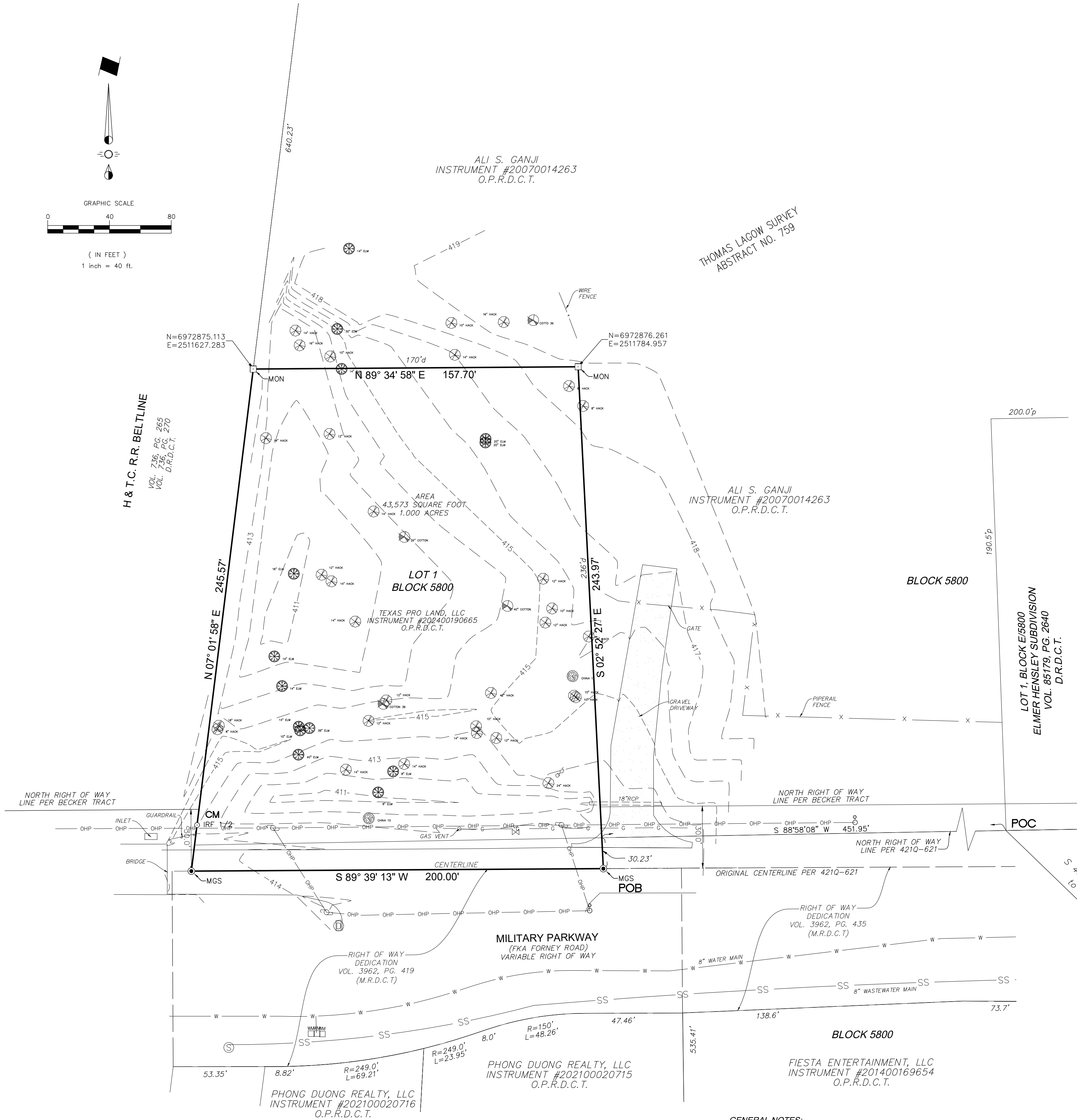


Drawing: G:\My Drive\Survey\24090-4903 Military Pkwy Dallas_Prelim Plat\05_CAD\Gulld\3D\24090-4903 Military Pkwy Dallas_Plat.dwg Saved By: elai Save Time: 1/9/2025 10:08 AM
Plotted by: elai Plot Date: 1/9/2025 10:08 AM



SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 ____ day of _____, 2025.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____, 2025.

Notary Public in and for the State of Texas

GENERAL NOTES:

- All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (1) lot from a tract of land.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.
- City of Dallas Survey Vault Documents: Becker Tract Survey, 6210-Sheet 4 and Elmer Hensley Subdivision Plat, were used to Establish the North Right of Way Line and Original Centerline of Military Parkway.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Texas Pro Land, LLC, acting by and through it's duly authorized officer, Porfirio Abad, does hereby adopt this plat, designating the herein described property as **EAGLE NEST 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

Texas Pro Land
Porfirio Abad
Managing Member

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 _____ 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 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 _____, 2025.

Notary Public in and for the State of Texas

LEGEND

CM	CONTROLLING MONUMENT	☉	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	WV	WATER VALVE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	GV	GAS VALVE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	○	LIGHT POLE
POB	POINT OF BEGINNING	⦿	FENCE CORNER
p, m	PLATTED, MEASURED	Ⓢ	DRAINAGE/STORM MANHOLE
VOL./PG.	VOLUME/PAGE	—X—X—	BARWIRE FENCE
○ IRF	IRON ROD FOUND (AS NOTED)	—W—	WATER LINE
—OHP—	OVERHEAD POWER LINE	—G—	GAS LINE

OWNER:

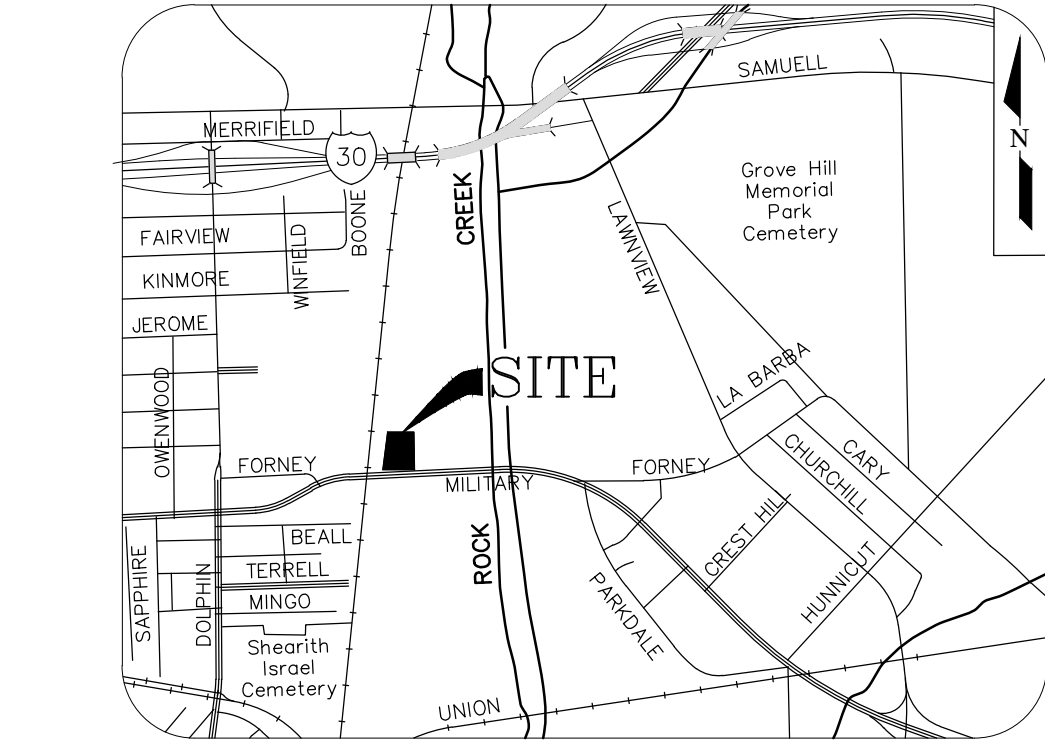
TEXAS PRO LAND, LLC
PORFIRIO ABAD
4903 MILITARY PARKWAY
DALLAS, TX 75227

SURVEYOR

ARA
SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
EAGLE NEST ADDITION
LOT 1, BLOCK 5800

0.988 ACRES SITUATED IN THE
THOMAS LAGOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S245-073



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 43,573 square foot or 1.000 acre tract of land, situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, County of Dallas, Texas, being part of Block 5800, being all of the property described in a General Warranty Deed to Texas Pro Land Porfirio Abad, recorded in Instrument #202400190665, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block E/5800, Elmer Hensley Subdivision, an Addition to the City of Dallas, recorded in Volume 85179, Page 2640, Deed Records, Dallas County, Texas (D.R.D.C.T.), said point being the Southeast corner of a tract of land described in a General Warranty Deed to Ali S. Ganji, recorded in Instrument #20070014263 (O.P.R.D.C.T.), and being in the apparent North right of way line of Military Parkway (FKA Forney Road), a variable width right-of-way, from which a 3/8 inch iron rod found (Controlling Monument not shown)at the Northeast corner of a tract of land described in a Deed to Jong Wook Ahn, recorded in Volume 2003119, Page 248 (D.R.D.C.T.) bears South 40 degrees 14 minutes 43 seconds East, a distance of 114.28 feet;

THENCE South 88 degrees 58 minutes 08 seconds West, with the apparent North right of way line of said Military Parkway, a distance of 451.95 feet to the East line of said Texas Pro Land tract, same being the Southwest corner of said Ganji tract;

THENCE South 02 degrees 52 minutes 27 seconds East, with the East line of said Texas Pro Land tract, a distance of 30.23 to a Magnol with washer stamped "Eagle Nest and ARA 6671" set in the centerline of said Military Parkway and the Southeast corner of said Texas Pro Land tract, said point being the **POINT OF BEGINNING**;

THENCE South 89 degrees 39 minutes 13 seconds West, with the common line between said Military Parkway and the South line of said Texas Pro Land tract, a distance of 200.00 feet to a Magnol with washer stamped "Eagle Nest and ARA 6671" set for the Southwest corner of said Texas Pro Land tract, said point being in the East line of tract of land described in a Deed to as H & T.C. R.R. Beltline, recorded in Volume 736, Page 265, (D.R.D.C.T.);

THENCE North 07 degrees 01 minutes 58 seconds East, with the common line between said Texas Pro Land tract, and the East line of said H & T.C. R.R. Beltline tract, at 24.00 feet passing a 1/2 inch iron rod found (Controlling Monument), continuing for a total distance of 245.57 feet to a 3" inch Aluminum Disk stamped "Eagle Nest and ARA 6671" set on a 1/2 inch iron rod at the Northwest corner of said Texas Pro Land tract, same being an interior corner of said Ganji tract;

THENCE North 89 degrees 34 minutes 58 seconds East, with the common line between said Texas Pro Land tract, and said Ganji tract, a distance of 157.70 feet to a 3" inch Aluminum Disk stamped "Eagle Nest and ARA 6671" set on a 1/2 inch iron rod at the Northeast corner of said Texas Pro Land tract, same being an interior corner of said Ganji tract;

THENCE South 02 degrees 52 minutes 27 seconds West, with the common line between said Texas Pro Land tract, and said Ganji tract, a distance of 243.97 feet to the **POINT OF BEGINNING**, containing 43,573 square feet or 1.000 acres of land more or less.

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