



OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS BLESSINGS PROPERTIES INC., IS THE OWNER OF A 0.2755 ACRES TRACT OF LAND SITUATED IN THE WILLIAM M. COHRAN SURVEY ABST. NO. 279, STATE OF TEXAS, COUNTY OF DALLAS AND CITY OF DALLAS, AND BEING PART OF TRACT A, ALL OF TRACT B AND C OF DESCRIBED IN THE DEED RECORDED IN VOLUME 92136, PAGE 1197 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF REEDER ROAD (54' RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MCDONALDS USA LLC, AS RECORDED IN INST. NO. 20070364056, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°39'16" WEST AND ALONG THE NORTH LINE OF SAID MCDONALDS USA LLC TRACT A DISTANCE OF 99.16 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO AASHAYA BUSINESS INVESTMENT LLC, AS RECORDED IN INST. NO. 201700326377, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 01°14'57" WEST AND ALONG THE EAST LINE OF SAID AASHAYA BUSINESS INVESTMENT LLC TRACT A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;

THENCE NORTH 89°39'16" EAST, ALONG SAID, A DISTANCE OF 101.05' FEET TO A POINT FOR CORNER IN THE SAID WEST RIGHT OF WAY LINE OF REEDER ROAD;

THENCE SOUTH 00°20'44" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE OF REEDER ROAD, A DISTANCE OF 119.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.2755 ACRES OR 11,999 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

THAT, BLESSINGS PROPERTIES INC., does hereby adopt this plat, designating the herein described property as AMJAD 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 dedicated 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 dedicated 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 or 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 or 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 easement 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 _____ 2024

By: AMJAD MITHA

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 AMJAD MITHA, 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 SEAL OF OFFICE this _____ day of _____ 2024

Notary public in and for the State of Texas

GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot from a tract of land for development.
- 2) Bearings are based upon the Texas State Plane Coordinate System North central zone 4202, North American Datum of 1983, (2011)
- 3) Subject property is located within an area having a Zone Designation "X" by the secretary of housing and Urban Development, on Flood Insurance Rate Map No. 4801710050D, with a date of identification of 07/02/1991 in Dallas County, State of Texas.
- 4) There are no trees on subject property.

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Collin J. Henry, 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 at 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-8.817 (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, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (01/17/2024)

Collin J. Henry
Texas Registered Professional Land Surveyor No. 5230

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 Collin J. Henry, 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 _____ 2024

Notary Public in and for the State of Texas



Vicinity Map
Mapscopage 22-H
NTS

LEGEND OF SYMBOLS AND ABBREVIATIONS

IRF	○	IRON ROD FOUND
IRS	○	IRON ROD SET
WM MH	○	WASTEWATER MANHOLE
CO	○	CLEAN-OUT
WM	⊕	WATER METER
WV	T	WATER VALVE
FH	○	FIRE HYDRANT
PP	○	POWER POLE
LP	⊙	LIGHT POLE
BOL	○	BOLLARD
SIGNS	—	SIGNS (STREET, TEL, GAS... AS INDICATED)
---	---	WATER LINE
---	---	SANITARY SEWER LINE
---	---	GAS LINE

CERTIFICATE OF APPROVAL

I, Tony Shiddiq, 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

PRELIMINARY PLAT

S 234-049
AMJAD ADDITION
LOT 1, BLOCK 6548
0.2755 ACRES (11999 SF)

BEING PART OF TRACT A, AND ALL OF TRACTS B AND C
RECORDED IN VOL. 92136, PG. 1197
D.R.D.C.T.

WILLIAM M. COHRAN SURVEY ABST. NO. 279
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY OWNER:
AMJAD MITHA
BLESSINGS PROPERTIES INC.
11420 REEDER RD
DALLAS, TEXAS 75229
PH: 469-688-0998
blessingspropertiesinc@gmail.com

PREPARED BY:
DMC HENRY LLC
Texas Engineering Firm Number F-21874
Texas Surveying Firm Number 10194594

MORI'S ENGINEERING, INC.
1812 MACGREGOR DRIVE
PLANO, TEXAS 75093
MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com

DATE: JAN. 17, 2024
SCALE: 1" = 20'
CONTACT: