

LOT OWNERSHIP INFO

LOT 27	ARHAM OPPORTUNITY INVESTMENTS, LLC INST. NO. 202300024202 O.P.R.D.C.T.
LOT 28	ARHAM OPPORTUNITY INVESTMENTS, LLC INST. NO. 202300029791 O.P.R.D.C.T.
LOT 29	ARHAM OPPORTUNITY INVESTMENTS, LLC INST. NO. 202300078822 O.P.R.D.C.T.

**ELIZABETH ROBERTSON SURVEY
ABSTRACT NO. 1211**

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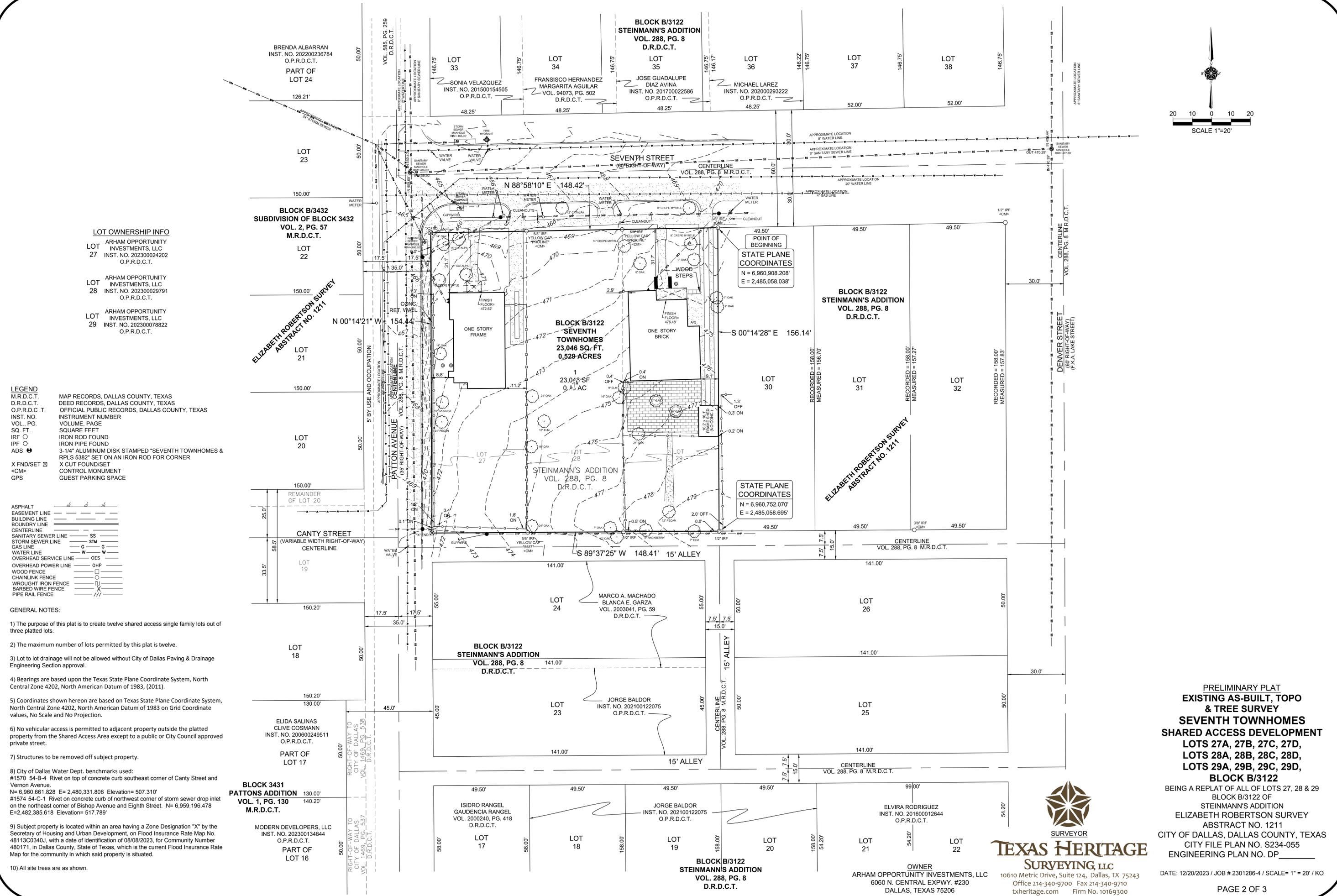
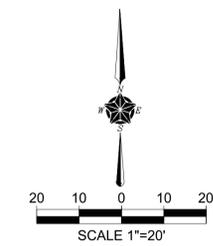
- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - SQ. FT. SQUARE FEET
 - IRF ○ IRON ROD FOUND
 - IPF ○ IRON PIPE FOUND
 - ADS ○ 3-1/4" ALUMINUM DISK STAMPED "SEVENTH TOWNHOMES & RPLS 5382" SET ON AN IRON ROD FOR CORNER
 - X FND/SET X CUT FOUND/SET
 - <CM> CONTROL MONUMENT
 - EASEMENT LINE
 - BUILDING LINE
 - BOUNDARY LINE
 - CENTERLINE

- GENERAL NOTES:**
- The purpose of this plat is to create twelve shared access single family lots out of three platted lots.
 - The maximum number of lots permitted by this plat is twelve.
 - Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
 - Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
 - Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
 - No vehicular access is permitted to adjacent property outside the platted property from the Shared Access Area except to a public or City Council approved private street.
 - Structures to be removed off subject property.
 - City of Dallas Water Dept. benchmarks used:
#1570 54-B-4 Rivet on top of concrete curb southeast corner of Canty Street and Vernon Avenue.
N= 6,960,661.828 E= 2,480,331.806 Elevation= 507.310'
#1574 54-C-1 Rivet on concrete curb of northwest corner of storm sewer drop inlet on the northeast corner of Bishop Avenue and Eighth Street. N= 6,959,196.478 E= 2,482,385.618 Elevation= 517.789'
 - 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. 48113C0340J, with a date of identification of 08/08/2023, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
 - All site trees are as shown.

PARCEL AREA TABLE		PARCEL AREA TABLE (NET) (LESS SAEE)	
AREA	LOT #	AREA	LOT #
1,642 SF 0.038 AC	27A	1,201 SF 0.027 AC	27A
1,622 SF 0.037 AC	27B	1,201 SF 0.027 AC	27B
1,621 SF 0.037 AC	27C	1,200 SF 0.027 AC	27C
1,622 SF 0.037 AC	27D	1,234 SF 0.028 AC	27D
1,675 SF 0.038 AC	28A	1,241 SF 0.028 AC	28A
1,632 SF 0.037 AC	28B	1,207 SF 0.027 AC	28B
1,632 SF 0.037 AC	28C	1,207 SF 0.027 AC	28C
1,624 SF 0.037 AC	28D	1,234 SF 0.028 AC	28D
2,147 SF 0.049 AC	29A	1,256 SF 0.029 AC	29A
2,057 SF 0.047 AC	29B	1,208 SF 0.028 AC	29B
2,058 SF 0.047 AC	29C	1,208 SF 0.028 AC	29C
2,042 SF 0.047 AC	29D	1,266 SF 0.029 AC	29D

**PRELIMINARY PLAT
SEVENTH TOWNHOMES
SHARED ACCESS DEVELOPMENT
LOTS 27A, 27B, 27C, 27D,
LOTS 28A, 28B, 28C, 28D,
LOTS 29A, 29B, 29C, 29D
BLOCK B/3122**
BEING A REPLAT OF ALL OF LOTS 27, 28 & 29
BLOCK B/3122 OF
STEINMANN'S ADDITION
ELIZABETH ROBERTSON SURVEY
ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S234-055
ENGINEERING PLAN NO. DP _____





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LEGEND

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D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
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IPF	IRON PIPE FOUND
ADS	3-1/4" ALUMINUM DISK STAMPED "SEVENTH TOWNHOMES & RPLS 5382" SET ON AN IRON ROD FOR CORNER
X FND/SET	X CUT FOUND/SET
<CM>	CONTROL MONUMENT
GPS	GUEST PARKING SPACE

GENERAL NOTES:

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- 10) All site trees are as shown.

ASPHALT

EASEMENT LINE

BUILDING LINE

BOUNDARY LINE

CENTERLINE

SANITARY SEWER LINE

STORM SEWER LINE

GAS LINE

WATER LINE

OVERHEAD SERVICE LINE

OVERHEAD POWER LINE

WOOD FENCE

CHAINLINK FENCE

WROUGHT IRON FENCE

BARBED WIRE FENCE

PIPE RAIL FENCE

BLOCK 3431 PATTONS ADDITION VOL. 1, PG. 130 M.R.D.C.T.

MODERN DEVELOPERS, LLC
INST. NO. 202300134844
O.P.R.D.C.T.

PART OF LOT 16

BLOCK B/3122 STEINMANN'S ADDITION VOL. 288, PG. 8 D.R.D.C.T.

ISIDRO RANGEL GAUDENCIA RANGEL
VOL. 2000240, PG. 418
D.R.D.C.T.

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

BLOCK B/3122 STEINMANN'S ADDITION VOL. 288, PG. 8 D.R.D.C.T.

JORGE BALDOR
INST. NO. 202100122075
O.P.R.D.C.T.

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

TEXAS HERITAGE SURVEYING, LLC

OWNER
ARHAM OPPORTUNITY INVESTMENTS, LLC
6060 N. CENTRAL EXPWY. #230
DALLAS, TEXAS 75206

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

PRELIMINARY PLAT EXISTING AS-BUILT, TOPO & TREE SURVEY SEVENTH TOWNHOMES SHARED ACCESS DEVELOPMENT LOTS 27A, 27B, 27C, 27D, LOTS 28A, 28B, 28C, 28D, LOTS 29A, 29B, 29C, 29D, BLOCK B/3122

BEING A REPLAT OF ALL OF LOTS 27, 28 & 29 BLOCK B/3122 OF STEINMANN'S ADDITION SURVEY ABSTRACT NO. 1211 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY FILE PLAN NO. S234-055 ENGINEERING PLAN NO. DP

DATE: 12/20/2023 / JOB # 2301286-4 / SCALE= 1" = 20' / KO

PAGE 2 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, ARHAM OPPORTUNITY INVESTMENTS, LLC, is the owner of a tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, and being Lots 27, 28 & 29, Block B/3122, Steinmann's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 288, Page 8, Map Records, Dallas County, Texas and being those tracts of land described in General Warranty Deeds to Arham Opportunity Investments, LLC, recorded in Instrument No. 202300024202, 202300029791 & 202300078822, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the northwest corner of Lot 30, Block B/3122, of said Steinmann's Addition, same lying in the south right-of-way line of Seventh Street (60' right-of-way);

Thence South 00 degrees 14 minutes 28 seconds East, along the west line of said Lot 30, Block B/3122, a distance of 156.14 feet to a 1/2 iron rod found for the southwest corner of said Lot 30, Block B/3122 and lying in the north right-of-way line of a 15 foot alley;

Thence South 89 degrees 37 minutes 25 seconds West, along the said north right-of-way line of a 15 foot alley, a distance of 148.41 feet to an "X" cut for corner for the intersection of the said north right-of-way line of a 15 foot alley and the east right-of-way line of Patton Avenue (35' right-of-way);

Thence North 00 degrees 14 minutes 21 seconds West, along the said east right-of-way line of Patton Avenue, a distance of 154.44 feet to an "X" cut for corner for the intersection of the said east right-of-way line of Patton Avenue and the said south right-of-way line of Seventh Street;

Thence North 88 degrees 58 minutes 10 seconds East, along the said south right-of-way line of Seventh Street, a distance of 148.42 feet to the PLACE OF BEGINNING and containing 23,046 square feet of 0.529 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ARHAM OPPORTUNITY INVESTMENTS, LLC, does hereby adopt this plat, designating the herein described property as **SEVENTH TOWNHOMES** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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).

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2024.

ARHAM OPPURTUNITY INVESTMENTS, LLC

AWAIS AHMED - Manager

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared AWAIS AHMED, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Signature

SHARED ACCESS AREA EASEMENT STATEMENT

This plat is approved by the Chief Engineer of Development Services of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

M. SAMUEL ESKANDER, P.E., CFM, LEED AP BD+C
CHIEF ENGINEER OF DEVELOPMENT SERVICES

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. January, 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 _____, 2024.

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. (02/08/2024)

J.R. January
Texas Registered Professional Land Surveyor No. 5382

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 J.R. January, 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 _____, 2024.

Notary Public in and for the State of 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
SEVENTH TOWNHOMES
SHARED ACCESS DEVELOPMENT
LOTS 27A, 27B, 27C, 27D,
LOTS 28A, 28B, 28C, 28D,
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OWNER
ARHAM OPPORTUNITY INVESTMENTS, LLC
6060 N. CENTRAL EXPWY. #230
DALLAS, TEXAS 75206

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

DATE: 12/20/2023 / JOB # 2301286-4 / SCALE= 1" = 20' / KO