



- GENERAL NOTES:
- 1) The purpose of this plat is to create two lots out of one platted lot.
  - 2) The maximum number of lots permitted by this plat is two.
  - 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
  - 4) 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.
  - 5) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
  - 6) Dallas Department of Water Benchmarks used:  
 #1340 Standard bm on storm sewer inlet on southeast corner of Cedar Springs Road and Woodrow Avenue.  
 Northing- 6,978,698.424 Easting- 2,489,076.815 Elevation= 445.22'  
 #2224 Standard bm on southwest corner of storm sewer inlet southeast corner of Highland Road & Jim Miller Road.  
 Northing- 6,977,041.537 Easting- 2,521,524.159 Elevation= 524.90'
  - 7) 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. 48113C0345J, with a date of identification of 09/26/2024, 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.
  - 8) Structure to remain on subject property.
  - 9) Trees are as shown.

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 "SAN JACINTO TWO TOWNHOUSES & 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	-----
SANITARY SEWER LINE	SS
GAS LINE	G
WATER LINE	W
OVERHEAD SERVICE LINE	OES
OVERHEAD POWER LINE	OHP
WROUGHT IRON FENCE	[ ]

OWNER  
 ARHAM OPPURTUNITY INVESTMENTS, LLC  
 6060 N CENTRAL EXPRESSWAY SUITE 230  
 DALLAS, TEXAS 75206

OWNER  
 EMANUEL EVANGICAL LUTHERN CHURCH OF DALLAS  
 4301 SAN JACINTO STREET  
 DALLAS, TEXAS 75204-5004

**TEXAS HERITAGE SURVEYING, LLC**  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com  
 Firm #10169300

**PRELIMINARY REPLAT**  
**SAN JACINTO TWO TOWNHOUSES**  
**LOT 9B & 9C, BLOCK 16/647**  
 BEING A REPLAT OF LOT 9A, BLOCK 16/647 EMANUEL LUTHERN CHURCH ADDITION SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S245-055  
 ENGINEERING PLAN NO. DP \_\_\_\_\_

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, EMANUEL EVENGICAL LUTHERN CHURCH OF DALLAS and ARHAM OPPURTUNITY INVESTMENTS, LLC, a Texas limited liability company, are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lot 9A, Block 16/647, Emanuel Lutheran Church Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200503552871, Official Public Records, Dallas County, Texas, being that same tract of land as described in Warranty Deed to EMANUEL EVENGICAL LUTHERN CHURCH OF DALLAS, recorded in Volume 5515, Page 192, Deed Records, Dallas County, Texas, along with Tract 2 in the Special Warranty Deed with Vendor's Lien to Arham Oppurtunity Investments, LLC, a Texas limited liability company as recorded in Instrument Number 202400151246, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at an "X" cut found for the intersection of the northeast right-of-way line of Peak Street (60 foot right-of-way) and the northwest right-of-way line of San Jacinto Street (80' right-of-way);

THENCE North 45 degrees 22 minutes 05 seconds West, along the said northeast right-of-way line of Peak Street, a distance of 201.00 feet to a 3 1/4 inch aluminum disk found stamped "PSD ROSS ADAMS" for the south corner of Lot 1A, Block 16/647, PSD Ross Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument 202100324222, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 37 minutes 55 seconds East, along the southeast line of said Lot 1A, Block 16/647, a distance of 228.00 feet to a 1/2 iron rod for the west corner of Lot 8, Block 16/647, McKell's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 241, Page 96, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 22 minutes 05 seconds East, along the southwest line of said Lot 8, Block 16/647, a distance of 201.00 feet to a 3 1/4 inch aluminum disk set stamped "RPLS 5382 & SAN JACINTO TWO TOWNHOUSES" for the south corner of said Lot 8, Block 16/647, same lying in the said northwest right-of-way line of San Jacinto Street, from which a 1/2 inch iron pipe found bearing North 60 degrees 32 minutes 25 seconds East 0.28 feet for witness;

THENCE South 44 degrees 37 minutes 55 seconds West, along the said northwest right-of-way line of San Jacinto Street, a distance of 228.00 feet to the POINT OF BEGINNING and containing 45,828 square feet or 1.051 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EMANUEL EVENGICAL LUTHERN CHURCH OF DALLAS, and ARHAM OPPURTUNITY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as SAN JACINTO TWO TOWNHOUSES 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, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

EMANUEL EVENGICAL LUTHERN CHURCH OF DALLAS

By: \_\_\_\_\_  
Miles Schulze - Treasurer

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 Miles Schulze, 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 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 \_\_\_\_\_, 2025.

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ARHAM OPPURTUNITY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Awais Ahmed - Managing Director

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 Awais Ahmed, 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 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 \_\_\_\_\_, 2025.

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

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 \_\_\_\_\_, 2025.

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. (12/26/2024)

\_\_\_\_\_  
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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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

OWNER  
ARHAM OPPURTUNITY  
INVESTMENTS, LLC  
6060 N CENTRAL EXPRESSWAY  
SUITE 230  
DALLAS, TEXAS 75206

OWNER  
EMANUEL EVENGICAL LUTHERN  
CHURCH OF DALLAS  
4301 SAN JACINTO STREET  
DALLAS, TEXAS 75204-5004



**SURVEYOR**  
**TEXAS HERITAGE**  
**SURVEYING, LLC**  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300

**PRELIMINARY REPLAT**  
**SAN JACINTO TWO TOWNHOUSES**  
**LOT 9B & 9C, BLOCK 16/647**  
BEING A REPLAT OF LOT 9A, BLOCK 16/647  
EMANUEL LUTHERN CHURCH ADDITION  
SITUATED IN THE  
JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S245-055  
ENGINEERING PLAN NO. DP \_\_\_\_\_