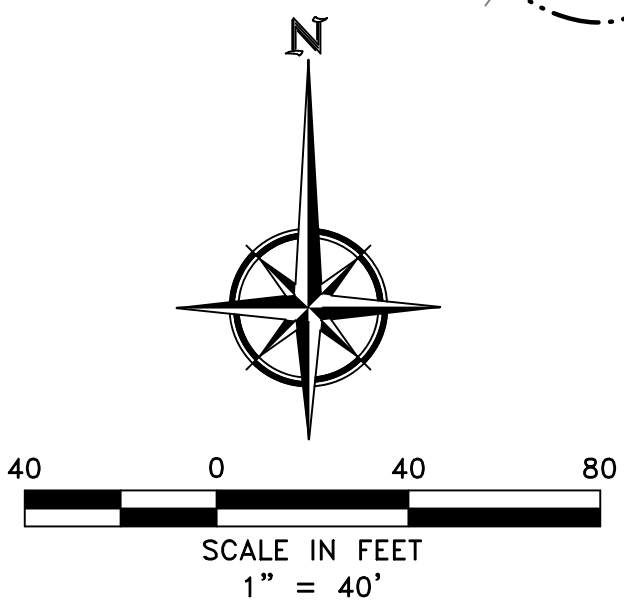


VICINITY MAP (NTS)



LEGEND	
IRSC	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
IRFCR	5/8 IRON ROD FOUND CAPPED FOR REFERENCE
ADS	3-1/4 INCH ALUMINUM DISK STAMPED "ANANI NORTHWEST ADDITION RPLS 3963" SET FOR CORNER
ADF	3-1/4 INCH ALUMINUM DISK STAMPED "M. ANANI ADDITION RPLS 3963" FOUND FOR CORNER
CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
CCDCT	COUNTY CLERKS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
U.E.	UTILITY EASEMENT
S.S.	SANITARY SEWER
ESMT.	EASEMENT
PFC	POINT FOR CORNER
⦿	FIRE HYDRANT
⊗	WATER METER/WATER MANHOLE
⊙	STORM SEWER MANHOLE
⊖	SANITARY SEWER CLEANOUT
⊗	SANITARY SEWER MANHOLE
-SS-	U.G. SANITARY SEWER LINE
-W-	U.G. WATER LINE

10.47 ACRES
BLOCK 6488
MIKE HARRISON
VOL. 2002242, PG. 6566
DRDCT

ELI MERRILL SURVEY A-978

1.362 ACRES
ANANI LLC
INST. NO. 202200251118
OPRDCT

FLOOD ZONE AE

DALLAS CITY BLOCK 6487

100' CITY OF DALLAS
DRAINAGE ESMT.
VOL. 187 PG. 1635
DRDCT

3.254 ACRES
BLOCK 6488
MAJUMAR ANANI
INST. NO. 201200247264
DRDCT

LOMBARDY LANE

POINT OF BEGINNING

W. NORTHWEST HIGHWAY
(100' R.O.W.)

1.918 ACRES
(83,539 S.F.)
LOT 1R, BLOCK A/6487

DALLAS CITY BLOCK 6487
4.35 ACRES
ANANI LLC
INST. NO. 202200217373
OPRDCT

FLOOD ZONE AE

S 04°18'02" E 417.45'
(DEED = S 04°23'28" E 417.51')

N 01°19'42" W 234.81'
(DEED = N 01°25'36" W)

ADF (CM) S 89°35'51" W 152.30'

DALLAS CITY BLOCK 6487

2.06 ACRES
ANANI LLC
INST. NO. 201600200622
OPRDCT

LEGAL DESCRIPTION

WHEREAS Anani LLC is the owner of a 1.930 acre tract of land situated in the Eli Merrill Survey, Abstract No. 978, Dallas County, Texas and being all of Lot 1 Block A/6487 of Bickham/Northwest Addition according to the Plat recorded as Volume 2000210 Page 29 Official Public Records of Dallas County, Texas (OPRDCT), and being all of a called 1.362 acre tract of land described in a Special Warranty Deed to Anani LLC, a Texas limited liability company, recorded as Instrument Number 202200251118 (OPRDCT), and this tract being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disk stamped "ANANI NORTHWEST ADDITION, RPLS 3963", set for corner at the most northern corner of said Lot 1 at the eastern corner of a 10'x10' corner clip, said point also being in the southwest right-of-way line of W. Northwest Highway, a 100' right-of-way;

THENCE S 69 degrees 29 minutes 34 seconds E, along the northeast line of said Lot 1 and the southwest line of said W. Northwest right-of-way, a distance of 135.50 feet, to a 3-1/4 inch aluminum disk stamped "ANANI NORTHWEST ADDITION, RPLS 3963", set for corner at the northeast corner of said Lot 1 and the northwest corner of a 4.35 acre tract of land described in a Deed to Anani LLC recorded as Instrument Number 202200217373 (OPRDCT);

THENCE S 01 degrees 01 minutes 21 seconds E, along the east line of said Lot 1 and the west line of said 4.35 acre tract, a distance of 153.13 feet, to a 3-1/4 inch aluminum disk stamped "ANANI NORTHWEST ADDITION, RPLS 3963", set for corner at the southeast corner of said Lot 1 common to the northeast corner of said 1.362 acre tract, also being a common corner to said 4.35 acre tract;

THENCE S 04 degrees 18 minutes 02 seconds E, along the common line of said last mentioned tracts, a distance of 417.45 feet, to a 3-1/4 inch aluminum disk stamped "ANANI NORTHWEST ADDITION, RPLS 3963", set for corner at the southeast corner of said 1.362 acre tract common to the southwest corner of said 4.35 acre, said point also being in the north line of a 2.06 acre tract of land described in a Deed to Anani LLC recorded as Instrument Number 201600200622 (OPRDCT);

THENCE S 89 degrees 35 minutes 51 seconds W, along the south line of said 1.362 acre tract and the north line of said 2.06 acre tract, a distance of 152.30 feet to a 3-1/4 inch aluminum disk stamped "M. ANANI ADDITION, RPLS 3963", found for corner in the east line of Bickham Road a 60' right-of-way described in a R.O.W. Deed recorded in Volume 2087 Page 261 (DRDCT), said point also being the common west corner of said 1.362 acre tract and said 2.06 acre tract;

THENCE with the east right-of-way lines of said Bickham Road and the west lines of said 1.362 acre tract and Lot 1, respectively, the following courses:

N 01 degrees 19 minutes 42 seconds W, along a distance of 234.81 feet, to a 3-1/4 inch aluminum disk stamped "ANANI NORTHWEST ADDITION, RPLS 3963", set for corner at an angle point in said ROW;

N 02 degrees 48 minutes 08 seconds W, continuing along the common lines of last mentioned right-of-way and tracts, a distance of 181.75 feet, to a X found for corner at the northwest corner of said 1.362 acre tract and the southwest corner of said Lot 1;

N 01 degrees 01 minutes 51 seconds W, along the east line of said right-of-way and the west line of said Lot 1, a distance of 195.18 feet, to a 3-1/4 inch aluminum disk stamped "ANANI NORTHWEST ADDITION, RPLS 3963", set for corner at the western corner of said corner clip;

THENCE N 54 degrees 44 minutes 18 seconds E, along the northwest line of said corner clip and Lot 1, a distance of 11.25 feet, to the POINT OF BEGINNING and containing 83,539 square feet or 1.918 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANANI, LLC., acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **ANANI NORTHWEST ADDITION**, 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 at Dallas, Texas, this _____ day of _____, 2025.

ANANI LLC

By: _____
MUJAMAR ANANI,
OWNER

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared MUJAMAR ANANI, 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 purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

Notary Public in and for Dallas County, Texas
My commission expires: _____

SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 06-25-25

ROBERT C. MYERS
Texas Registered Professional Land Surveyor No. 3963

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 ROBERT C. MYERS 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 of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas
My commission expires: _____

NOTES:

- Coordinates are based on Texas State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- Basis of Bearings are the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011
- Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Lot-to-Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Department approval.
- The purpose of this Plat is to create from an existing platted lot and a 1.362 acre tract. No new construction will be added to this site and no trees will be removed during this process.
- Building will not be removed from Property.
- No trees to be removed.
- Contours were obtained from 2020 USGS Lidar
- No new construction to be added to this site.
- No trees to be removed from this site.

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, 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
OF THE
ANANI NORTHWEST ADDITION
LOT 1R, BLOCK A/6487

SITUATED IN THE
ELI MERRILL SURVEY A-978
BEING ALL OF LOT 1 BLOCK A/6487 OF
BICKHAM/NORTHWEST ADDITION
AND BEING ALL OF A 1.362 ACRE TRACT
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY FILE NO. PLAT-25-000035 & S245-200

OWNER/CONTACT:
ANANI LLC
10361 BICKHAM ROAD, DALLAS, TEXAS, 75220
214-212-8490

SURVEYOR:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

Date: 06/17/2024 Rev: 6/25/25