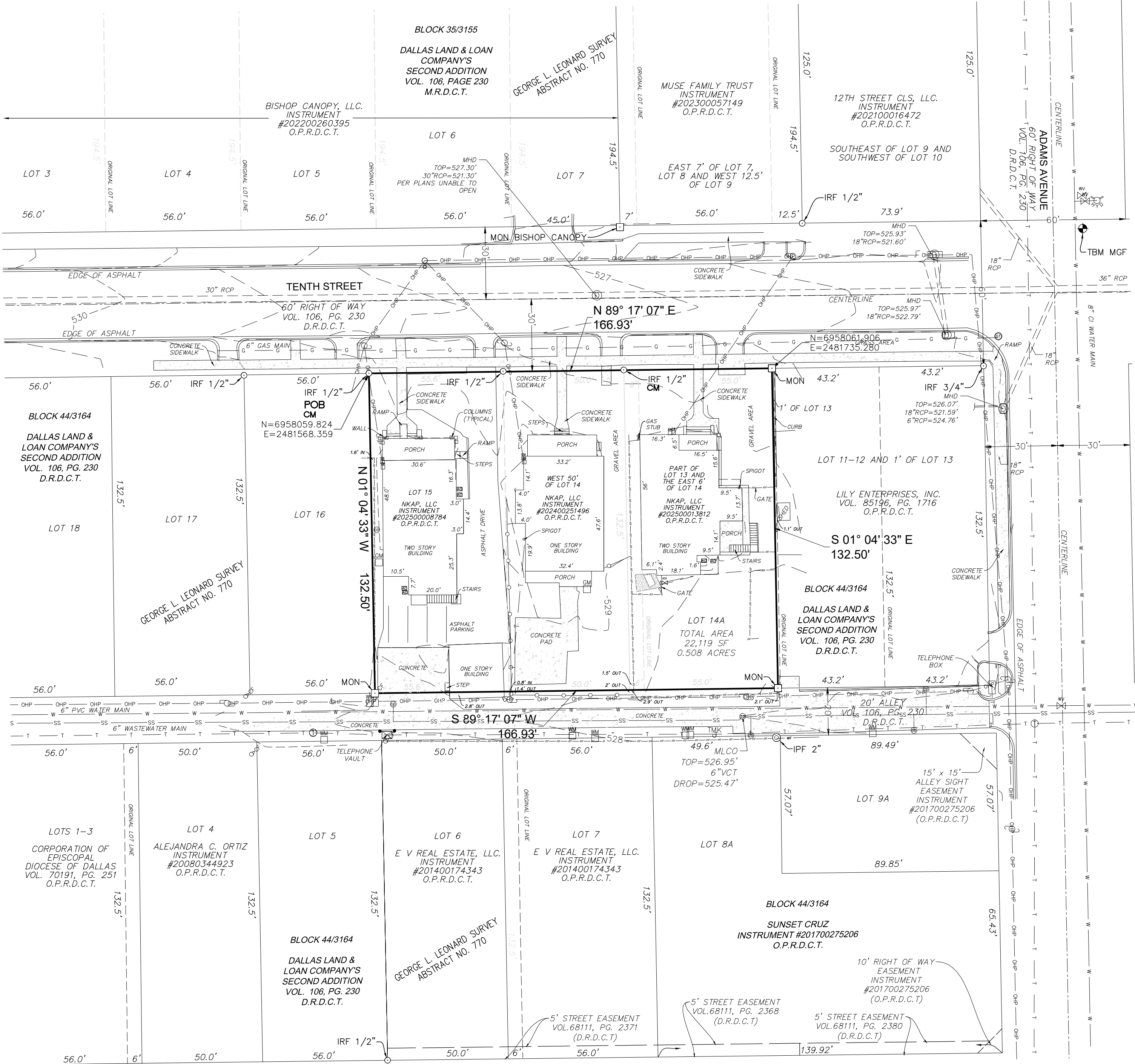


Plotted by: eol Plot Date: 2/6/2025 2:45 PM

Drawing: G:\My Drive\Survey\24114--514 W 10th St Dallas.dwg--Title=Plat\05_CAD\Coll3D\24114--514--514 W 10th St Dallas.dwg Saved By: eol Save Time: 2/1/2025 4:21 PM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NKAP, LLC, acting by and through it's duly authorized officer, Awais Ahmed, does hereby adopt this plat, designating the herein described property as **TENTH STREET TOWNHOMES**, 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 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 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 _____, 2025.

NKAP, LLC

Awais Ahmed
Manager

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 _____ 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 _____, 2025.

Notary Public in and for the State of Texas

GENERAL NOTES:

- 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).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (1) lot from (2) lots and part of another lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- All structures to be removed.

LEGEND

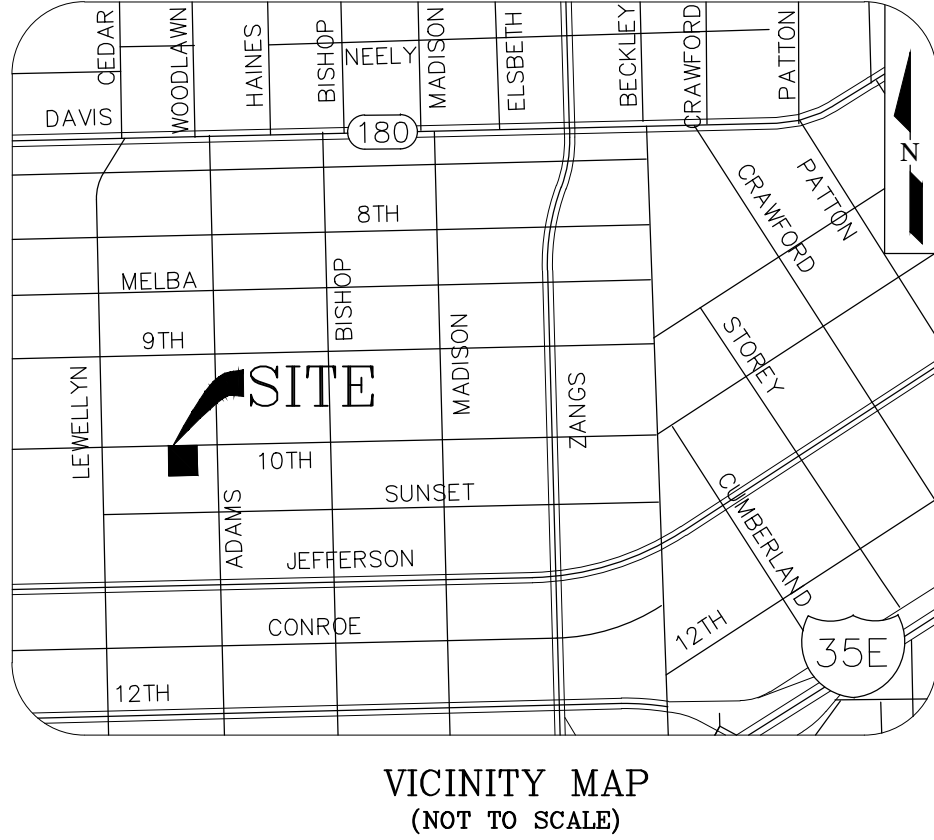
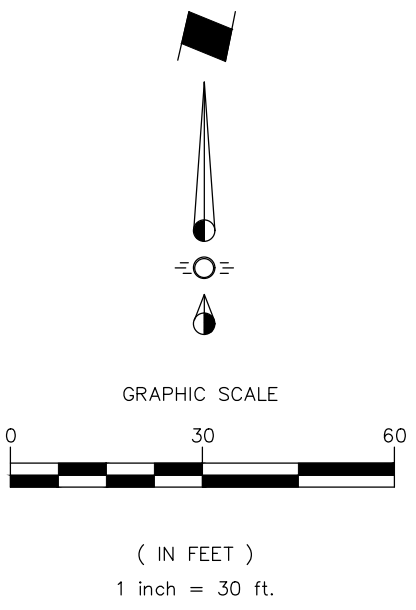
CM	CONTROLLING MONUMENT	⊕	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	EB	ELECTRIC BOX
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	EM	ELECTRIC METER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	⊗	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING	WM	WATER METER
p, m	PLATTED, MEASURED	GM	GAS METER
VOL./PG.	VOLUME/PAGE	Ⓢ	SANITARY SEWER MANHOLE
⊙ IRF	IRON ROD FOUND (AS NOTED)	Ⓣ	DRAINAGE/STORM MANHOLE
⊙ IPF	IRON PIPE FOUND (AS NOTED)	Ⓣ	TELEPHONE MANHOLE
⊠ MON	3" ALUMINUM DISK STAMPED "TENTH TOWNHOMES AND ARA 6671"	●	BOLLARD
—OHP—	OVERHEAD POWER LINE	○●	LIGHT POLE
—/—	WOOD FENCE	⚔	FENCE CORNER
—O—O—	CHAIN LINK FENCE	TMK	TELEPHONE MARKER
—G—	GAS LINE	ICV	IRRIGATION CONTROL VALVE
—W—	WATER LINE		
—SS—	SANITARY SEWER LINE		

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

 Chairperson or Vice Chairperson
 City Plan Commission
 Dallas, Texas
 Attest: _____
 Secretary

SURVEYOR
ARA
 SURVEYING
 3615 KARNAGHAN LANE
 MELISSA, TEXAS 75454
 TEL (972) 946-4172
 TBPELS NO. 10194713
 ANEL RODRIGUEZ, RPLS
 arodriguez@arasurveying.com

PRELIMINARY PLAT
TENTH STREET TOWNHOMES
 LOT 14A, BLOCK 44/3164
 A REPLAT OF LOTS 14-15, AND PART OF LOT 13,
 BLOCK 44/3164
 DALLAS LAND AND LOAN COMPANY'S SECOND ADDITION
 0.508 ACRES SITUATED IN THE
 GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE: S245-100



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 22,119 square foot or 0.508 acre tract of land, situated in the George L. Leonard Survey, Abstract Number 770, in the City of Dallas, County of Dallas, Texas, being a part of Lot 13, and all of Lot 14 and 15, Block 44/3164 of the Dallas Land and Loan Company's Second Addition, an Addition to the City of Dallas, Texas, recorded in Volume 106, Page 230, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Warranty Deed to NKAP, LLC recorded in Instrument number 202400251496, 202500013812 and 202500008784, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the Northwest corner of said Lot 15, Block 44/3164, same being the Northeast corner of Lot 16, said Block 44/3164, and being in the South right of way line of 10th Street, a 60 foot right-of-way;

THENCE North 89 degrees 17 minutes 07 seconds East, with the South right of way line of said 10th Street, at 55.6 feet passing a 1/2 inch iron rod found, at an additional 50 feet passing a 1/2 inch iron rod found (Controlling Monument), continuing for a total distance of 166.93 feet to a 3 inch Aluminum Disk stamped "Tenth Street Townhomes and ARA 6671" set on a 1/2 inch iron rod at the Northeast corner of said NKAP tract, said point being the Northwest corner of a property described in a Warranty Deed with Vendor's Lien to Lily Enterprises, Inc, recorded in Volume 85196, Page 1716, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said point being 1 foot West of the Northeast corner of said Lot 13, and the Northwest corner of Lot 12, Block 44/3164;

THENCE South 01 degrees 04 minutes 33 seconds East, with the common line between said NKAP tract and said Lily Enterprises, Inc, tract, a distance of 132.50 feet to a 3 inch Aluminum Disk stamped "Tenth Street Townhomes and ARA 6671" set on a 1/2 inch iron rod at the Southeast corner of said NKAP tract, and the Southwest corner of said Lily Enterprises, LLC tract, same being in the North line of a 20 foot alley, created by said Dallas Land and Loan Company's Second Addition, recorded in Volume 106, Page 230 (M.R.D.C.T.);

THENCE South 89 degrees 17 minutes 07 seconds West, with the North line of said 20 foot alley, a distance of 166.93 feet to a 3 inch Aluminum Disk stamped "Tenth Street Townhomes and ARA 6671" set on a 1/2 inch iron rod at the common South corner between said Lot 15, and said Lot 16;

THENCE North 01 degrees 04 minutes 33 seconds West, with the common line between said Lot 15 and said Lot 16, a distance of 132.50 feet to the **POINT OF BEGINNING**, containing 22,119 square feet or 0.508 acres of land more or less.

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 ____ day of _____, 2025.

PRELIMINARY, THIS DRAWING SHALL
NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____, 2025.

Notary Public in and for the State of Texas