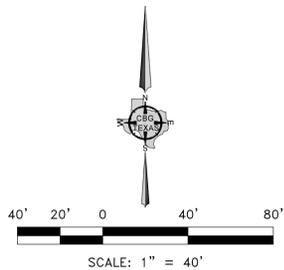




VICINITY MAP  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 00°58'25" W	101.66'
L2	S 00°50'47" E	98.30'
L3	S 40°17'45" E	79.53'
L4	S 00°52'25" E	77.45'

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Arham Opportunity Investments, LLC is the sole owner of a tract of land situated in the Benjamin Abbott Survey, Abstract No. 13, Dallas County, Texas, and being a portion of Lots 15 and 16, City Block 5984, of a called unrecorded Plat of Kiest Park Estates No. 2 Addition, same being that tracts of lands conveyed to Arham Opportunity Investments, LLC, by General Warranty Deeds recorded in Instrument Numbers 202300076137 and 202300079733, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2-inch iron pipe found for corner, said corner being a Northeast corner of Lot 25-A and 25-B, Block 5984, Polk-Love Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to Plat thereof recorded in Volume 74191, Page 1126, Map Records, Dallas County, Texas, same being the South corner of a tract of land conveyed to Deferred Development Corporation a Texas Corporation, by deed recorded in Volume 87064, Page 4563, Deed Records, Dallas County, Texas;

THENCE North 00 degree 58 minutes 25 seconds West, along the East line of said Deferred Development tract, a distance of 101.66 feet to a point for corner, said corner being the North of said Deferred Development tract, same being the Southwest corner of a tract of land conveyed to the City of Dallas, by deed recorded in Instrument Number 201900192884, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 07 minutes 33 seconds East, along the South line of said City of Dallas tract, a distance of 451.34 seconds to a 5/8-inch iron rod found for corner, said corner being the Southeast corner of said City of Dallas tract, same being along the West right-of-way line of Tyler Street (a 50-foot right-of-way) recorded in Volume 2442, Page 433, Deed Records, Dallas County, Texas;

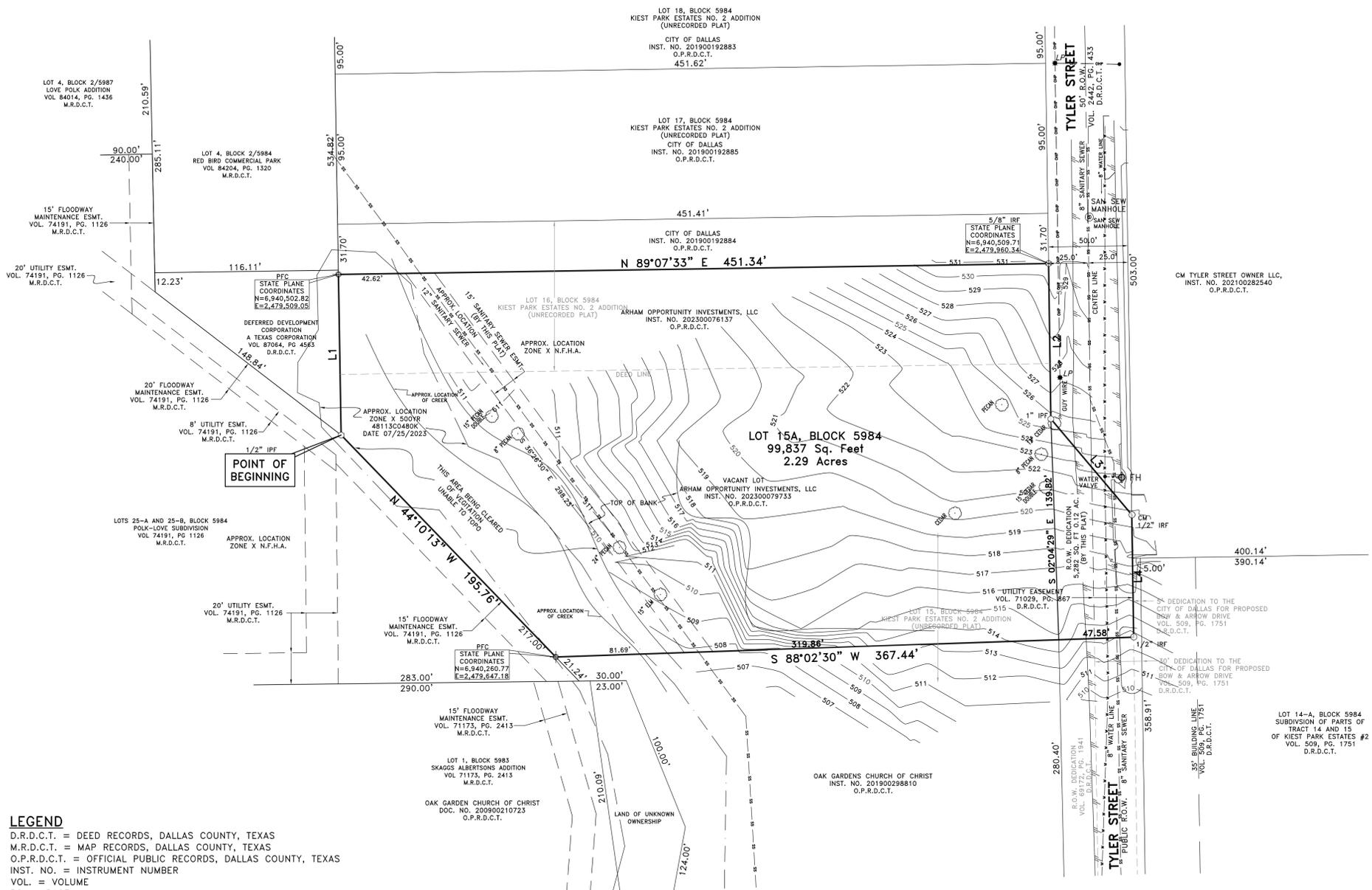
THENCE South 00 degree 50 minutes 47 seconds East, along the West right-of-way line of said Tyler Street, a distance of 98.30 feet to a 1-inch iron pipe found for corner, said corner being the Southwest corner of said Tyler Street;

THENCE South 40 degrees 17 minutes 45 seconds East, along the Southwest right-of-way of said Tyler Street, a distance of 79.53 feet to a 1/2-inch iron rod found for corner, said corner being the Southeast corner of said Tyler Street, same being along the West line of a tract of land conveyed to Cm Tyler Street Owner LLC, by deed recorded in Instrument Number 202100282540, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 52 minutes 25 seconds East, along the West line of said Cm Tyler Street tract, a distance of 77.45 feet to a 1/2-inch iron rod found corner, said corner being a Northeast "el" corner of said Tyler Street;

THENCE South 88 degrees 02 minutes 30 seconds West, along the North line of a tract of land conveyed to Oak Gardens Church of Christ, by deed recorded in Instrument Number 201900298810, Official Public Records, Dallas County, Texas, a distance of 367.44 feet to a point for corner, said corner being the Northwest corner of said Oak Gardens tract, same being along the Northeast line of said Polk-Love Subdivision;

THENCE North 44 degrees 10 minutes 13 seconds West, along the Northeast line of said Polk-Love Subdivision, a distance of 195.76 feet to the POINT OF BEGINNING and containing 105,119 square feet and or 2.41 acres of land.



**LEGEND**  
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 VOL. = VOLUME  
 PG. = PAGE  
 CM = CONTROLLING MONUMENT  
 R.O.W. = RIGHT-OF-WAY  
 1" IPF = 1 INCH IRON PIPE FOUND  
 1/2" IRF = 1/2 INCH IRON ROD FOUND  
 5/8 IRF = 5/8 INCH IRON ROD FOUND  
 PFC = POINT FOR CORNER  
 1/2" IPF = 1/2" IRON PIPE FOUND  
 INST. NO. = INSTRUMENT NUMBER  
 A.C.S. = 3" ALUMINUM DISK STAMPED "\_\_\_" AND RPLS 5513"  
 SET OVER A 1/2 INCH IRON ROD SET  
 ESMT. = EASEMENT

**GENERAL NOTES**

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A TRACT OF LAND.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48113C0480K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Arham Opportunity Investments, LLC, acting by and through its duly authorized agent Awais Ahmed, do hereby adopt this plat, designating the herein described property as **TYLER 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 lot 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 \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
 Arham Opportunity Investments, LLC, (Owner)  
 Awais Ahmed (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Awais Ahmed known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connally, 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.

**RELEASED FOR REVIEW 09/20/2023 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.**

Bryan Connally  
 Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

**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  
 TYLER ADDITION  
 LOT 15A, BLOCK 5984  
 105,119 SQ. FT. / 2.41 ACRES  
 BENJAMIN ABBOTT SURVEY, ABSTRACT NO. 13  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S223-253**

**CBG**  
 SURVEYING TEXAS LLC  
 PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING  
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 Garland, TX 75043  
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 F 214.481.8716  
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**OWNER: ARHAM OPPORTUNITY INVESTMENTS, LLC**  
 6060 N. CENTRAL EXPRESSWAY #230  
 DALLAS, TEXAS 75206  
 PHONE: (469) 434-4082