



VICINITY MAP (NTS)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANANI, LLC., acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **M. ANANI ADDITION**, 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, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2024.

ANANI LLC

By: _____
MUAMAR ANANI,
OWNER

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared MUAMAR ANANI, 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 and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas
My commission expires:

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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 _____, 2024.

PRELIMINARY- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 10-21-2024

ROBERT C. MYERS
Texas Registered Professional Land Surveyor No. 3963

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 ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas
My commission expires:

PROPERTY DESCRIPTION

WHEREAS Anani LLC is the owner of a 3.760 acre tract of land situated in the Eli Merrill Survey, Abstract No. 978, Dallas County, Texas and being all of a called 2.06 acre tract of land described in a Special Warranty Deed to Anani, LLC, recorded as Instrument Number 20160020622 of the Official Public Records of Dallas County, Texas (OPRDCT), and being all of a called 1.65 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Anani LLC, a Texas limited liability company, recorded as Instrument Number 20160009994 (OPRRECT), and this tract being more particularly described as follows:

BEGINNING at a point for corner in a concrete wall, at the southeast corner of said 1.65 acre tract common to the southwest corner of Lot 3A, 7/6486 of Gardner Northwest, an addition to the City of Dallas, Texas according to the Plat recorded in Volume 86157, Page 1098, (OPRDCT), later described as a 2.379 acre tract in a Special Warranty Deed with Vendor's Lien to Northwest Hotel, Inc recorded as Instrument Number 201000091015 (OPRDCT), said point also being the most northern northwest corner of a 3.21 acre tract described in a General Warranty Deed with Vendor's Lien to J.L. Stevenson Corp. recorded as Volume 96112, Page 2397 (OPRDCT), and also the northeast corner of a 1.55 acre tract described in a Special Warranty Deed to J.L. Stevenson Corp. recorded as Volume 96112, Page 2411 (OPRDCT), from which a 5 inch chain link fence found for reference bears S 75°30'06" E, a distance of 1.37 feet;

THENCE S 89 degrees 47 minutes 00 seconds W, along the south line of said 1.65 acre tract and the north line of said 1.55 acre tract, a distance of 569.18 feet, to a 3-1/4 inch aluminum disk stamped "M. ANANI ADDITION, RPLS 3963"; set for corner in the east line of Bickham Road, a 60' right-of-way described in a ROW Deed to the County of Dallas recorded as Volume 2087, Page 261 of Deed Records of Dallas County, Texas (DRDCT), said point also being the southwest corner of said 1.65 acre tract common to the northwest corner of said 1.55 acre tract;

THENCE N 01 degrees 01 minutes 24 seconds W, along the east line of said Bickham right-of-way common to the west line of said 1.65 acre tract, at 120.26 feet, passing the common west corner of said 1.65 acre tract, and said 2.06 acre tract, and continuing for a total distance of 285.68 feet, to a 3-1/4 inch aluminum disk stamped "M. ANANI ADDITION, RPLS 3963" set for corner at the northwest corner of said 2.06 acre tract, common to the southwest corner of a 1.362 acre tract described in a Special Warranty Deed to Anani LLC recorded as Instrument Number 202200251118 (OPRDCT);

THENCE N 89 degrees 35 minutes 51 seconds E, along the north line of said 2.06 acre tract and the south line of said 1.362 acre tract, at 152.30 feet, passing the southeast corner of said 1.362 acre tract, common to the southwest corner of a 4.35 acre tract described in a Special Warranty Deed to Anani, LLC, recorded as Instrument Number 202200217373 (OPRDCT), and continuing along the north line of said 2.06 acre tract and the south line of said 4.35 acre tract, for a total distance of 573.92 feet, to a 3-1/4 inch aluminum disk stamped "M. ANANI ADDITION, RPLS 3963" set for corner, at the northeast corner of said 2.06 acre tract, common to the southeast corner of said 4.35 acre tract and also being in the west line of said Lot 3A, from which a 1/2 inch iron rod found for reference bears S 89°35'51" W, a distance of 3.64 feet;

THENCE S 00 degrees 04 minutes 28 seconds E, along the east line of said 2.06 acre tract common to the west line of said Lot 3A, at 152.65 passing the southeast corner of said 2.06 acre tract and the northeast corner of said 1.65 acre tract, and continuing for a total distance of 287.52 feet, to the POINT OF BEGINNING and containing 163,800 square feet or 3.760 acres of land.

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL
I, Tony Shidid, Chairperson or Brent Rubin, 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

OWNER/CONTACT:
ANANI LLC
10361 BICKHAM ROAD, DALLAS, TEXAS, 75220
214-212-6490
SURVEYOR:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

**PRELIMINARY PLAT
OF THE
M. ANANI ADDITION
LOT 1, BLOCK 6487
SITUATED IN THE
ELI MERRELL SURVEY A-978
BEING ALL OF A 1.65 ACRE TRACT AND
BEING ALL OF 2.06 ACRE TRACT
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY FILE NO. S245-015**