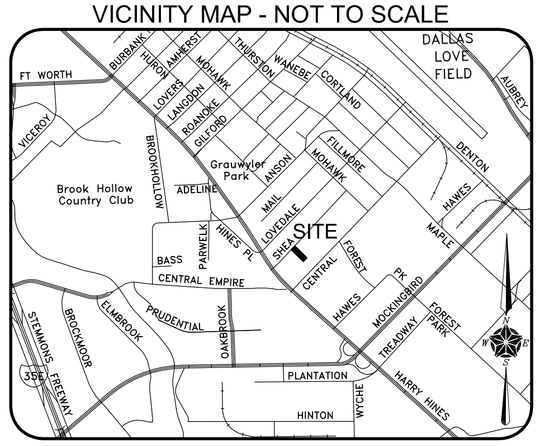
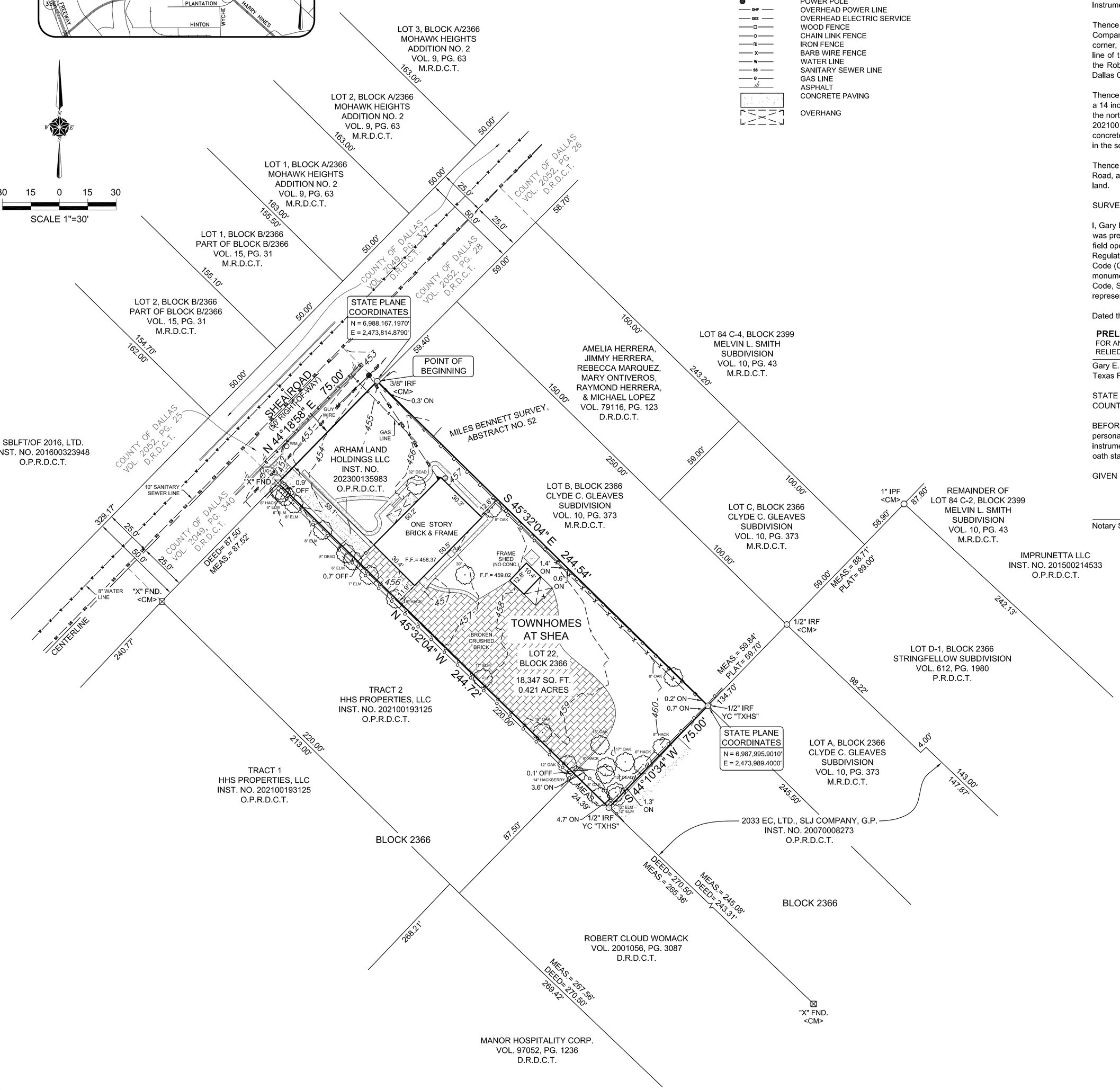
VICINITY MAP - NOT TO SCALE



SCALE 1"=30'



LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
IRF YC ○	1/2" IRON ROD YELLOW CAP STAMPED "TXHS" FOUND PER PREVIOUS SURVEY DATED 6/7/2023
IRF ○	1/2" IRON ROD FOUND
IPF ○	IRON PIPE FOUND
"X" FND. ⊠	"X" CUT IN CONCRETE FOUND
<CM>	CONTROLLING MONUMENT
F.F.	FINISHED FLOOR
MEAS.	MEASURED
◎	GAS METER
WM ○	WATER METER
UG ○	UNDERGROUND GAS PIPELINE MARKER
▶	ELECTRIC METER
●	POWER POLE
—— OHP ——	OVERHEAD POWER LINE
—— OES ——	OVERHEAD ELECTRIC SERVICE
—— □ ——	WOOD FENCE
—— ○ ——	CHAIN LINK FENCE
—— IS ——	IRON FENCE
—— X ——	BARB WIRE FENCE
—— W ——	WATER LINE
—— SS ——	SANITARY SEWER LINE
—— G ——	GAS LINE
	ASPHALT
	CONCRETE PAVING
	OVERHANG

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Arham Land Holdings LLC is the owner of a tract of land situated in the Miles Bennett Survey, Abstract No. 52, City of Dallas Block Number 2366, City of Dallas, Dallas County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to Arham Land Holdings LLC recorded in Instrument Number 202300135983, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod for corner, said point being the north corner of herein described tract, also being the west corner of Lot B, Block 2366 of Clyde C. Gleaves Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 10, Page 373, Map Records, Dallas County, Texas, said corner being in the southeasterly right-of-way line of Shea Road (called 50' right-of-way);

Thence South 45 degrees 32 minutes 04 seconds East, departing the said southeasterly right-of-way line of Shea Road, along the westerly line of said Lot B, Block 2366, a distance of 244.54 feet to a 1/2 inch iron rod with plastic yellow cap labeled "TXHS" found for corner, said corner being the south corner of said Lot B, Block 2366, and also being the west corner of Lot A, Block 2366 of said Clyde C. Gleaves Subdivision, lying on the northwesterly line of that certain tract of land described in Special Warranty Deed to 2033 EC, LTD., SLJ Company, G.P. recorded in Instrument Number 20070008273, Official Public Records, Dallas County, Texas;

Thence South 44 degrees 10 minutes 34 seconds West, along the northwesterly line of said 2033 EC, LTD., SLJ Company tract, a distance of 75.00 feet to a 1/2 inch iron rod with plastic yellow cap labeled "TXHS" found for corner, said corner being the west corner of said 2033 EC, LTD., SLJ Company tract, lying on the northeasterly line of that certain tract of land described in Special Warranty Deed to Robert Cloud Womack, as Trustee under the Robert Cloud Womack and Ruth Womack Trust, recorded in Volume 2001056, Page 3087, Deed Records, Dallas County, Texas;

Thence North 45 degrees 32 minutes 04 seconds West, along the northeasterly line of said Womack tract, passing a 14 inch hackberry tree at a distance of 24.39 feet for the north corner of said Womack tract, and continuing along the northeast line of Tract 2 in Special Warranty Deed to HHS Properties, LLC recorded in Instrument Number 202100193125, Official Public Records, Dallas County, Texas for a total distance of 244.72 feet to an "X" cut in concrete found for corner, said corner being the north corner of said HHS Properties tract, said corner also being in the southeasterly right-of-way line of said Shea Road;

Thence North 44 degrees 18 minutes 58 seconds East, along the southeasterly right-of-way line of said Shea Road, a distance of 75.00 feet to the POINT OF BEGINNING and containing 18,347 square feet or 0.421 acres of land.

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 _____, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (8/23/2023)

_____
Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 purposes therein expressed and under oath stated that the statement in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

_____
Notary Signature

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Arham Land Holdings LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **TOWNHOMES AT SHEA**, an addition to the City of Dallas, Dallas County, Texas, and does 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2023.

Arham Land Holdings LLC

_____
Awais Ahmed, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, 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 whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

_____
Notary Signature

GENERAL NOTES:

1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011)

2) THE PURPOSE OF THIS PLAT IS TO PLAT A TRACT OF LAND IN TO ONE LOT.

3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

4) ACCORDING TO THE F.I.R.M. NO. 48113C0330J, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.

5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6) BENCHMARKS

33-R-2S HARRY HINES BOULEVARD - SHEA ROAD
N= 6,987,902.614; E= 2,473,503.109; ELEVATION= 448.300

34-N-4 #2103 EMPIRE CENTRAL DRIVE
N= 6,988,074.703; E= 2,474,435.480; ELEVATION= 467.055

7) ALL STRUCTURES ARE TO BE REMOVED.

8) ALL SITE TREES ARE AS SHOWN.

PLACE COUNTY

RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson of Brent Rubil, 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 of Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

OWNER
ARHAM LAND HOLDINGS LLC
7715 GRAYSTONE DRIVE
SACHSE, TEXAS 75048

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
TOWNHOMES AT SHEA
LOT 22, BLOCK 2366
BEING A TRACT OUT OF CITY BLOCK 2366 IN THE
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-236

DATE: 8/11/2023 / JOB # 2300993-2 / SCALE - 1" = 30' / JACOB