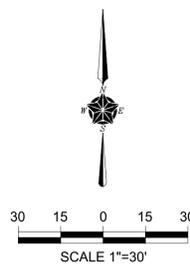
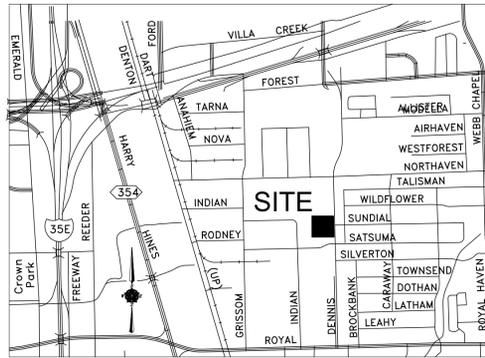


VICINITY MAP - NOT TO SCALE

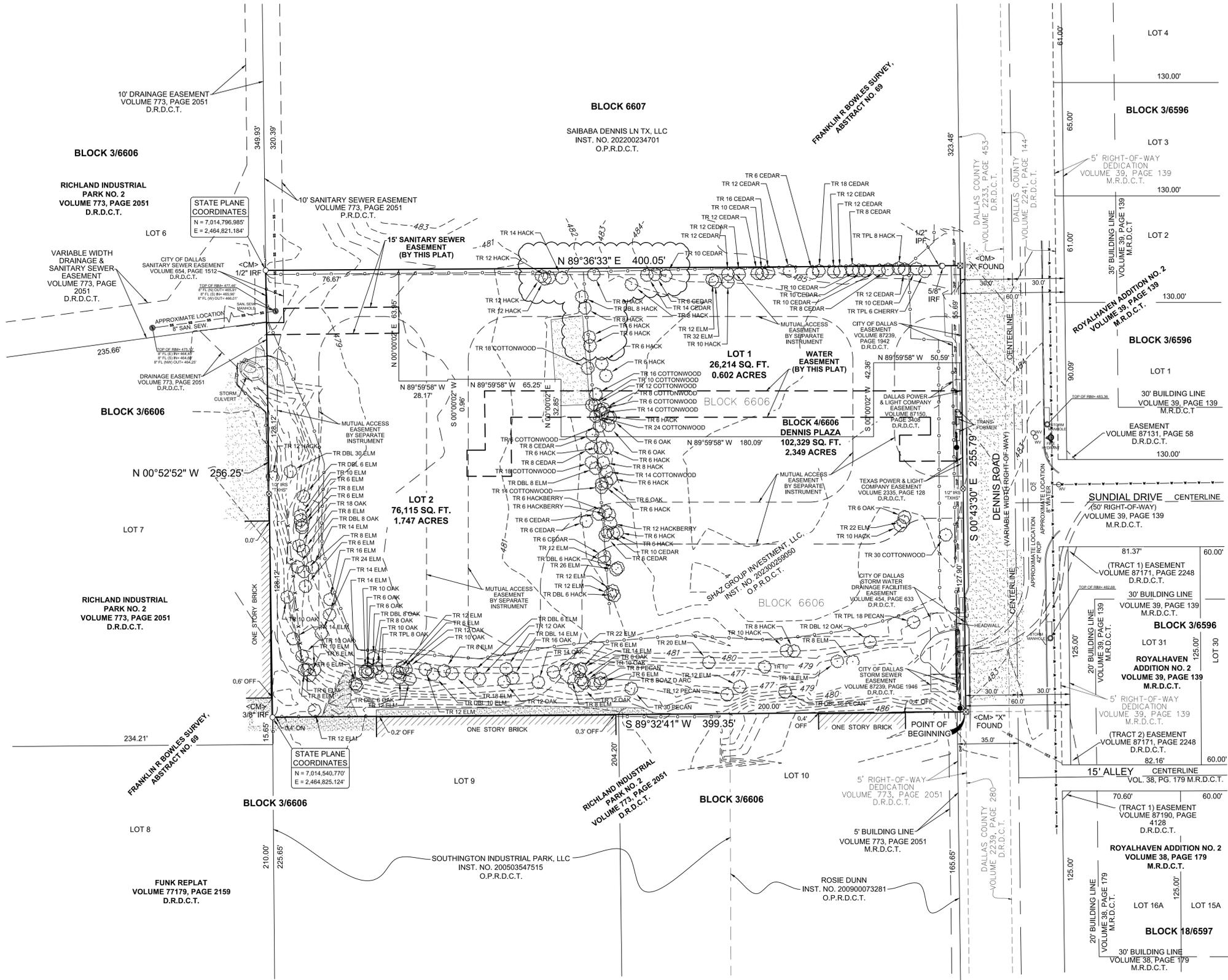


LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
N:	NORTHING
E:	EASTING
TR	TREE
SSMH	SANITARY SEWER MANHOLE
---	PROPERTY LINE
---	OVERHEAD POWER LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE

GENERAL NOTES:

- BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- THE PURPOSE OF THIS PLAT IS TO COMBINE ONE TRACT IN CITY BLOCK 6606 INTO TWO RECORDED LOTS.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0170K, THE SUBJECT PROPERTY LIES IN ZONE X, AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA.
- COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.
- BENCHMARKS:**
CITY OF DALLAS BENCHMARK IS STANDARD WATER DEPARTMENT ON CONCRETE CURB AT THE MIDPOINT OF CURVE ON THE NORTHWEST CORNER OF THE INTERSECTION OF ANAHEIM DRIVE AND NORTHWEST ROAD
N: 7,015,577.763 E: 2,462,593.785 ELEV.= 458.21'.
CITY OF DALLAS BENCHMARK IS SET ON TOP OF A CONCRETE CURB AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DARTWOOD DR. AND CROMWELL DR., 10 FEET EAST OF THE CENTERLINE OF CROMWELL ROAD.
N: 7,016,164.643 E: 2,470,574.888 ELEV.= 513.03'.
- ALL TREES ON THE SUBJECT PROPERTY ARE AS SHOWN.
- SEE PAGE 2 OF 3 FOR EASEMENT DETAIL.



STATE PLANE COORDINATES
N = 7,014,796.985
E = 2,464,821.184

STATE PLANE COORDINATES
N = 7,014,540.770
E = 2,464,825.124

BLOCK 6607
SAIBABA DENNIS LN TX, LLC
INST. NO. 202200234701
O.P.R.D.C.T.

FRANKLIN BOWLES SURVEY,
ABSTRACT NO. 89

FRANKLIN BOWLES SURVEY,
ABSTRACT NO. 89

RICHLAND INDUSTRIAL
PARK NO. 2
VOLUME 773, PAGE 2051
D.R.D.C.T.

BLOCK 3/6606

5' RIGHT-OF-WAY DEDICATION
VOLUME 773, PAGE 2051
D.R.D.C.T.

5' BUILDING LINE
VOLUME 773, PAGE 2051
M.R.D.C.T.

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

OWNER
SHAZ GROUP INVESTMENT LLC
4708 TAYLOR LANE
GRAPEVINE, TEXAS 76051
ATTN: SHEHZAD DHANANI

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

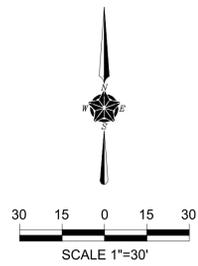
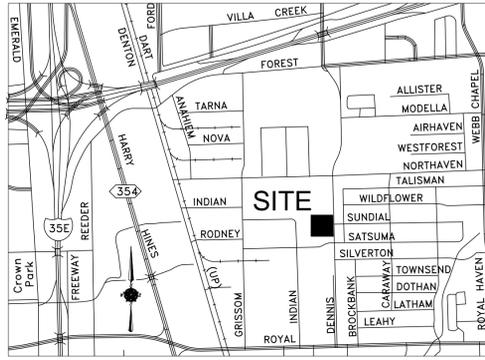


SHEET 1 OF 3

PRELIMINARY PLAT
DENNIS PLAZA

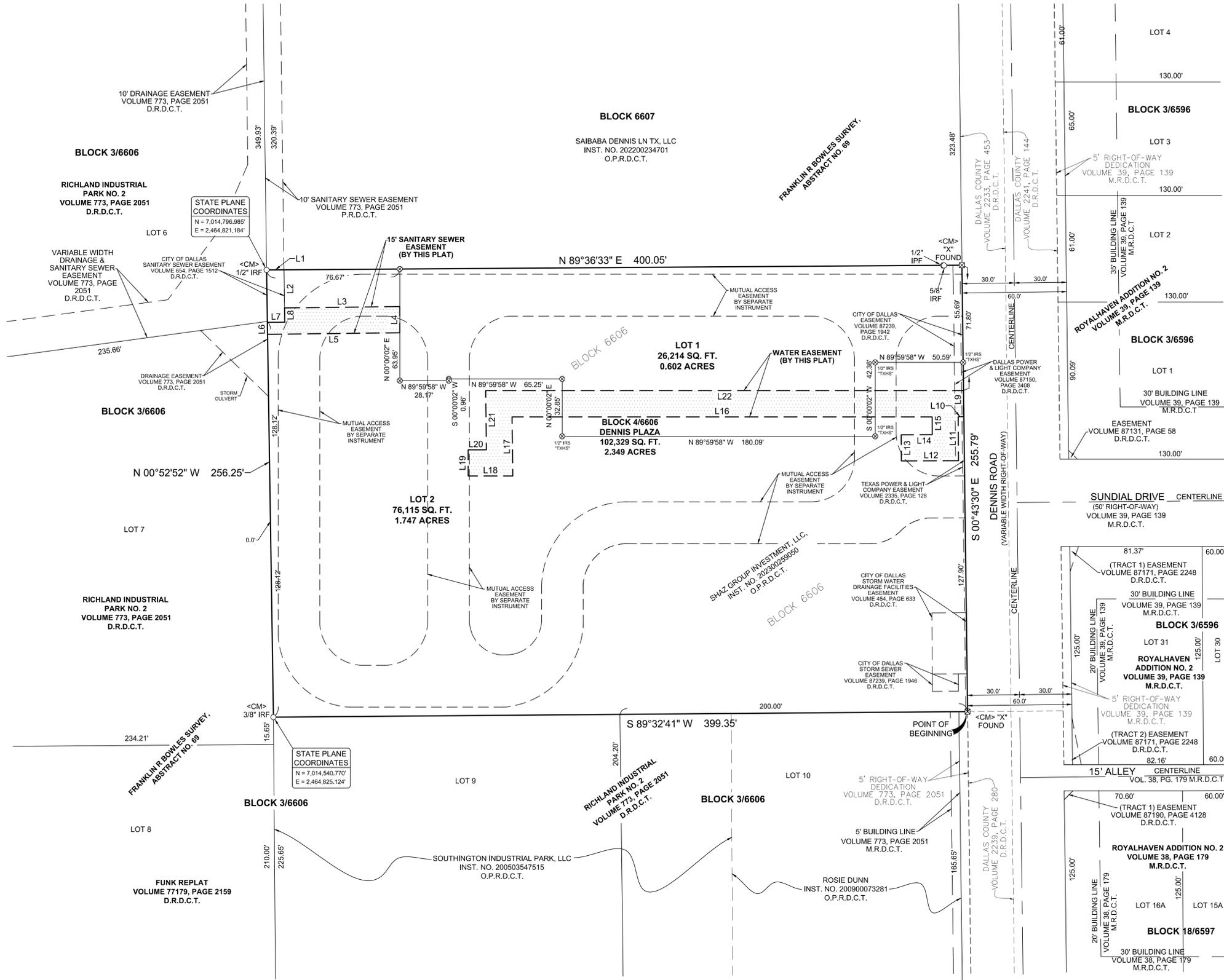
LOTS 1 AND 2, BLOCK 4/6606
BEING A TRACT OF LAND IN CITY BLOCK 6606
FRANKLIN R. BOWLES SURVEY, ABSTRACT NO. 69
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-130

VICINITY MAP - NOT TO SCALE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00'	N89°36'33"E
L2	21.82'	S0°52'53"E
L3	66.32'	N89°20'19"E
L4	15.00'	N0°00'02"E
L5	76.09'	S89°19'05"W
L6	6.89'	N0°52'52"W
L7	10.00'	N89°36'32"E
L8	8.18'	N0°52'52"W
L9	15.00'	S0°43'31"E
L10	3.25'	S89°15'48"W
L11	25.18'	S0°20'23"E
L12	32.85'	S89°43'12"W
L13	15.00'	N0°20'23"W
L14	17.85'	N89°43'12"E
L15	10.17'	N0°20'23"W
L16	241.66'	N89°59'58"W
L17	33.85'	S0°43'03"E
L18	25.69'	N89°59'58"W
L19	14.95'	N0°00'00"W
L20	10.50'	N89°52'50"E
L21	34.01'	N0°43'03"W
L22	274.91'	S89°59'58"E

LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
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SHEET 2 OF 3

PRELIMINARY PLAT
DENNIS PLAZA
 LOTS 1 AND 2, BLOCK 4/6606
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 FRANKLIN R. BOWLES SURVEY, ABSTRACT NO. 69
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-130

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **SHAZ GROUP INVESTMENT LLC**, the sole owner of a tract of land situated in the Franklin R. Bowles Survey, Abstract No. 69, City of Dallas, Dallas County, Texas, and lying within City Block No. 6606, said tract being that certain tract of land described in Special Warranty Deed (with Vendor's Lien) to Shaz Group Investment, LLC, recorded in Instrument Number 202300259050, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete found, said point being the southeast corner of said Madina Construction tract, said point also being the northeast corner of Lot 10, Block 3/6606 of Richland Industrial Park No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 773, Page 2051, Deed Records, Dallas County, Texas, lying on the west right-of-way line of Dennis Road (variable width right-of-way);

THENCE South 89 degrees 32 minutes 41 seconds West, along the north line of said Lot 10, Block 3/6606 of Richland Industrial Park No. 2, passing at a distance of 200.00 feet the northwest corner of said Lot 10, Block 3/6606 of Richland Industrial Park No. 2, also being the northeast corner of Lot 9, Block 3/3306 of said Richland Industrial Park No. 2, continuing along said line for a total distance of 399.35 feet to a 3/8 inch iron rod found, said point being the northwest corner of said Lot 9, Block 3/3306 of Richland Industrial Park No. 2, lying on the east lying of Lot 7, Block 3/6606 of said Richland Industrial Park No. 2;

THENCE North 00 degrees 52 minutes 52 seconds West East, along the east line of said Lot 7, Block 3/6606, passing at a distance 226.71 feet the northeast corner of said Lot 7, Block 3/6606 of Richland Industrial Park No. 2, also being the southeast corner of Lot 6, Block 3/3306 of said Richland Industrial Park No. 2, continuing along the east line of said Lot 6, Block 3/3306, for a total distance of 256.25 feet to a 1/2 inch iron rod found, said point being the southwest corner of that certain tract of land described in General Warranty Deed to SAIBABA DENNIS LN TX, LLC, recorded in Instrument Number 202200234701, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 36 minutes 33 seconds East, along the south line of said SAIBABA DENNIS LN TX, LLC tract, a distance of 400.05 feet to an "X" in concrete found, said point being the southeast corner of said SAIBABA DENNIS LN TX, LLC tract, also being the northeast corner of said Shaz Group Investment tract, lying in the west right-of-way line of aforementioned Dennis Road;

THENCE South 00 degrees 43 minutes 30 seconds East, along said west right-of-way line of Dennis Road, a distance of 255.79 feet to the POINT OF BEGINNING and containing 102,330 square feet or 2.35 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SHAZ GROUP INVESTMENT LLC, acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein described property as **DENNIS PLAZA**, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

SHAZ GROUP INVESTMENT LLC,

SHEHZAD DHANANI, AGENT

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 Shehzad Dhanani known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

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. (05/21/2024)

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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature

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

SHEET 3 OF 3

**PRELIMINARY PLAT
DENNIS PLAZA**

LOTS 1 AND 2, BLOCK 4/6606
BEING A TRACT OF LAND IN CITY BLOCK 6606
FRANKLIN R. BOWLES SURVEY, ABSTRACT NO. 69
CITY OF DALLAS, DALLAS COUNTY, TEXAS
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