

OWNERS CERTIFICATION

STATE OF TEXAS COUNTY OF DALLAS

BEING a 22.946 acre tract of land situated in the Robert Kleburg Survey, Abstract No. 716, Dallas County, Texas and being all of Tract 1, a called 22.9285 acres tract of land conveyed by General Warranty Deed to NAN Investment LLC, a Texas limited liability company as recorded in Instrument No. 201700194443, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southeast right-of-way line of Edd Road (a 80' width R.O.W.), said point being in the northeast right-of-way line of Garden Grove Drive (a 60' width R.O.W.), same point being west corner of said NAN Investment LLC, Tract 1;

THENCE North 44 degrees 49 minutes 10 seconds East, along the southeast right-of-way line of Edd Road and along the northwest line of said NAN Investment LLC Tract 1, a distance of 1309.38 feet to a 1 inch iron pipe found for corner, said point being the north corner of said 22.946 acre tract of land being described, same point being at the intersection on the southwest line of Sullivan Road (a 60' width R.O.W.) and the southeast right-of-way line of said Edd Road;

THENCE South 45 degrees 09 minutes 37 seconds East, along the southwest line of said Sullivan Road and the northeast line of said NAN Investment LLC, Tract 1, a distance of 129.66 feet to 1/2 inch iron rod found for corner;

THENCE South 17 degrees 03 minutes 03 seconds East, continuing along the southwest line of said Sullivan Road and the northeast line of said NAN Investment LLC, Tract 1, a distance of 297.83 feet to 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 05 seconds East, continuing along the southwest line of said Sullivan Road and the northeast line of said NAN Investment LLC, Tract 1, a distance of 200.20 feet to 1/2 inch iron rod found for corner, said point being the most northerly northeast corner of said NAN Investment LLC, Tract 1, same point being the north corner of that certain tract of land conveyed to Pedro Villegas by General Warranty Deed as recorded in Instrument No. 20070245682, Official Public Records, Dallas County, Texas;

THENCE South 43 degrees 59 minutes 07 seconds West, departing the southwest line of said Sullivan Road and along the common line of said NAN Investment LLC, Tract 1 and said Villegas tract, a distance of 515.24 feet to 1/2 inch iron rod found for corner, said point being ell corner of said NAN Investment LLC, Tract 1, same point being the west corner of said Villegas tract;

THENCE South 45 degrees 17 minutes 14 seconds East, along the common line of said NAN Investment LLC Tract 1 and said Villegas tract, a distance of 401.05 feet to a 1/2 inch iron rod found for corner, said point being the south corner of said Villegas tract, same point being in the north line of that certain tract of land conveyed to Francisco J. Ontiveros by General Warranty deed as recorded in Instrument No. 200800622375, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 52 minutes 07 seconds West, along the southeast line of said NAN Investment LLC Tract 1, a distance of 657.04 feet to a 5/8 inch iron rod found for corner, said point being the south corner of said NAN Investment LLC Tract 1, same point being the west corner of that certain tract of land conveyed to Jose Amador by General Warranty Deed as recorded in Instrument No. 201900184553, Official Public Records, Dallas County, Texas, said point also being in the northeast line of said Garden Grove Drive;

THENCE North 45 degrees 00 minutes 53 seconds West, along the northeast line of said Garden Grove Drive, a distance of 1000.50 feet to the POINT of BEGINNING and containing 999.511 square feet and 22.946 acres of computed land

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 07-07-2014 Community Panel No. 48113C0530K and 48113C0540K subject lot is located in Zone X. (Areas determined to be outside of the 0.2% annual Chance floodplain).

GENERAL NOTES:

- Lot to lot drainage will not be allowed without Engineering Section approval.
- Any structure new or existing may not extend across new property line.
- Contours derived from City of Dallas Water Department Benchmarks.
- All existing structure are demolished from the property. New structures are proposed.
- Each clusters of townhomes including eight single group of townhomes must have minimum of 10 feet between each group.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NAN INVESTMENT LLC, does hereby adopt this plat designating the herein described property as AZIM ESTATES-TOWNHOMES an addition to the City of Dallas, Dallas County, Texas (or appropriate county, 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 ___, 2023.

By: _____
FARRUKH AZIM

STATE OF TEXAS
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the ___ day of ___, 2023.

Notary Public in and for the State of Texas.

By: _____
(Printed name of authorized signature)

STATE OF TEXAS
COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that that HE executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AT DALLAS, this the ___ day of ___, 2023.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS is to certify that I, JOEL C. HOWARD, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or 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 Land Surveying, 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) and (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 TO BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASE DATE 02/27/2020

JOEL C. HOWARD
RPSL NO. 6267
3410 MIDCOURT RD.,
STE 110, TEXAS 75006

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration therein expressed.

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 Shiddi, 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
AZIM ESTATES-TOWNHOMES**

1250 EDD RD. , DALLAS, TEXAS
LOTS 1-29,BLOCK A,LOTS 1-64,BLOCK B
LOTS 1-29,BLOCK C,LOTS 1-8,BLOCK D,
LOTS 1-14,BLOCK E,LOTS 1-24,BLOCK F,
LOTS 1-28,BLOCK G,
22.946 ACRE TRACT BEING ALL OF
NAN INVESTMENTS,LLC.
INSTRUMENT NO. 201700194443
OFFICIAL PUBLIC REPORTS, DALLAS COUNTY, TEXAS
SITUATED IN
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S234-016
ENGINEERING PLAN NO:

PURPOSE OF THE PLAT: DIVIDE SINGLE TRACT OF THE LAND INTO 197 LOTS, INCLUDING 181 ATTACHED SINGLE FAMILY/TOWNHOMES, 16 DETACHED SINGLE FAMILY/PATIO LOTS

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| DEVELOPER: DALLAS DOWDY PARTNERS, LLC. 2735 TROPHY CLUB TROPHY CLUB, TEXAS 76262 TEL: 817-715-3613 EMAIL: farrukh_azim@hotmail.com | ENGINEER: S.LABED, PRINCIPAL, DDC, INC. 400 CHISHOLM PLACE # 310 PLANO, TEXAS, 75075 TEL: 214-868-9320 EMAIL: abed.ddc@gmail.com | SURVEYOR: JOEL C. HOWARD, RPSL NO. 6267 3410 MIDCOURT RD., SUITE # 110, CARROLLTON, TEXAS, 75006 EMAIL: chris.howard@geo-nav.com TEL: 281-701-3989 |
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