

- GENERAL NOTES:**
- 1) The purpose of this plat is to combine lot 4 and portion of lot 3, and create 1 lot for development.
  - 2) Bearings are based upon the Texas State Plane Coordinate System North central zone 4202, North American Datum of 1983, (2011)
  - 3) Subject property is located within an area having a Zone Designation "X" by the secretary of housing and Urban Development, on Flood Insurance Rate Map No. 48113C0170K, with a Map Revised date of 07/07/2014 in Dallas County, State of Texas.
  - 4) There are no trees on subject property.
  - 5) BM: Dallas Water Utility BM No. 281, A square cut found on top of concrete Headwall in the Middle and on North side of the Intersection, N7,011,565.576, E2,481,375.719, Elevation 449.490

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Royal Lane Investments LLC, is the owner of 2.1665 acres tract of land situated in the William Mooneyham Survey, Abstract no. 942, city of Dallas, Dallas County, Texas, and being all of Lot 4 in Block M6524, of First Texas Bank Subdivision, Phase II, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded under Volume 86050, Page 1366, of the Real Property Records of Dallas County, Texas, and a portion of Lot 3 in Block A/6524, of the said First Texas Bank Subdivision, Phase II, as recorded under Instrument Number 202400164931, of the Real Property Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the northeast corner of the herein described tract, same being the southeast corner of a tract of land described by deed to American First National Bank as recorded under Instrument Number 200900300597, of the Real Property Records of Dallas County, Texas, said point also being in the west line of Lot 1 in Block A/6524 of First Texas Bank Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 77189, Page 2586, of the Real Property Records of Dallas County, Texas, and being in the east line of said Lot 3;

THENCE South 01 degrees 03 minutes 08 seconds East, with the common line of said Lots 1 and 3, a distance of 249.43 feet to a 5/8 inch iron rod found for corner, same being the common south corner thereof, said point also being the northeast corner of Lot 5 in Block A/6524 of Shirwill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded under Volume 86228, Page 3863, of the Real Property Records of Dallas County, Texas;

THENCE South 89 degrees 36 minutes 52 seconds West, with the south line of said Lot 3, and with the north line of said Lot 5, passing the northwest corner thereof, same being the northeast corner of a tract of land described by deed to RAJ Joe Field, LLC, as recorded under Instrument Number 201300310452, of the Real Property Records of Dallas County, Texas, and continuing with the north line thereof, for a total distance of 237.46 feet to a "PK" nail found in asphalt, same being the southwest corner of said Lot 3, and being the southeast corner of Lot 4 in Block M6524 of said First Texas Bank Subdivision, Phase II, continuing along the south line of said Lot 4, a distance of 169.52 feet, and a total distance of 406.98 feet to a "PK" nail found for the southwest of said Lot 4, said point also being in the East Right-of-Way line Shady Trail (48' Right-of-Way);

THENCE North 01 degrees 03 minutes 08 seconds West, with the west line of said Lot 4, and with the east line of said Shady Trail, a distance of 209.16 feet to an "X" cut found in concrete for corner, same being the southeast corner of Lot 2 in Block M6524 of Spires Addition, Phase One, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded under Volume 79148, Page 2283, of the Real Property Records of Dallas County, Texas;

THENCE North 89 degrees 36 minutes 52 seconds East, with the south line of said Lot 2, and with the north line of said Lot 4, a distance of 169.52 feet, to a "MAG" nail set STAMPED "5230" for a corner in the west line of said Lot 3;

THENCE North 01 degrees 03 minutes 08 seconds West, with the west line of said Lot 3, and with the east line of said Shady Trail, a distance of 37.51 feet to an "X" cut in concrete found for corner, said corner being the southwest corner of the said American First National Bank's Tract;

THENCE North 88 degrees 56 minutes 55 seconds East, with the south line of said American First National Bank's tract, a distance of 237.52 feet to THE POINT OF BEGINNING and containing 2.1665 acres or 97,372 square feet of land, more or less.

**OWNER'S DEDICATION**

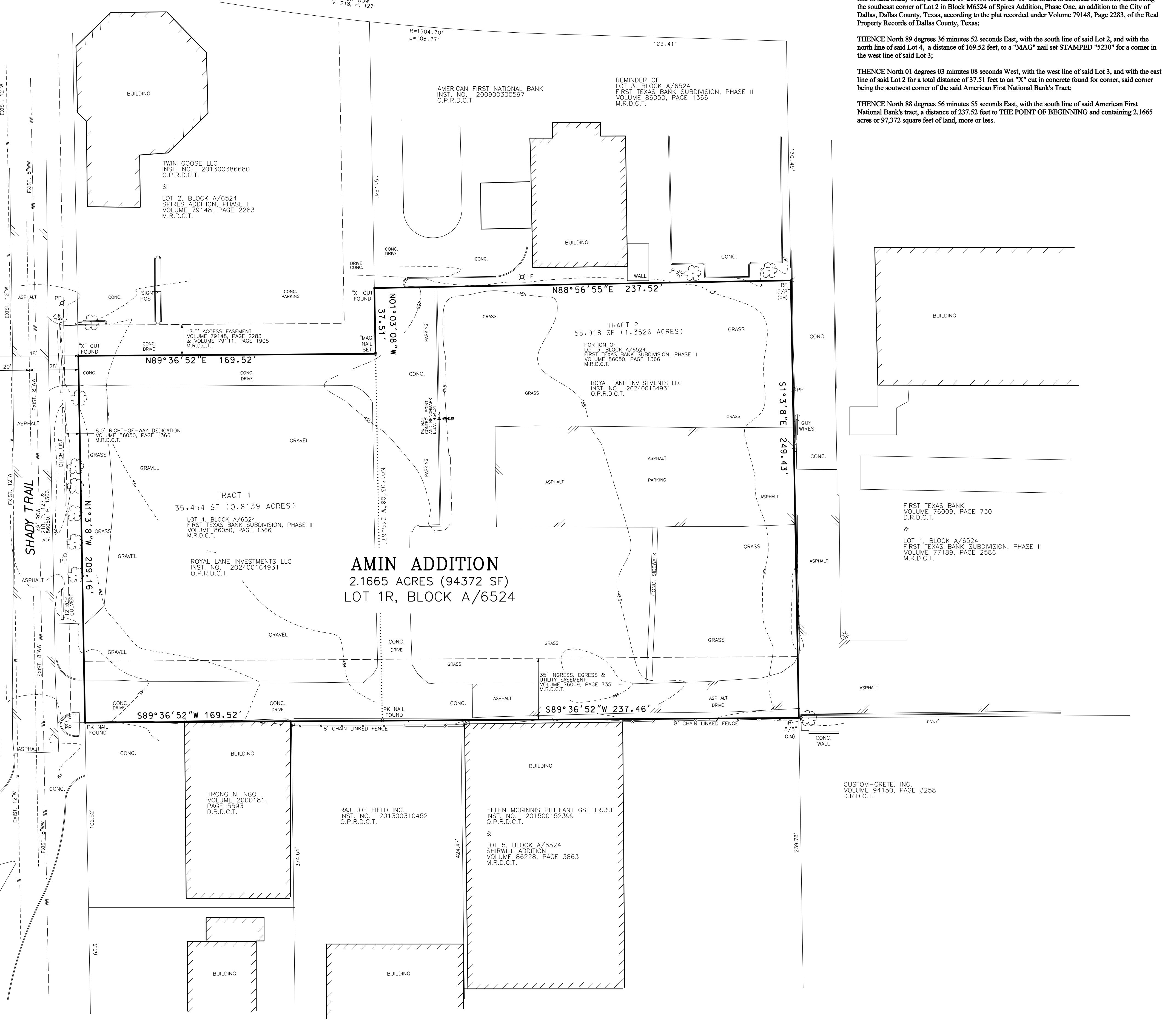
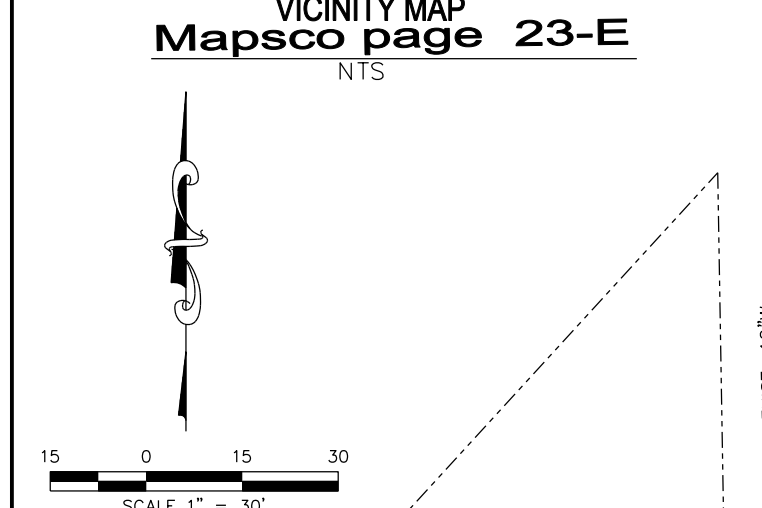
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ROYAL LANE INVESTMENTS LLC, does hereby adopt this plat, designating the herein described property as AMIN ADDITION, an addition to the city of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby dedicated for the purposes indicated. The utility and fire line 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 line 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 dedicated 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 or egress to or from and upon 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the 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 easement 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

By: \_\_\_\_\_  
Mohamed Amin Dossani



**STATE OF TEXAS COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared MOHAMED AMIN DOSSANI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the subscribed to the foregoing instrument and acknowledged to me that 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 \_\_\_\_\_ 2026

Notary public in and for the State of Texas

**SURVEYOR'S STATEMENT**

STATE OF TEXAS

I, Collin J. Henry, 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 at 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 \_\_\_\_\_ 2026

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. (05/27/2026)

Collin J. Henry Texas Registered Professional Land Surveyor No. 5230

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Collin J. Henry, 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 \_\_\_\_\_ 2026

Notary Public in and for the State of Texas

- LEGEND OF SYMBOLS AND ABBREVIATIONS**
- IRF ○ IRON ROD FOUND
  - FM ○ FOUND MONUMENT
  - SS MH ○ SAN. SEW. MANHOLE
  - CO ○ CLEAN-OUT
  - STM MH ○ STORM SEWER MANHOLE
  - WM ○ WATER METER
  - WV T WATER VALVE
  - WMH ○ WATER MANHOLE
  - FH ○ FIRE HYDRANT
  - PP ○ POWER POLE
  - LP ○ LIGHT POLE
  - TCB ○ TRAFFIC CONTROL BOX
  - TEL CAB ○ TELEPHONE CABINET
  - TREE ○ TREE
  - GUY ○ GUY WIRE
  - GM ○ GAS METER
  - BOL ○ BOLLARD
  - 531.84 ○ BENCH MARK
  - SIGNS (STREET, TEL, GAS... AS INDICATED)
  - TRLP ○ TRAFFIC LIGHT POLE
  - TRA ○ ELECTRIC TRANSFORMER
  - WATER LINE --- WATER LINE
  - SANITARY SEWER LINE --- SANITARY SEWER LINE
  - STORM SEWER LINE --- STORM SEWER LINE
  - FF ○ FINISHED FLOOR ELEVATION

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or \_\_\_\_\_, 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**

PLAT-26-000152

**AMIN ADDITION**

ALL OF LOT 4 AND PORTION OF LOT 3, BLOCK A/6524, FIRST TEXAS BANK SUBDIVISION, PHASE II VOLUME 86050, PAGE 1366, M.R.D.C.T.

William Mooneyham Survey, Abstract no. 942 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROPERTY OWNER:  
Mohamed Amin Dossani  
ROYAL LANE INVESTMENTS LLC  
3916 STARLING DR  
FRISCO, TEXAS 75034-3661  
PH: 469-0981  
dossani5@aol.com

PREPARED BY:  
**DMC HENRY LLC**  
Texas Engineering Firm Number F-21874  
Texas Surveying Firm Number 10194594

**MORI'S ENGINEERING, INC.**  
1812 MACGREGOR DRIVE  
PLANO, TEXAS 75083  
MORI AKHAVAN 972-816-2626  
moriakhavan@yahoo.com

DATE: MAY 27, 2026 SCALE: 1"=30' CONTACT: moriakhavan@yahoo.com

FIRM NO. F-7701