

**BENCH MARKS:**

BM #1 - "X" cut in top of concrete curb, east curb line of concrete drive, ±153.5 feet south of the north property line and ±66.8 feet east of the west property line.  
ELEVATION - 435.03 feet, N=6,937,006.129, E=2,535,543.992.

BM #2 - "X" cut at the northeast corner of a concrete apron around a storm water manhole, ±1091.7 feet east of the centerline of Saint Augustine Road and ±16.2 feet south of the centerline of Brierwood Lane.  
ELEVATION - 435.84 feet, N=6,937,391.749, E=2,536,512.880.

BM #3: Top of brass cap at the centerline of st. augustine road & i.h. 20 ten feet north of median nose; cap is identified by marking of T.C.B. NO. 12.  
ELEV: 430.86 feet, N=6,936,607.282, E=2,535,432.080.

BM #4 : "X" cut in the top of concrete curb inlet at west side of st. augustine, approximately 112.50 ft from teh crossing of st. augustine and i.h. 20 and 45.7 ft west from teh centerline of st. augustine  
ELEV: 430.80 feet, N=6,936,697.181, E=2,535,386.011.

**PRELIMINARY PLAT**  
**BRIERWOOD ESTATES**  
**SMALL LOTS SB15 DEVELOPMENT**

10000 BRIERWOOD LN.  
BROWDER SURVEY, ABSTRACT NO. 71  
SIKKA INVESTMENTS LLC,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
PLAT- 26-00082  
ENGINEERING PLAN NO: DP26-XXXX

LAND INFORMATION		
COMMON AREA & DETENTION POND	2.56 Ac(111,888 sq.ft.) 13.44%	
SUB AREA A	142 DETACHED SINGLE FAMILY LOTS	
PROPOSED SIDEWALK EASEMENT		

- NOTES:**
- No concentrated stormwater flow greater than 10 cfs will be allowed to enter the right of way at any location.
  - Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
  - All garage door set-backs to be min.20 ft. from front yard property lines.
  - Private retaining wall maintenance easement is dedicated on lots on the non retained side.
  - All common area lots to be permanently owned and maintained by a homeowners association established prior to construction of the first lot.
  - Prior to issuance of each and every building permit, a grading plan shall be submitted that demonstrates conformance with the site grading for this subdivision.
  - All new utilities will be installed under-ground.
  - Any plan to use water injection or any other chemical injections for any purpose shall be reviewed and approved by the CIP/Engineering Department prior to any application at the Site.
  - All Lot corners will be set with a 3/8" Iron Rod with red plastic cap stamped "W.A.I. 5714".

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0460K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

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**ABBREVIATION LEGEND**

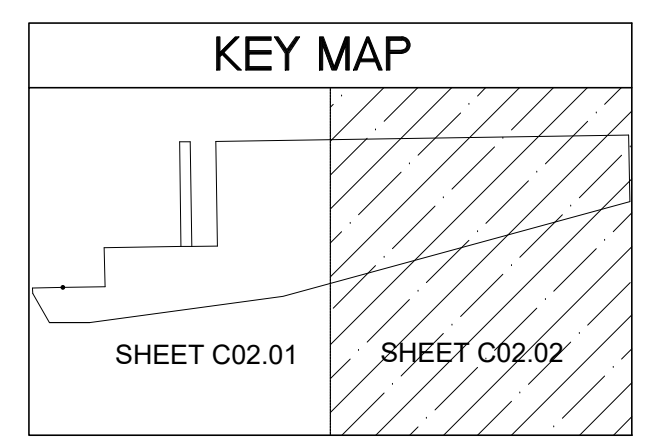
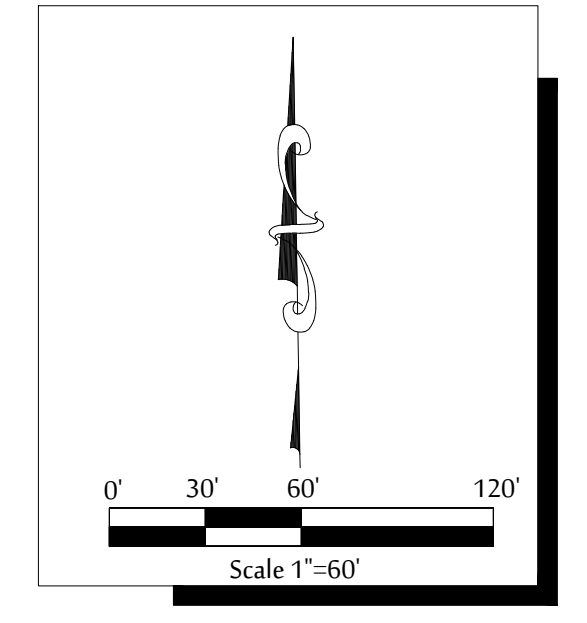
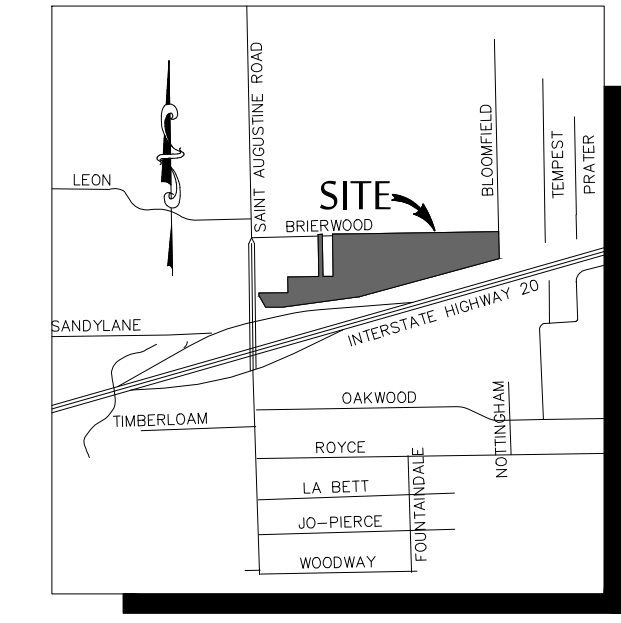
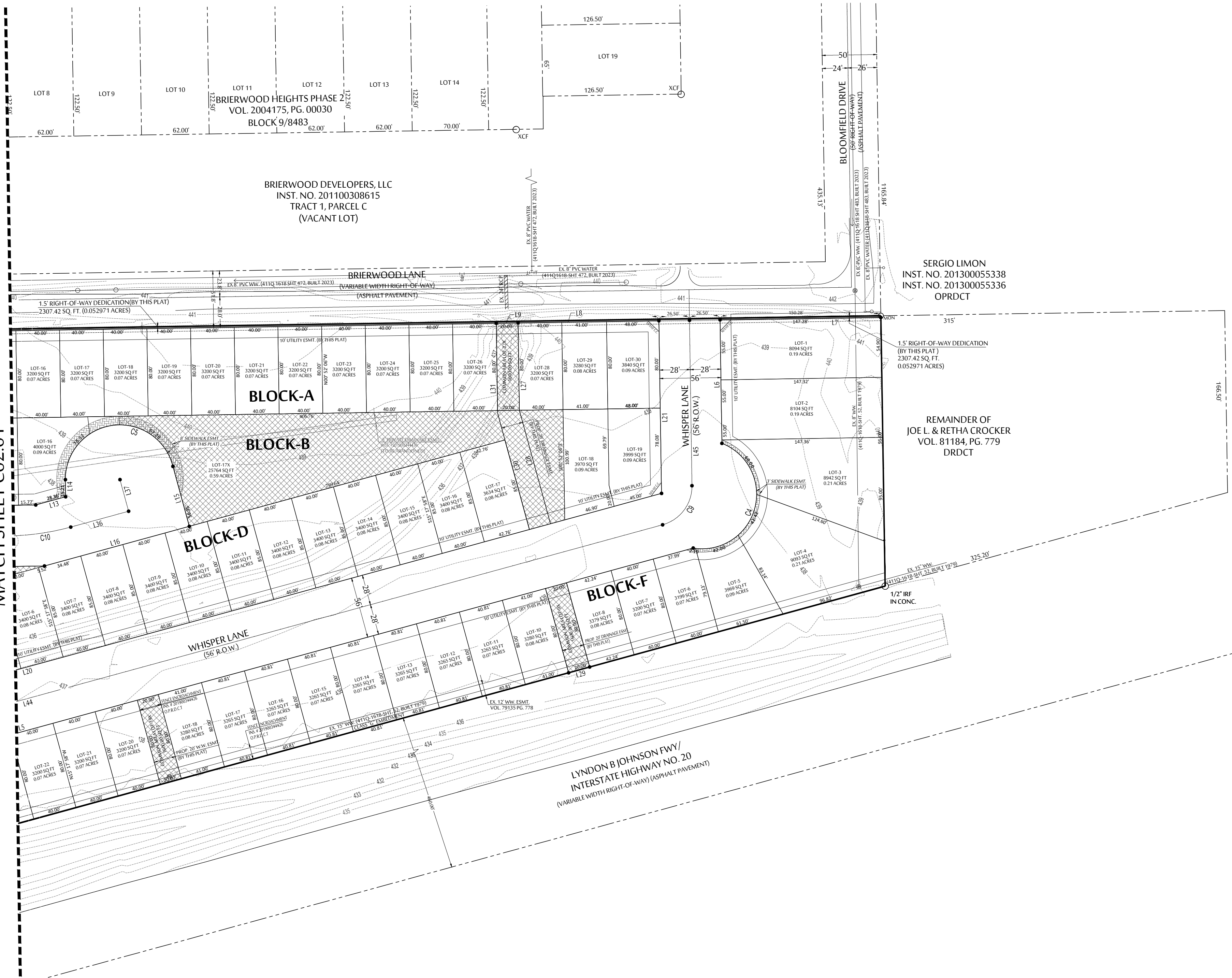
INS #	INSTRUMENT NUMBER
CRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
PIF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET
MON	STANDARD CITY OF DALLAS 3" ALUMINUM MONUMENT STAMPED "WINKELMANN & ASSOCIATES BRIERWOOD HEIGHTS PHASE 3 RPLS 5714".SET

**PURPOSE OF PLAT : DIVIDE THE LAND IN TO 142 SINGLE FAMILY LOTS, 4 COMMON AREA LOTS & 1 DETENTION POND AREA LOT**

Developer:  
SHAZEB DAREDA  
SIKKA INVESTMENTS LLC,  
6600 OLD GATE ROAD  
PLANO, TEXAS-75024  
(214) 912-1741  
shazeb.daredia@gmail.com

Engineer:  
S.I.Abed  
Principal, DDC, INC.  
Tel: 214-868-9320  
Fax: 1-866-531-8263  
Email: abed.ddc@gmail.com

Surveyor:  
JOEL C. HOWARD, RPLS NO. 6267  
3410 MIDCOURT RD., SUITE #  
110, CARROLLTON, TEXAS, 75006  
EMAIL:chris.howard@geo-nav.com  
TEL: 281-701-3989



ABBREVIATION LEGEND	
INS #	INSTRUMENT NUMBER
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
PF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
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MON	STANDARD CITY OF DALLAS 3" ALUMINUM MONUMENT STAMPED "WINKELMANN & ASSOCIATES BRIERWOOD HEIGHTS PHASE 3 RPLS 5714 SET"

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ELEV: 430.80

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**NOTES :**

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- Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
- All garage door set-backs to be min.20 ft. from front yard property lines.
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PLAT- 26-000082  
ENGINEERING PLAN NO: DP26-XXXX

Parcel Area Table Block-A	
Parcel #	Area
Lot-1	4000.00 Sq. ft.
Lot-2	3200.00 Sq. ft.
Lot-3	3200.00 Sq. ft.
Lot-4	3200.00 Sq. ft.
Lot-5	3200.00 Sq. ft.
Lot-6	3200.00 Sq. ft.
Lot-7	3200.00 Sq. ft.
Lot-8	3200.00 Sq. ft.
Lot-9	3200.00 Sq. ft.
Lot-10	3200.00 Sq. ft.
Lot-11	3200.00 Sq. ft.
Lot-12	3200.00 Sq. ft.
Lot-13	3200.00 Sq. ft.
Lot-14	3200.00 Sq. ft.
Lot-15	3200.00 Sq. ft.

Parcel Area Table Block-A	
Parcel #	Area
Lot-16	3200.00 Sq. ft.
Lot-17	3200.00 Sq. ft.
Lot-18	3200.00 Sq. ft.
Lot-19	3200.00 Sq. ft.
Lot-20	3200.00 Sq. ft.
Lot-21	3200.00 Sq. ft.
Lot-22	3200.00 Sq. ft.
Lot-23	3200.00 Sq. ft.
Lot-24	3200.00 Sq. ft.
Lot-25	3200.00 Sq. ft.
Lot-26	3200.00 Sq. ft.
Lot-27X	1600.00 Sq. ft.
Lot-28	3200.00 Sq. ft.
Lot-29	3280.00 Sq. ft.
Lot-30	3840.13 Sq. ft.

Parcel Area Table Block-B	
Parcel #	Area
Lot-1	4000.00 Sq. ft.
Lot-2	3200.00 Sq. ft.
Lot-3	3200.00 Sq. ft.
Lot-4	3200.00 Sq. ft.
Lot-5	3200.00 Sq. ft.
Lot-6	3200.00 Sq. ft.
Lot-7	3200.00 Sq. ft.
Lot-8	3200.00 Sq. ft.
Lot-9	3200.00 Sq. ft.
Lot-10	3200.00 Sq. ft.
Lot-11	3200.00 Sq. ft.
Lot-12	3200.00 Sq. ft.
Lot-13	3200.00 Sq. ft.
Lot-14	3200.00 Sq. ft.
Lot-15	3200.00 Sq. ft.
Lot-16	4000.37 Sq. ft.
Lot-17X	25764.12 Sq. ft.
Lot-18	3969.75 Sq. ft.
Lot-19	3998.87 Sq. ft.

Parcel Area Table Block-C	
Parcel #	Area
Lot-1	4050.00 Sq. ft.
Lot-2	3690.00 Sq. ft.
Lot-3	3690.00 Sq. ft.
Lot-4	3690.00 Sq. ft.
Lot-5	3690.00 Sq. ft.
Lot-6	3690.00 Sq. ft.
Lot-7	3690.00 Sq. ft.
Lot-8	3690.00 Sq. ft.
Lot-9	4000.00 Sq. ft.
Lot-10	3476.60 Sq. ft.
Lot-11	3492.27 Sq. ft.
Lot-12	3861.16 Sq. ft.
Lot-13	3655.00 Sq. ft.
Lot-14	3655.00 Sq. ft.
Lot-15	3655.00 Sq. ft.
Lot-16	3655.00 Sq. ft.
Lot-17	3738.64 Sq. ft.
Lot-18	3964.57 Sq. ft.
Lot-19X	10106.71 Sq. ft.

LINE TABLE		
No.	Bearing	Length
L1	N89°07'54"E	80.00'
L2	S0°52'06"W	463.46'
L3	S89°07'54"W	306.00'
L4	N89°07'54"E	331.76'
L5	N74°42'02"E	1247.21'
L6	N0°52'06"W	113.13'
L7	N89°07'54"E	147.28'
L8	N89°07'54"E	129.00'
L9	N89°07'54"E	20.00'
L10	N89°07'54"E	1050.00'
L11	N0°52'06"W	160.00'
L12	S89°07'54"W	625.77'
L13	S74°42'02"W	28.36'
L14	S0°52'06"E	15.21'
L15	N15°18'38"W	56.95'
L16	N74°42'02"E	137.59'
L17	N89°07'54"E	196.86'
L18	N0°52'06"W	79.72'
L19	N15°17'58"W	56.86'
L20	S74°42'02"W	773.23'

LINE TABLE		
No.	Bearing	Length
L21	S0°52'06"E	158.08'
L22	N89°07'54"E	380.00'
L23	N0°52'06"W	247.02'
L24	S74°42'02"W	370.55'
L25	S15°17'58"E	63.94'
L26	S0°52'06"E	86.81'
L27	S0°52'06"E	80.00'
L28	S15°17'58"E	243.77'
L29	N74°42'02"E	20.00'
L30	S15°17'58"E	246.30'
L31	S0°52'06"E	82.53'
L32	S0°52'06"E	188.00'
L33	S0°52'06"E	303.46'
L34	N89°07'54"E	436.00'
L35	N89°07'54"E	192.20'
L36	N74°42'02"E	54.93'
L37	N15°17'58"W	30.00'
L38	N0°52'06"W	82.15'
L39	N15°17'58"W	59.28'
L40	N52°42'57"E	20.61'

LINE TABLE		
No.	Bearing	Length
L41	N89°07'54"E	287.73'
L42	N89°07'54"E	14.73'
L43	N74°42'02"E	398.55'
L44	N74°42'02"E	794.64'
L45	N0°52'06"W	151.49'
L46	N0°52'06"W	60.47'
L47	N82°14'45"E	20.15'
L48	S0°52'06"E	64.36'
L49	S0°52'06"E	255.04'
L50	N89°07'54"E	60.15'
L51	S0°52'06"E	131.30'
L54	N29°51'51"W	70.54'
L55	N89°07'54"E	221.10'
L56	N1°17'59"W	49.23'

Parcel Area Table Block-D	
Parcel #	Area
Lot-1X	4986.51 Sq. ft.
Lot-2	3723.08 Sq. ft.
Lot-3	3400.00 Sq. ft.
Lot-4	3400.00 Sq. ft.
Lot-5	3400.00 Sq. ft.
Lot-6	3400.00 Sq. ft.
Lot-7	3400.00 Sq. ft.
Lot-8	3400.00 Sq. ft.
Lot-9	3400.00 Sq. ft.
Lot-10	3400.00 Sq. ft.
Lot-11	3400.00 Sq. ft.
Lot-12	3400.00 Sq. ft.
Lot-13	3400.00 Sq. ft.
Lot-14	3400.00 Sq. ft.
Lot-15	3400.00 Sq. ft.
Lot-16	3400.00 Sq. ft.
Lot-17	3634.37 Sq. ft.

Parcel Area Table Block-E	
Parcel #	Area
Lot-1	4000.00 Sq. ft.
Lot-2	3220.80 Sq. ft.
Lot-3	3232.00 Sq. ft.
Lot-4	3232.00 Sq. ft.
Lot-5	3232.00 Sq. ft.
Lot-6	3232.00 Sq. ft.
Lot-7	3232.00 Sq. ft.
Lot-8	3232.00 Sq. ft.
Lot-9	3232.00 Sq. ft.
Lot-10	3232.00 Sq. ft.
Lot-11	4000.00 Sq. ft.
Lot-12	3000.00 Sq. ft.
Lot-13	3000.00 Sq. ft.
Lot-14	3000.00 Sq. ft.
Lot-15	3000.00 Sq. ft.
Lot-16	3000.00 Sq. ft.
Lot-18	3878.77 Sq. ft.

Parcel Area Table Block-F	
Parcel #	Area
Lot-1	8094.06 Sq. ft.
Lot-2	8104.46 Sq. ft.
Lot-3	8942.47 Sq. ft.
Lot-4	9093.23 Sq. ft.
Lot-5	3968.87 Sq. ft.
Lot-6	3199.11 Sq. ft.
Lot-7	3200.00 Sq. ft.
Lot-8	3379.42 Sq. ft.
Lot-9X	1600.00 Sq. ft.
Lot-10	3280.00 Sq. ft.
Lot-11	3265.08 Sq. ft.
Lot-12	3264.80 Sq. ft.
Lot-13	3264.80 Sq. ft.
Lot-14	3264.80 Sq. ft.
Lot-15	3264.80 Sq. ft.
Lot-16	3264.80 Sq. ft.

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Parcel #	Area
Lot-17	3264.80 Sq. ft.
Lot-18	3280.00 Sq. ft.
Lot-19X	1600.00 Sq. ft.
Lot-20	3200.00 Sq. ft.
Lot-21	3200.00 Sq. ft.
Lot-22	3200.00 Sq. ft.
Lot-23	3200.00 Sq. ft.
Lot-24	3200.00 Sq. ft.
Lot-25	3200.00 Sq. ft.
Lot-26	3200.00 Sq. ft.
Lot-27	3200.00 Sq. ft.
Lot-28	3200.00 Sq. ft.
Lot-29	3200.00 Sq. ft.
Lot-30	3200.00 Sq. ft.
Lot-31	3200.00 Sq. ft.
Lot-32	3200.00 Sq. ft.

Parcel Area Table Block-F	
Parcel #	Area
Lot-33	3200.00 Sq. ft.
Lot-34	3200.00 Sq. ft.
Lot-35	3200.00 Sq. ft.
Lot-36	3144.49 Sq. ft.
Lot-38	3241.48 Sq. ft.
Lot-39	3116.80 Sq. ft.
Lot-40	3310.02 Sq. ft.
Lot-41	3503.24 Sq. ft.
Lot-42	3696.46 Sq. ft.
Lot-43	3889.68 Sq. ft.
Lot-44	3978.47 Sq. ft.
Lot-45	3998.67 Sq. ft.
Lot-46X	11805.39 Sq. ft.
Lot-47X	67526.87 Sq. ft.

CURVE TABLE					
No.	Delta	Radius	Length	CH.L	CH.B
C1	164°12'42"	50.00'	143.30'	99.05'	N7°01'33"E
C2	23°08'15"	50.00'	20.19'	20.05'	N86°38'56"W
C3	75°45'31"	50.00'	66.11'	61.40'	S43°54'11"W
C4	167°59'58"	50.00'	146.61'	99.45'	N15°20'01"E
C5	166°27'47"	50.00'	145.27'	99.30'	S82°40'32"W
C6	10°39'56"	202.00'	37.60'	37.55'	S80°01'59"W
C7	36°24'57"	50.00'	31.78'	31.25'	N70°55'25"E
C8	14°25'52"	230.00'	57.93'	57.78'	N81°54'58"E
C9	75°34'08"	36.50'	48.14'	44.73'	N36°54'58"E
C10	14°25'52"	230.00'	57.93'	57.78'	N81°54'58"E
C11	14°25'52"	230.00'	57.93'	57.78'	N8°05'02"W
C12	90°25'52"	36.00'	56.82'	51.10'	N43°54'57"E

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- All garage door set-backs to be min.20 ft. from front yard property lines.
- 5' private retaining wall maintenance easement is dedicated on lots on the non retained side.
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CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
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**OWNERS CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, Sikka Investments LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the ISHAM B. BROWDER SURVEY, ABSTRACT NO. 71, City of Dallas, Dallas County, Texas and being all of the same tract of land (Tract 1, Parcel D) as described in Special Warranty Deed to Sikka Investments LLC, recorded in Instrument No. 201800035495, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner from which a TXDOT (Texas Department of Transportation) Brass Monument found bears North 48 deg 21 min 20 sec East, a distance of 0.26 feet, said point being the southeast end of a corner clip at the intersection of the northerly right-of-way line of Interstate Highway 20 (variable width right-of-way) and the east right-of-way line of Saint Augustine Road (variable width right-of-way);

THENCE North 29 deg 51 min 51 sec West, along said corner clip, a distance of 124.92 feet to a point for corner from which a TXDOT Aluminum Monument found bears South 64 deg 58 min 51 sec West, a distance of 0.55 feet, said point being the northwest end of said corner clip and being situated in the east right-of-way line of said Saint Augustine Road;

THENCE North 01 deg 35 min 42 sec West, along said east right-of-way line, a distance of 20.00 feet to a TXDOT (Texas Department of Transportation) Brass Monument found for corner, said monument being in the south line of Lot 2, Block 1/8484, Saint Augustine Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 201400201257, O.P.R.D.C.T.;

THENCE North 89 deg 06 min 37 sec East, departing said east right-of-way line and along the south line of said Lot 2, Block 1/8484, a distance of 112.87 feet to a 5/8-inch iron rod found for corner;

THENCE North 89 deg 08 min 49 sec East, continuing along said south line, a distance of 157.13 feet to a 5/8-inch iron rod with plastic cap stamped "DCA" (CM, Inst. No. 201400201257) found for corner, said iron rod being the southeast corner of said Lot 2, Block 1/8484;

THENCE North 01 deg 17 min 58 sec West, departing the south line and along the east line of said Lot 2, Block 1/8484, a distance of 146.00 feet to a point for corner from which a 60d nail in tree found bears North 89 deg 26 min 43 sec East, a distance of 1.02 feet;

THENCE North 89 deg 07 min 54 sec East, departing the east line of said Lot 2, Block 1/8484, a distance of 286.47 feet to a 31/4 inch Aluminum Monument stamped "Winkelmann & Associates Brierwood Heights Phase 3 RPLS 5714" set for corner, said iron rod being the southeast corner of a tract of land as described in deed to Julio Cesar Cologho, recorded in Volume 96052, Page 836, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 00 deg 52 min 06 sec West, departing the south line and along the east line of said Julio Cologho tract, a distance of 389.96 feet to a 3 ¼ inch Aluminum Monument stamped "Winkelmann & Associates Brierwood Heights Phase 3 RPLS 5714" set for corner, said iron rod being situated in the south right-of-way line of Brierwood Lane (53' right-of-way, at this point);

THENCE North 89 deg 07 min 54 sec East, along said south right-of-way line, a distance of 40.00 feet to a 3 ¼ inch Aluminum Monument stamped "Winkelmann & Associates Brierwood Heights Phase 3 RPLS 5714" set for corner, said iron rod being the northwest corner of a tract of land as described in deed to Randall and Margaret Horn, recorded in Volume 88101, Page 2145, D.R.D.C.T.;

THENCE South 00 deg 52 min 06 sec East, departing the south right-of-way line of said Brierwood Lane and along the west line of said Horn tract, a distance of 389.96 feet to a 5/8-inch iron rod with plastic cap stamped "DCA" found for corner, said iron rod being the southeast corner of said Horn tract;

THENCE North 89 deg 07 min 54 sec East, departing the west line and along the south line of said Horn tract, a distance of 95.00 feet to a 3 ¼ inch Aluminum Monument stamped "Winkelmann & Associates Brierwood Heights Phase 3 RPLS 5714" set for corner, said iron rod being the southeast corner of said Horn tract;

THENCE North 00 deg 52 min 06 sec West, departing the south line and along the east line of said Horn tract, a distance of 389.96 feet to a 3 ¼ inch Aluminum Monument stamped "Winkelmann & Associates Brierwood Heights Phase 3 RPLS 5714" set for corner, said iron rod being the northeast corner of said Horn tract and being situated in the south right-of-way line of said Brierwood Lane;

THENCE North 89 deg 07 min 54 sec East, departing the east line of said Horn tract and along said south right-of-way line, a distance of 1,538.28 feet to a 3 ¼ inch Aluminum Monument stamped "Winkelmann & Associates Brierwood Heights Phase 3 RPLS 5714" set for corner, said iron rod being the northwest corner of the remainder of a tract of land as described in deed to Joe L. and Retha Crocker, recorded in Volume 81184, Page 779, D.R.D.C.T.;

THENCE South 00 deg 54 min 30 sec East, departing the south right-of-way line of said Brierwood Lane and along the west line of the remainder of said Crocker tract, a distance of 247.65 feet to a 1/2-inch iron rod in concrete found for corner, said iron rod being situated in the northerly right-of-way line of said Interstate Highway 20;

THENCE South 74 deg 42 min 02 sec West, departing said west line and along said northerly right-of-way line, a distance of 1,339.28 feet to a TXDOT Brass Monument found for corner;

THENCE South 82 deg 14 min 45 sec West, continuing along said northerly right-of-way line, a distance of 726.28 feet to a TXDOT Brass Monument found for corner;

THENCE North 89 deg 36 min 54 sec West, continuing along said northerly right-of-way line, a distance of 149.99 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 832,346 square feet or 19.108 acres of land, more or less.

Basis of Bearing - All bearing are based on the Texas Coordinate System, North Central Zone, North American Datum 1983.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **SIKKA INVESTMENTS LLC.**, by does hereby adopt this plat, designating the herein described property as **BRIERWOOD ESTATES** 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 \_\_\_, 2026.

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 \_\_\_, 2026.

\_\_\_\_\_  
 Notary Public in and for the State of Texas.

**DETENTION AND RETENTION AREA EASEMENT STATEMENT**

The proposed detention and retention area(s) along Block 15/8483 within the Limits of this addition, will remain as detention and retention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention and Retention Areas in Block 15/8483. The City of Dallas will not be responsible for the maintenance and operation of said Detention and Retention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention and Retention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention and Retention Areas, as hereinafter defined in Block 15/8483, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention and Retention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention and Retention Areas in Block 15/8483, as in the case of all Detention and Retention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention and Retention Areas or the subdivision storm drainage system.

The Detention and Retention Areas serving the plat are shown by the Detention Areas Easement and Retention Areas Easement Line as shown on the plat.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS  
 COUNTY OF DALLAS

I, JOEL C. HOWARD, 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, 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.

\_\_\_\_\_  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO.6267

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 JOEL C. HOWARD, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

<b>CERTIFICATE OF APPROVAL</b>	
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 the 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 of the City Plan Commission Dallas, Texas	
Attest	
_____ Secretary	

**NOTES :**

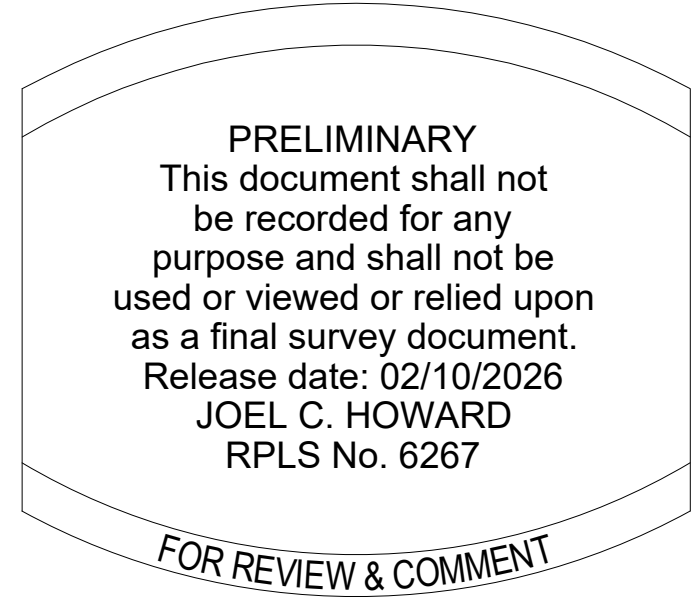
- No concentrated stormwater flow greater than 10 cfs will be allowed to enter the right of way at any location.
- Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
- All garage door set-backs to be min.30 ft. from front yard property lines.
- 5' private retaining wall maintenance easement is dedicated on lots on the non retained side.
- All common area lots to be permanently owned and maintained by a homeowners association established prior to construction of the first lot.
- Prior to issuance of each and every building permit, a grading plan shall be submitted that demonstrates conformance with the site grading for this subdivision.
- All new utilities will be installed under-ground.
- Any plan to use water injection or any other chemical injections for any purpose shall be reviewed and approved by the CIP/Engineering Department prior to any application at the Site.

**FLOOD NOTE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0460K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



**PURPOSE OF PLAT : DIVIDE THE LAND IN TO 142 SINGLE FAMILY LOTS, 4 COMMON AREA LOTS & 1 DETENTION POND AREA LOT**

Developer:  
 SHAZEB DAREEDIA  
 SIKKA INVESTMENTS LLC.  
 6600 OLD GATE ROAD  
 PLANO, TEXAS-75024  
 (214) 912-1741  
 shazeb.daredia@gmail.com

Engineer:  
 S.I.Abed  
 Principal, DDC, INC.  
 Tel: 214-868-9320  
 Fax: 1-866-531-8263  
 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

**PRELIMINARY PLAT**  
**BRIERWOOD ESTATES**  
**SMALL LOTS SB15 DEVELOPMENT**  
 10000 BRIERWOOD LN.  
 BEING A PLAT OF 19.108 ACRES IN THE ISHAM B.  
 BROWDER SURVEY, ABSTRACT NO. 71  
 SIKKA INVESTMENTS LLC,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.  
 PLAT- 26-000082  
 ENGINEERING PLAN NO: DP26-XXXX