

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS MASA DESIGN-BUILD, LLC is the owner of a tract of land situated in the Dougald McFarland Survey, Abstract Number 985, and being all of that tract of land described in deed to the City of Dallas, as recorded in Instrument Number 201700093682 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and all of that tract of land described in Deed without Warranty to Masa Design-Build as recorded in Instrument Number 202400019678 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Dallas tract and an easterly corner of Rafter Walker Real Estate tract as recorded in Volume 2005001, Page 1053 of the Deed Records of Dallas County, Texas, said corner being on the northwesterly right-of-way line of Fordham Drive (a 45-foot wide undedicated right-of-way)

THENCE North 30 degrees 19 minutes 52 seconds West, along the common southeasterly line of said Dallas tract and said northwesterly right-of-way line, a distance of 437.60 feet to a 1/2-inch iron rod with yellow cap stamped "GEONAV" found for the west corner of said Dallas tract and the south corner of that tract of land described in deed to The Believers Non Denomination Christian Center, as recorded in Volume 98146, Page 2356, D.R.D.C.T.;

THENCE North 59 degrees 41 minutes 34 seconds East, along the northwest line of said Dallas tract and the southeast line of said The Believers Non Denomination Christian Center tract, a distance of 100.00 feet to a 1/2-inch iron rod with yellow cap stamped "GEONAV" found for the common north corner of said Dallas tract and the east corner of said The Believers Non Denomination Christian Center tract, said corner being on a east corner line of said Lot 87, Block 6080;

THENCE South 30 degrees 19 minutes 52 seconds East, along the common northeasterly line of said Dallas tract and said southwesterly line of Lot 87, a distance of 437.50 feet to a 1/2-inch iron rod with yellow cap stamped "GEONAV" found at the east corner of said Dallas tract and a south corner of said Lot 87;

THENCE South 59 degrees 38 minutes 08 seconds West, along the common southeasterly line of said Dallas tract and said northwesterly line of Fordham Drive, a distance of 100.00 feet to the POINT OF BEGINNING AND CONTAINING 43,755 square feet or 1.00 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MASA DESIGN-BUILD, LLC, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **LOTS 88A AND 88B, BLOCK 6080, OAK CLIFF ESTATE ORCHARDS ADDITION**, an addition to the City of Dallas, Collin 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\_\_\_\_.

MASA DESIGN-BUILD, LLC

By: MOHAMED SHAMALI  
MANAGING PARTNER

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 \_\_\_\_\_, 20\_\_\_\_.

(Signature)  
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

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 \_\_\_\_\_, 2024

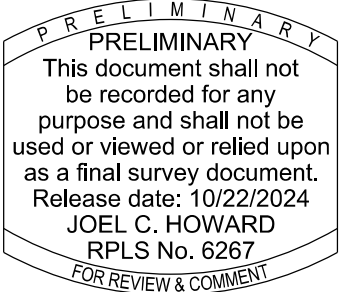
Joel C. Howard  
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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.

(Signature)  
Notary Public in and for the State of Texas  
My commission expires:

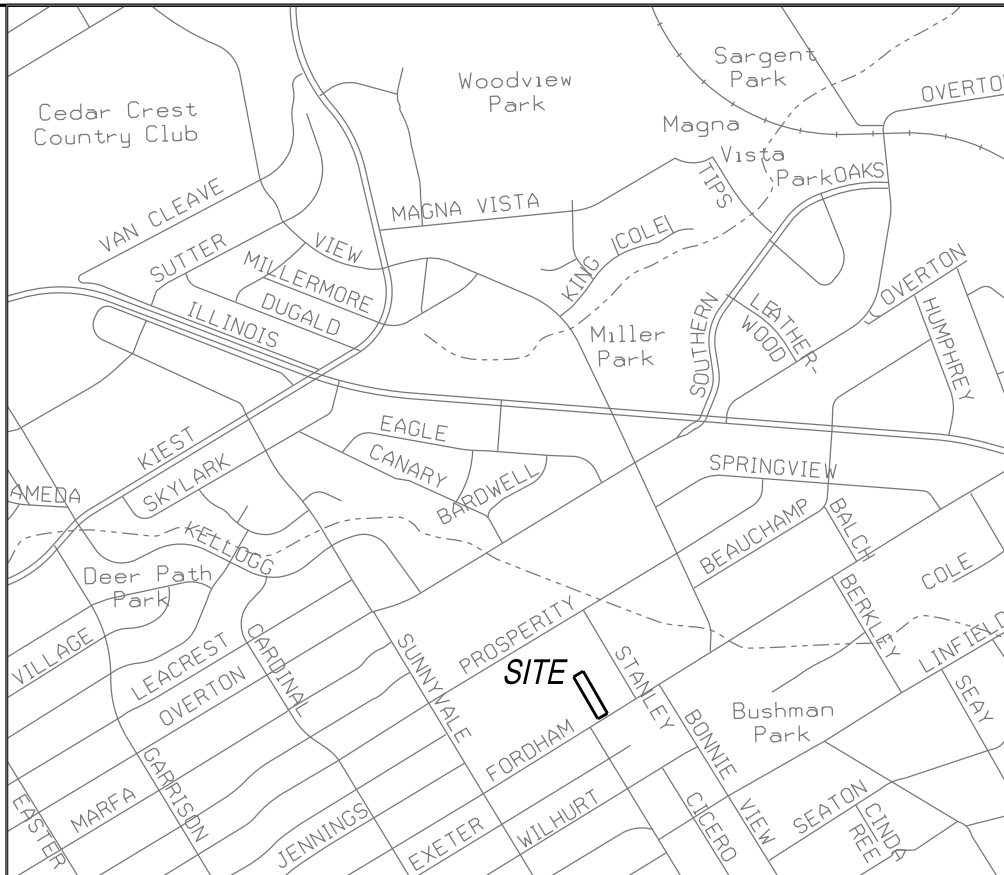


LEGEND

M.R.D.C.T.  
D.R.D.C.T.  
SIR  
FIR(C)  
VOL.  
PG.  
PP  
OHE  
SGN  
SS  
W

MAP RECORDS OF DALLAS COUNTY, TEXAS  
DEED RECORDS OF DALLAS COUNTY, TEXAS  
SET IRON ROD WITH CAP STAMPED "GEONAV"  
FOUND IRON ROD (WITH CAP)  
VOLUME  
PAGE  
POWER POLE  
OVERHEAD ELECTRIC  
SIGN  
SANITARY SEWER LINE  
WATER LINE

0' 15' 30' 60'  
1" = 30'



VICINITY MAP  
NOT TO SCALE

SURVEYOR'S NOTES:

- The Basis of Bearings is State Plane Coordinante System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
- The purpose of this plat is to create a 2 lot addition for residential development.
- Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Any structure new or existing may not extend across new property lines. Section 51A-8.603(e)
- Based upon graphical plotting of Flood Insurance Rate Map (FIRM) Number 48113C04851, dated August 23, 2001, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

**GEONAV**

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=30' (972) 243-2409 PROJECT NUMBER: 3014  
TBPLS FIRM NO. 10194205

DATED: SEPTEMBER 23, 2024 DRAWN BY: JCH

**PRELIMINARY PLAT  
LOTS 88A AND 88B,  
BLOCK 6080  
OAK CLIFF ESTATE  
ORCHARDS ADDITION**

1.00 ACRES  
(43,755 SQ.FT.)  
DOUGALD MCFARLAND SURVEY,  
ABSTRACT NO. 985  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-024  
CITY ENGINEER PLAN FILE NO. NA

OWNER:  
MASA DESIGN-BUILD  
ATTN: CODY CRONE  
1801 ROYAL LN, STE 912  
DALLAS, TEXAS 75229  
EMAIL: CODY@ESPIREENTERPRISES.COM  
PH:972-754-3060