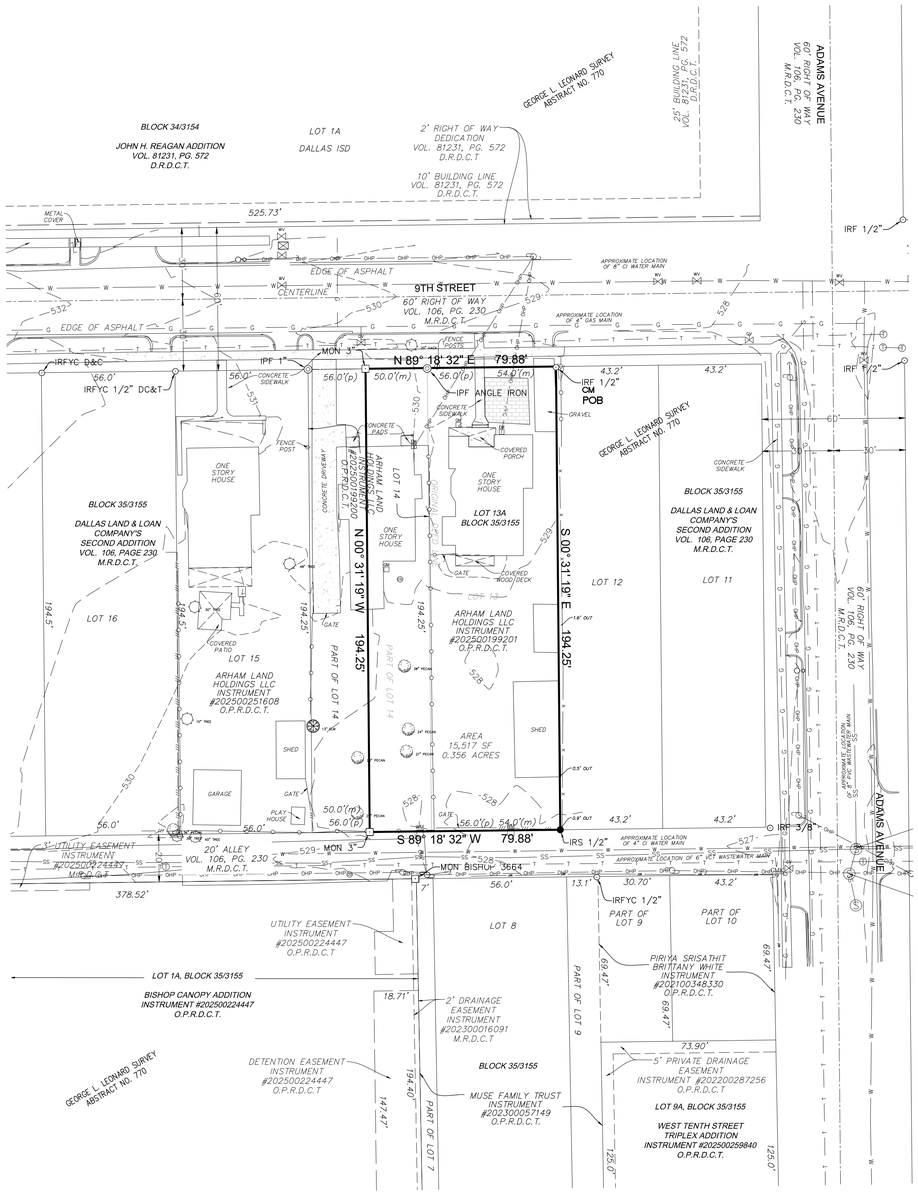

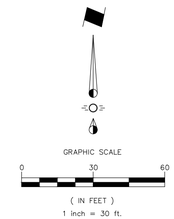

VICINITY MAP
(NOT TO SCALE)

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arham Land Holding, LLC, acting by and through it's duly authorized officer, Awais Ahmed, does hereby adopt this plat, designating the herein described property ***EESA BISHOP TOWNHOMES,*** *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.

Arham Land Holding, LLC

_____
Awais Ahmed
Manager

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(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they 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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING *a 15,517 square foot or 0.356 acre tract of land, situated in the George L. Leonard Survey, Abstract Number 770, in the City of Dallas, Dallas County, Texas, being all of Lot 13 and part of Lot 14, Block 35/3155 of Dallas Land & Loan Company's Second Addition, an Addition to the City of Dallas, Texas, recorded in Volume 106, Page 230, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to Arham Land Holdings, LLC, recorded in Instrument #202500199201, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of the property described in a General Warranty Deed to Arham Land Holdings, LLC, recorded in Instrument #202500199200 (O.P.R.D.C.T.), and being more particularly described as follows:*

BEGINNING *at a 1/2 inch iron rod found (Controlling Monument) at the Northeast corner of said Lot 13, and being in the South right of way line of 9th Street, a 60 foot right-of-way, recorded in Volume 106, Page 230, Map Records, Dallas County, Texas (M.R.D.C.T.), same being the Northwest corner of Lot 12, Block 35/3155, Dallas Land & Loan Company's Second Addition;*

THENCE *South 00 degrees 31 minutes 19 seconds East, with the common line between said Lot 13 and said Lot 12, a distance of 194.25 feet to a 1/2 inch iron rod set at the South corner of said Lot 13 and said Lot 12, same being in the North line of a 20 foot alley, recorded in Volume 106, Page 230, Map Records, Dallas County, Texas (M.R.D.C.T.);*

THENCE *South 89 degrees 18 minutes 32 seconds West, with the common line between said Lot 13 and said 20 foot alley, a distance of 79.88 feet to a 3 inch aluminum disk stamped "Eesa Bishop Townhomes and ARA 6671" set in the South line of said Lot 14;*

THENCE *North 00 degrees 31 minutes 19 seconds West, over and across said Lot 14, a distance of 194.25 feet to a 3 inch aluminum disk stamped "Eesa Bishop Townhomes and ARA 6671" set in the North line of said Lot 14, same being in the South right of way line of said 9th Street;*

THENCE *North 89 degrees 18 minutes 32 seconds East, with the South right of way line of said 9th Street, a distance of 79.88 feet to the* ***POINT OF BEGINNING,*** *containing 15,517 square foot or 0.356 acres of land more or less.*

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

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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 DRAWING SHALL
NOT BE RECORDED FOR ANY PURPOSE

_____
Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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

GENERAL NOTES:

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

2. Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.

3. The purpose of this plat is to create (1) lot, from one lot and part of another lot.

4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

5. All buildings to be removed.

LEGEND

CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
p, m	PLATTED, MEASURED
VOL./PG.	VOLUME/PAGE
IRF	IRON ROD FOUND (AS NOTED)
IPF	IRON PIPE FOUND (AS NOTED)
IRS	1/2 INCH IRON ROD WITH ORANGE CAP STAMPED "ARA 6671" SET
MON	MONUMENT FOUND (AS NOTED)
MON 3"	3 INCH MONUMENT STAMPED "EESA BISHOP TOWNHOMES AND ARA 6671" SET
	GUY ANCHOR
GV	GAS VALVE
WV	WATER VALVE
	UTILITY POLE
WM	WATER METER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CO	CLEANOUT
GM	GAS METER
—X—X—	METAL FENCE
—//—	WOOD FENCE
—OHP—	OVERHEAD POWER LINE
—O—O—	CHAIN LINK FENCE

ENGINEER:

LAM ENGINEERING
DAVID M. LAM, P.E., CFM
ROWLETT, TX
214-945-1615

OWNER:

AWAIS AHMED
6060 N CENTRAL EXPRESSWAY
SUITE 230
DALLAS, TX 75206
469-980-8532

SURVEYOR

ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL:(972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT

EESA BISHOP TOWNHOMES

LOT 13A, BLOCK 35/3155

A REPLAT OF LOT 13 AND PART OF LOT 14, BLOCK 35/3155
DALLAS LAND & LOAN COMPANY'S SECOND ADDITION
0.356 ACRES SITUATED IN THE
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000061

Plotted by: elosi Plot Date: 2/5/2026 1:04 PM
Drawing: G:\My Drive\Survey\25093-508-514 9th St Dallas_Awais-Title-Lam Topo\05_CAD\25093-508 W 9th St Dallas-Final Plat.dwg Saved By: elosi Save Time: 2/4/2026 4:42 PM