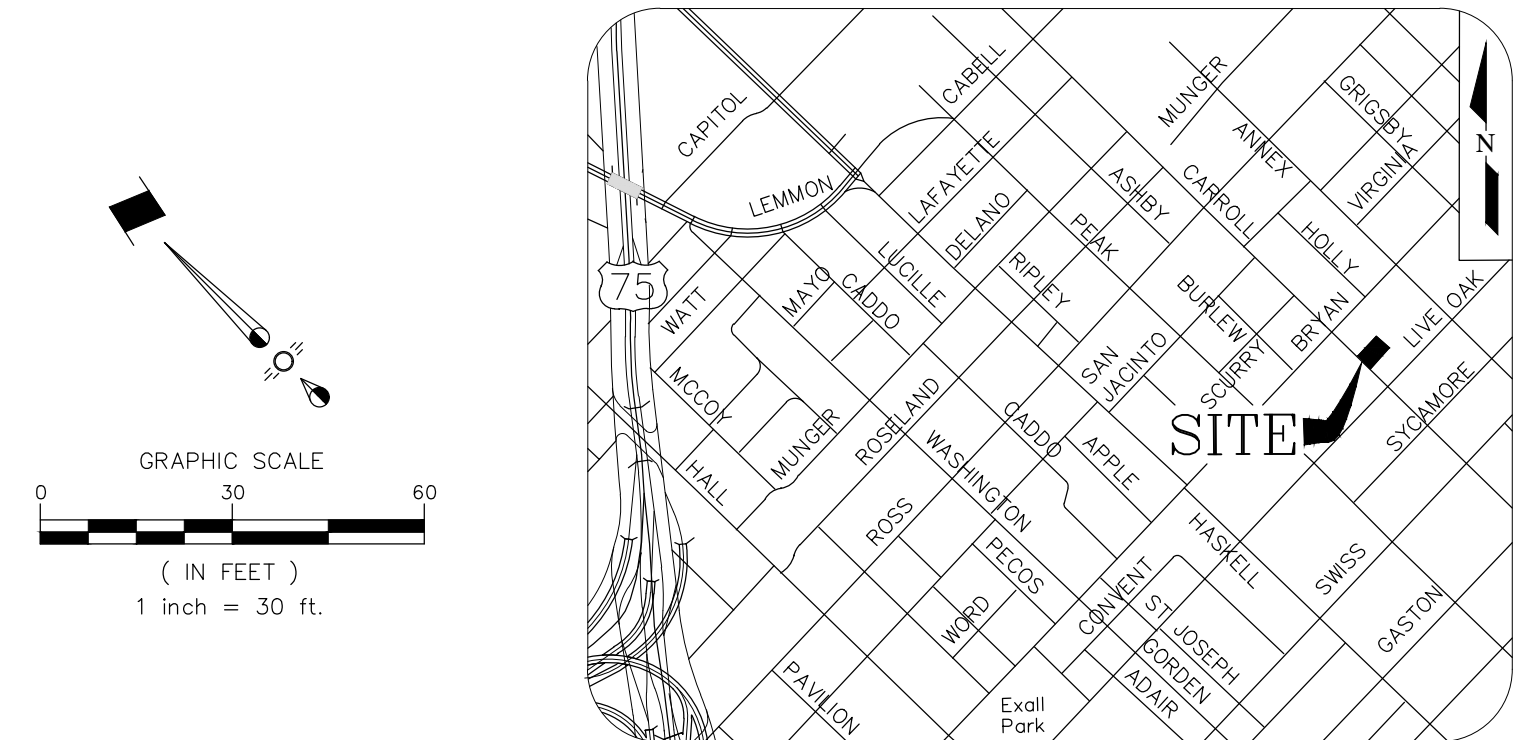
Notary Public in and for the State of Texas

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 (1) lot from part of (2) lots.
- 4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

LEGEND

CM	CONTROLLING MONUMENT	U	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	EM	ELECTRIC METER
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	MB	MAILBOX
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	SS	SANITARY SEWER CLEANOUT
PGB	POINT OF BEGINNING	WM	WATER METER
VOL./PG.	VOLUME/PAGE	WV	WATER VALVE
IRF	IRON ROD FOUND (AS NOTED)	W	WATER LINE
IPF	IRON PIPE FOUND (AS NOTED)	SS	SANITARY SEWER LINE
IRS	IRON ROD SET (AS NOTED)	G	GAS LINE
OHP	OVERHEAD POWER LINE	T	TELEPHONE LINE
W	WATER LINE	TM	TELEPHONE MANHOLE
WF	WROUGHT IRON FENCE		
CLF	CHAIN LINK FENCE		
WF	WOOD FENCE		
HS	HANDICAP SPOT		
UV	UTILITY VAULT		



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 12,433 square foot or 0.285 acre tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, being part of Lot 5 and part of Lot 6, Block 725 of Rosenfield & Meyers Addition, an Addition to the City of Dallas, Texas, recorded in Volume 84, Page 7, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described as Tract 2 in a Special Warranty Deed with Vendor's Lien to Arham Land Holdings, LLC, recorded in Instrument #202600068591, 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 aluminum disk stamped "Musa Townhomes at Carroll and ARA 6671" set on a 1/2 inch iron rod, at the South corner of said Lot 5, Block 725 of said Rosenfield & Meyers Addition said corner being the intersection of the Northwest line of a 20 foot alley and the Northeast right of way line of N. Carroll Avenue (a 60 foot right of way), from which a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found (Controlling Monument) at the West corner of Lot 12, Block 725 of said Rosenfield & Meyers Addition bears, South 45 degrees 39 minutes 05 seconds East, a distance of 20.00 feet, and from which a 1/2 inch iron rod found bears, North 11 degrees 36 minutes 58 seconds West, a distance of 1.50 feet;

THENCE North 44 degrees 38 minutes 45 seconds West, with the common line between said Lot 5 and the Northeast right of way line of said N. Carroll Avenue, a distance of 68.48 feet to a 1/2 inch iron rod found (Controlling Monument) at the West corner of said Arham Land Holdings, LLC Tract 2, same being the South corner of a tract of land described in a Deed to Bobby Dog, LLC, recorded in Instrument #20190004290 (O.P.R.D.C.T.);

THENCE North 44 degrees 05 minutes 06 seconds East, with the common line between said Arham Land Holdings, LLC Tract 2 and said Bobby Dog, LLC, at 121.25 feet passing the East corner of said Bobby Dog, LLC tract and the South corner of a tract of land described in a Deed to Quantum Building Maintenance, Inc., recorded in instrument #201500070270 (O.P.R.D.C.T.), continuing for a total distance of 180.50 feet to a 3 inch aluminum disk stamped "Musa Townhomes at Carroll and ARA 6671" set on a 1/2 inch iron rod, at the North corner of said Arham Land Holdings, LLC Tract 2, same being in the Southwest line of that tract of land described in a Deed to An@45025 San Jacinto, LLC, recorded in instrument #201800017162 (O.P.R.D.C.T.);

THENCE South 44 degrees 39 minutes 27 seconds East, with the common line between said Arham Land Holdings, LLC Tract 2 and said An@45025 San Jacinto, LLC, tract, a distance of 69.31 feet to a 3 inch aluminum disk stamped "Musa Townhomes at Carroll and ARA 6671" set on a 1/2 inch iron rod, at the East corner of said Arham Land Holdings, LLC Tract 2, said being the Northwest line of said 20 foot alley;

THENCE South 44 degrees 20 minutes 55 seconds West, with the common line between said Arham Land Holdings, LLC Tract 2 and the Northwest line of said 20 foot alley, a distance of 180.50 to the **POINT OF BEGINNING**, containing 12,433 square foot or 0.285 acres of land more or less.

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. 20____ and same was duly approved on the ____ day of _____, A.D. 20____ by said Commission.
Attest: _____
Secretary

ENGINEER:
LAW ENGINEERING
DAVID M. LAM, P.E., CFM
ROWLETT, TX
214-945-1615

OWNER:
SUITE 230
6060 N. CENTRAL EXPRESSWAY
DALLAS, TX 75206
469-960-9532

SURVEYOR
ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-1172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
MUSA TOWNHOMES AT CARROLL
LOT 5A, BLOCK 725
A REPLAT OF PART OF LOT 5 AND PART OF LOT 6, BLOCK 725
ROSENFELD & MEYERS ADDITION
0.285 ACRES SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000144

Drawing: G:\My Drive\Survey\2026\26056-4501-4503 Live Oak Dr - 1316 N. Carroll Ave Dallas-Dlamm-Topo Plat\05 CAD\26056-4501-4503 Live Oak Dr - 1316 N. Carroll Ave Dallas-Dlamm-Topo Plat.dwg Saved By: dsl Save Time: 8/25/2026 9:57 AM Plotted by: dsl Plot Date: 8/28/2026 8:31 AM