

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0460K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

**GENERAL NOTES:**

- Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
- The purpose of this plat is to create one lot from an unplatted tract of land.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- All improvements will be removed from the site.

**OWNERS CERTIFICATE**

**WHEREAS** GHOLAMERZA ESKANDARLOU, is the owner of a tract of land situated in the Wesley Cockrell Survey, Abstract No. 246, City of Dallas, Dallas County, Texas, being part of City Block No. 8339 and being part of a tract of land described in Warranty Deed with Vendor's Lien to Gholamerza Eskandarlou recorded in Volume 97049, Page 651 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found with plastic cap stamped "OLD TOWN SURVEYING" found in the south right-of-way line of West Davis Road (formerly known as State Highway 180, a variable width right-of-way, Volume 876, Page 1622 - D.R.D.C.T.), said point being the northeast corner of a called 1.035 acre tract of land described in Deed to Humble Pipe Line Company recorded in Volume 2687, Page 51 of the Deed Records of Dallas County, Texas;

**THENCE** with said south right-of-way line of West Davis Street, the following courses and distances:

South 87°40'15" East, a distance of 59.25 feet to a 5"x5" concrete monument found for corner;  
North 88°48'39" East, a distance of 506.00 feet to a 5/8" iron rod found with plastic cap stamped "KHA" set for corner in the west line of a called 29.7 acre tract of land described in Special Warranty Deed to The City of Dallas, recorded in Instrument No. 200900071519 of said Official Public Records;

**THENCE** departing said south right-of-way line of West Davis Street, with said west line of said 29.7 acre tract and the east line of said Gholamerza Eskandarlou tract, the following courses and distances:

South 3°17'48" West, a distance of 388.05 feet to a 5/8" iron rod found with plastic cap stamped "KHA" set for the beginning of a curve to the left, having a central angle of 20°20'11", a radius of 1054.87 feet, a chord bearing and distance of South 6°52'14" East, 372.45 feet;  
In a southerly direction, with said curve to the left, an arc distance of 374.41 feet to a 5/8" iron rod found with plastic cap stamped "KHA" set for corner;  
North 72°57'41" East, a distance of 50.00 feet to a 5/8" iron rod found with plastic cap stamped "KHA" set for the beginning of a non-tangent curve to the left, having a central angle of 10°07'54", a radius of 1,004.87 feet, a chord bearing and distance of South 22°06'16" East, 177.46 feet;  
In a southerly direction, with said non-tangent curve to the left, an arc distance of 177.69 feet to a 3/4" iron rod found (leaning), said point being the southeast corner of said Gholamerza Eskandarlou tract and being the northeast corner of Lot 24, Block 8338, Arcadia Heights Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 12, Page 1 of the Map Records of Dallas County, Texas;

**THENCE** departing said west line of the 29.7 acre tract, with the north line of said Arcadia Heights Addition and the south line of said Gholamerza Eskandarlou tract, South 89°52'01" West, a distance of 692.77 feet to a 1/2" iron rod found with plastic cap stamped "OLD TOWN SURVEYING" found for corner, said point being the southeast corner of said 1.035 acre tract;

**THENCE** departing said north line of said Arcadia Heights Addition and with the east line of said 1.035 acre tract , North 0°34'54" West, a distance of 900.51 feet to the **POINT OF BEGINNING** and containing 11.7806 acres or 513,163 square feet of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4204, North American datum of 1982 (2011).

**OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That GHOLAMERZA ESKANDARLOU, acting by and through its duly authorized agent, \_\_\_\_\_, does hereby adopt this plat, designating the herein described property as **4700 WEST DAVIS 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, \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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 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 \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

**SURVEYOR'S STATEMENT:**

I, J. Andy Dobbs, 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 Regulations.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

J. Andy Dobbs Date  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226  
469-718-8849  
andy.dobbs@kimley-horn.com

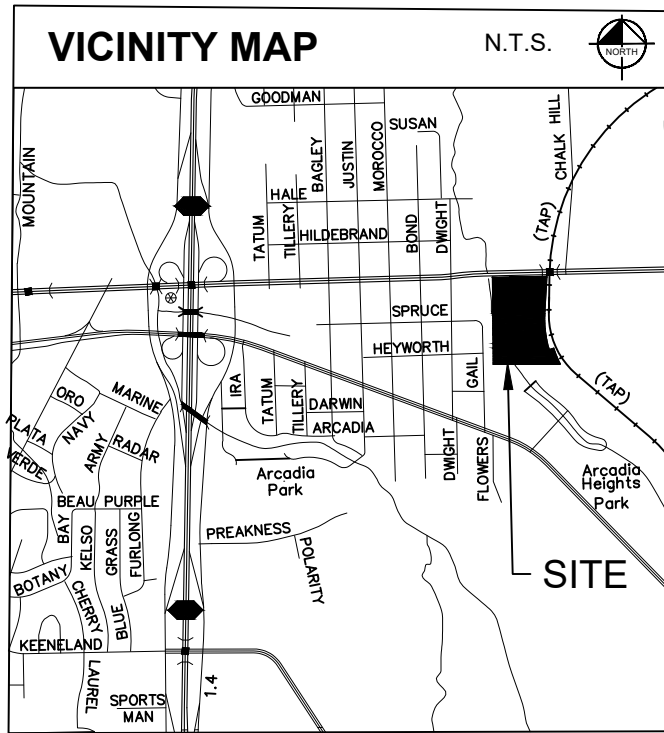
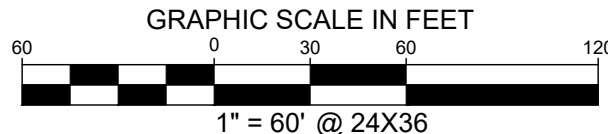
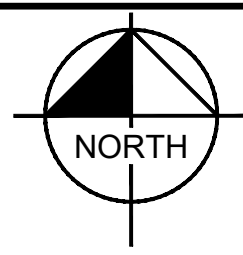
STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs 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 \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

**PRELIMINARY**  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT



**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

**LEGEND:**

P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
MON FD = MONUMENT FOUND  
IRSC = IRON ROD WIRED PLASTIC CAP STAMPED "KHA" SET  
IRFC = IRON ROD W/CAP FOUND  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

PLACE COUNTY  
RECORDING LABEL HERE

**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**  
**LOT 1, BLOCK A/8339**  
**4700 WEST DAVIS ADDITION**  
PART OF CITY BLOCK 8339  
AND BEING 11.7806 ACRES OUT OF THE  
WESLEY COCKRELL SURVEY, ABSTRACT NO. 246  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245 -070  
WASTEWATER NO. \_\_\_\_\_  
PAVING AND DRAINAGE NO. \_\_\_\_\_

**Kimley»Horn**

2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226		FIRM # 10115500		Tel. No. (469) 718-8849	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	Jan. 2025	064446578	1 OF 1

OWNER/APPLICANT:  
ALIREZA ESKANDARLOU  
3609 E. MAIN STREET  
GRAND PRAIRIE, TEXAS 75050  
PHONE: 972-802-1204  
ALIREZA\_75093@YAHOO.COM

ENGINEER:  
KIMLEY-HORN AND ASSOC., INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
PHONE: 972-770-1347  
CONTACT: SARAH SCOTT, P.E.  
EMAIL: SARAH.SCOTT@KIMLEY-HORN.COM

SURVEYOR  
KIMLEY-HORN AND ASSOCIATES, INC.  
2500 PACIFIC AVENUE, SUITE 1100  
DALLAS, TEXAS 75226  
PHONE: 469-718-8849  
CONTACT: J. ANDY DOBBS, R.P.L.S.  
ANDY.DOBBS@KIMLEY-HORN.COM