

OWNER'S CERTIFICATE

WHEREAS, Arham Investments LLC is the owner of a tract of land situated in the E. Robertson Survey, Abstract No. 1211 in the City of Dallas Block 80/3061, Dallas County, Texas, and being all of Lots 4, 5, & 6, Block 80/3061 of Diamond's Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1, Page 160 of the Map Records of Dallas County, Texas, and being that tract of land described in Special Warranty Deed to Arham Investments LLC recorded in Instrument Number 202400100890 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

eginning at a 1/2 inch iron rod found for corner, said corner being in 0 foot right-of-way), said corner also being the southeast corner of 0 the north right-of-way line of Eighth Street Lot 3, Block 80/3061 of said Diamond's

Thence North 89 degrees 02 minutes 50 seconds East, along the south line of said Lot 7, Block 80/3061, a distance of 49.92 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corn being the southeast corner of said Lot 7, Block 80/3061; Thence North 00 degrees 52 minutes 49 seconds West, along the eadistance of 120.04 feet to a mag nail found for corner, said corner be 80/3061, said corner also being the southwest corner of Lot 7, Block ast line of said Lot 3, Block 80/3061, a sing the northeast corner of said Lot 3, Block 80/3061 of said Diamond's Subdivision;

Thence North 00 degrees 55 minutes 23 seconds West, along the eadistance of 115.01 feet to a punch hole found for corner, said corner ast line of said Lot 7, Block 80/3061, a being in the south right-of-way line of Dale

Thence North 89 degrees 16 minutes 33 seconds East, along the south right-of-way line of said Dale Street, a distance of 49.86 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Surv. & Assoc." found for corner, said corner being the northwest corner of Lot 5, Block 80/3061 of Original Town of Oak Cliff, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 89, Page 1 of the Deed Records of Dallas County, Texas, transcribed in Volume 3, Page 516 of the Map Records of Dallas County, Texas, said corner also being the northwest corner of that tract of land described in Warranty Deed with Vendor's Lien to Tulsi Arya Aryan, LLC recorded in Instrument Number 202200256738 of the Official Public Records of Dallas County,

Thence South 00 degrees 57 minutes 10 seconds East, along the we Original Town of Oak Cliff and along the west line of said Tulsi Arya a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner of said Lot 5, Block 80/3061 of said Original Town of Oak Cliff right-of-way line of said Eighth Street, from which lies a 1/2 inch iron 05 seconds West, 2.27 feet; west line of said Lot 5, Block 80/3061 of said ya Aryan, LLC tract, a distance of 234.85 feet to for corner, said corner being the southwest Dliff, said corner also being in the north on rod which bears North 58 degrees 19 minutes

north right-of-way line of said Eighth Street, a g 17,728 square feet or 0.407 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Arham Investments LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **DALE 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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.

WITNESS MY HAND THIS This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas DAY OF

2024.

Arham Investments LLC

Awais Ahmed, Managing Member

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 he executed the same for the purposes therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

SURVEYOR'S STATEMENT

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. (7/10/2024)

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

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 purposes therein expressed and under oath stated that the statement in the forgoing certificate are true.

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

PLACE CO RECORDING

COUNTY

Attest

Secretary

Chairperson or Vice Chairperson City Plan Commission Dallas, Texas

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.

IEXAS HERUTAGE SURVEYING, LLC SURVEYOR

OWNER
ARHAM INVESTMENTS LLC
7715 GRAYSTONE DRIVE
SACHSE, TEXAS 75048
ATTN: AWAIS AHMED



PRELIMINARY REPLAT

DALE TOWNHOMES

LOT 4A, BLOCK 80/3061

REPLAT OF LOTS 4, 5, & 6, BLOCK 80/3061,
DIAMOND'S SUBDIVISION

E. ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-149