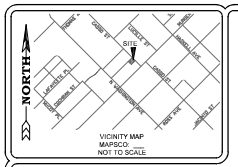

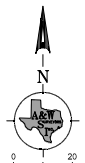

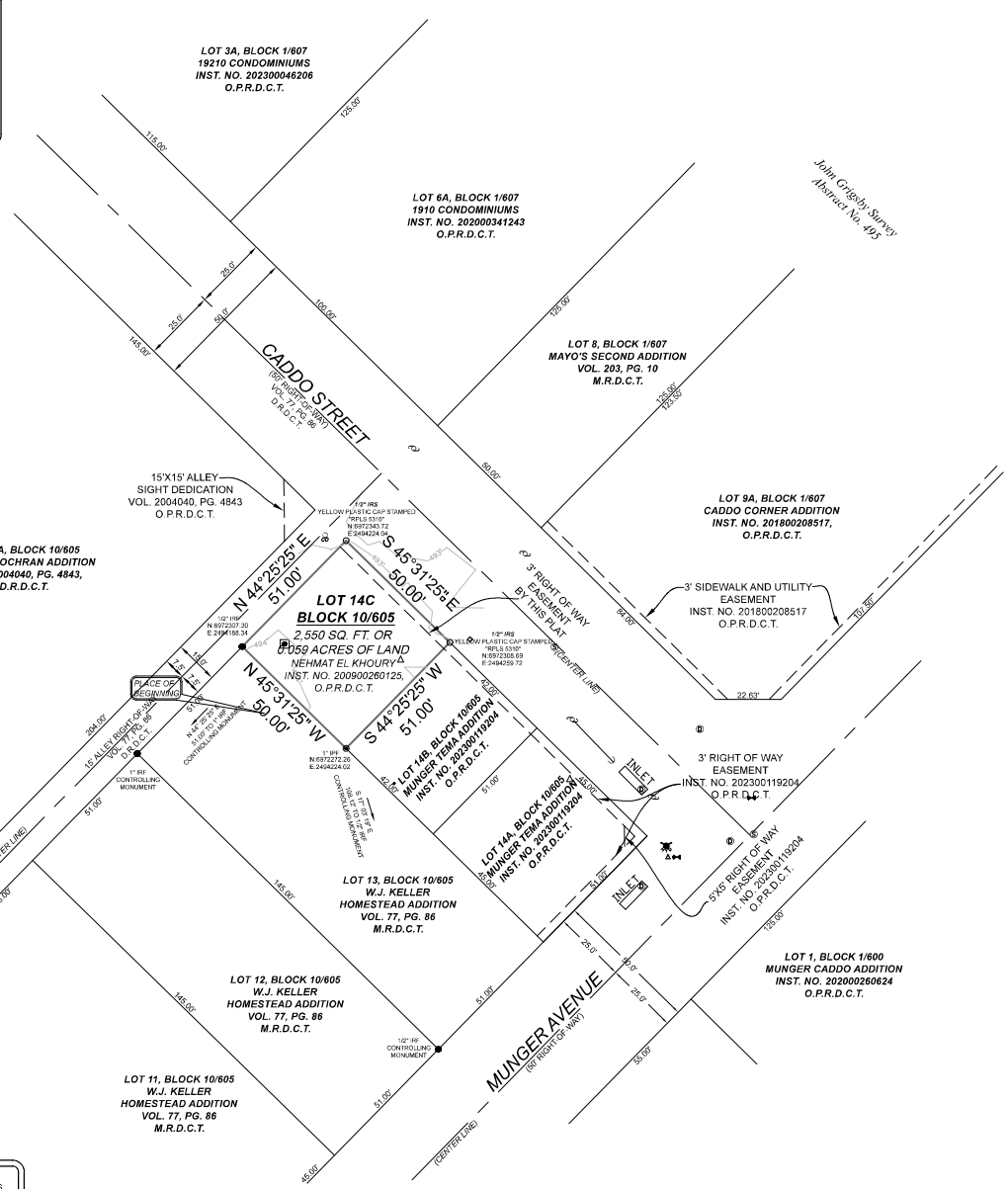

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Nehmat El Khoury, is the owner of a 2,550 square feet or 0.059 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, said tract being the Northwest 50 feet portion of Lot 14, Block 10/605, of W.J Keller's Homestead Subdivision, an addition to the City of Dallas, Dallas County, Texas, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 77, Page 86, of the Deed Records of Dallas County, Texas, and being all of that tract of land described in deed to Nehmat El Khoury, recorded in Instrument No. 200900260125 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the Southeast line of a 15' alley right-of-way, at North corner of Lot 12, Block 10/605, of said WJ Keller's Homestead Subdivision;

Thence North 44° 25' 25" East, a distance of 51.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of said Southeast line and the Southwest line of Caddo Street, 50' right-of-way;

Thence South 34° 31' 25" East, along said Southwest line, a distance of 50.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the North corner of Lot 14B, Block 10/605, Munger Tema Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument No. 202300119204, Official Public Records, Dallas County, Texas;

Thence South 44° 25' 25" West, a distance of 51.00' to a 1" pipe found for corner on the Northeast line of said Lot 12, WJ Keller's Addition, and being the West corner of said Lot 14B, Munger Tema Addition;

Thence North 45° 31' 25" West, along said Northeast line, a distance of 50.00' to the PLACE OF BEGINNING and containing 2,550 square feet or 0.059 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Dallas, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

RELEASED 01-17-2025 FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Nehmat El Khoury, do hereby adopt this plat as an Amending Plat of: North 50' of Lot 14, Block 10/605, KELLER'S HOMESTEAD ADDITION to: LOT 14C, BLOCK 10/605, KELLER'S HOMESTEAD 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, THIS _____ DAY OF _____, 20__.

_____
Nehmat El Khoury Owner

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, Nehmat El Khoury, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

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

GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
4. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT IN CITY BLOCK 605 FROM PORTION OF PLATTED LOT 14.
6. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310", UNLESS OTHERWISE NOTED.
7. NO TREES ON PROPERTY.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE	BUILDING LINE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH.	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY
3/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	HIGH BANK LINE
60-D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK	FEMA FLOOD LINE
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH.	FIRE HYDRANT		WOOD FENCE	CON. RET. WALL	BUILDING WALL	HANDICAP SPACE
1/2" IP FOUND	3/4" IP FOUND	SAN. SEW. CO.	LIGHT POLE	P.E. POOL EQUIP.	PIPE RAIL FENCE	STUC. RET. WALL	TILE	

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1909 Caddo Street, Dallas, TX 75204 ~

Owner: Nehmat El Khoury
~ 1909 Caddo Street, Dallas, TX 75204 ~
~ 214-280-8731 ~

Job No. 24-1374	Drawn by: KW	Date: 1-9-2025	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT
FOR
NORTH 50' OF LOT 14, BLOCK 10/605
KELLER'S HOMESTEAD ADDITION
TO
LOT 14C, BLOCK 10/605
KELLER'S HOMESTEAD ADDITION

AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
JOHN GRIGSBY SURVEY, ABSTRACT 495
CITY PLAN FILE NO. S245-076
ENGINEERING NO. DP__-___