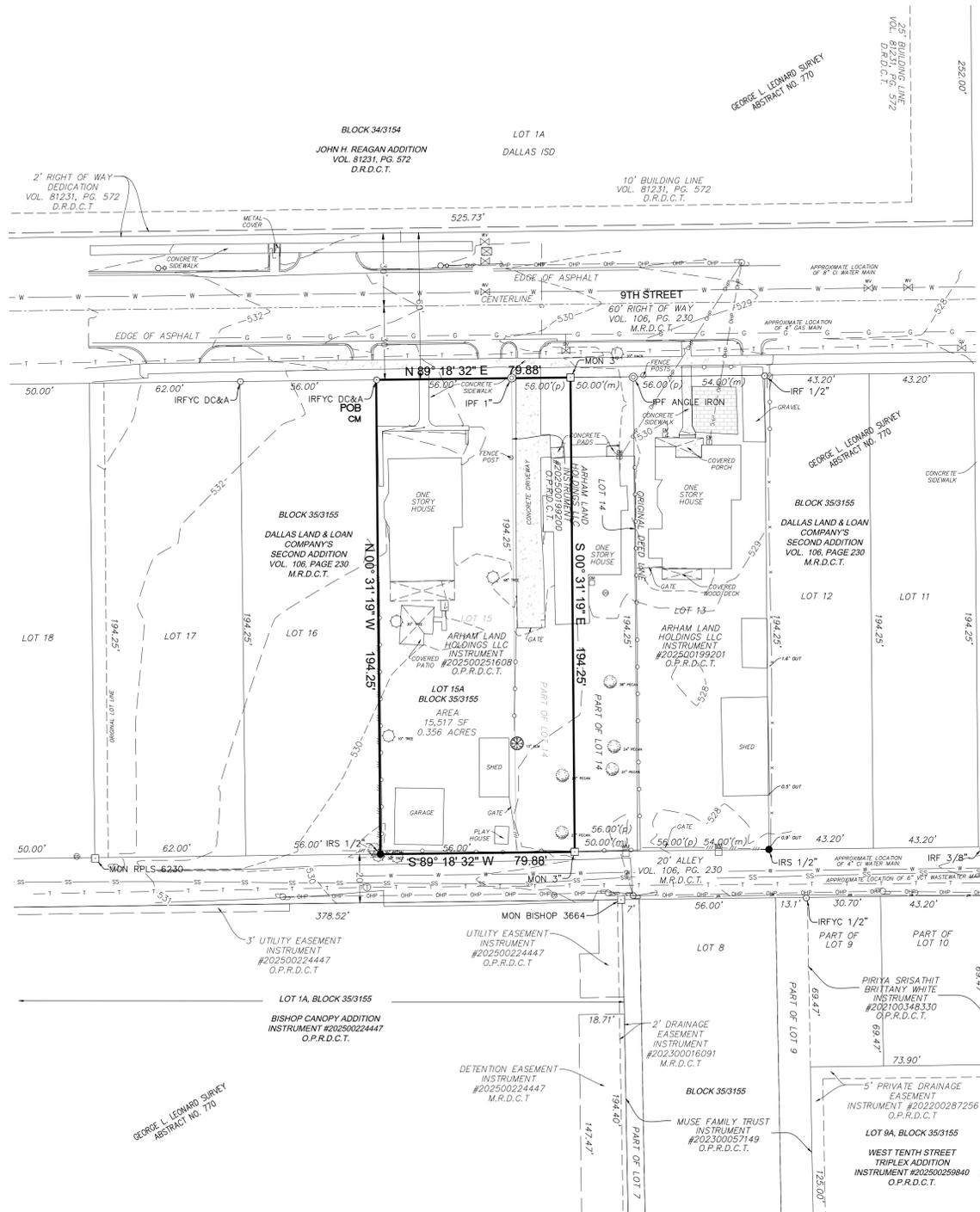
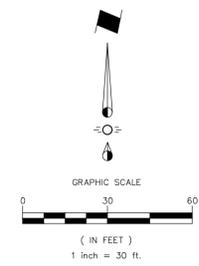


VICINITY MAP (NOT TO SCALE)



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arham Land Holding, LLC, acting by and through its duly authorized officer, Awais Ahmed, does hereby adopt this plat, designating the herein described property **MUSA BISHOP 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, _____, 2026.

Arham Land Holding, 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 _____, 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 one lot and part of another lot.
- 4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- 5. All buildings to be removed.

LEGEND

CM	CONTROLLING MONUMENT	⊕	GUY ANCHOR
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	⊗	GAS VALVE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	⊘	WATER VALVE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	⊙	UTILITY POLE
POB	POINT OF BEGINNING	WM	WATER METER
p, m	PLATTED, MEASURED	EB	ELECTRIC BOX
VOL./PG.	VOLUME/PAGE	EM	ELECTRIC METER
⊙ IRF	IRON ROD FOUND (AS NOTED)	⊕	CLEANOUT
⊗ IRP	IRON PIPE FOUND (AS NOTED)	⊙	GAS METER
● IRS	1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "ARA 6671" SET	-X-X-	METAL FENCE
MON	MONUMENT FOUND (AS NOTED)	-W-	WOOD FENCE
MON 3"	3 INCH MONUMENT STAMPED "EESA BISHOP TOWNHOMES AND ARA 6671" SET	-OHP-	OVERHEAD POWER LINE
		-O-O-	CHAIN LINK FENCE

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

OWNER:
AWAIS AHMED
6300 N CENTRAL EXPRESSWAY
SUITE 230
DALLAS, TX 75206
469-980-6532

SURVEYOR
ARA
SURVEYING
3815 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

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

PRELIMINARY PLAT
MUSA BISHOP TOWNHOMES
LOT 15A, BLOCK 35/3155

A REPLAT OF LOT 15 AND PART OF LOT 14, BLOCK 35/3155
DALLAS LAND & LOAN COMPANY'S SECOND ADDITION
0.356 ACRES SITUATED IN THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000062

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

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 _____, 2026.

Notary Public in and for the State of Texas