

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QJ Development, LLC, acting by and through its duly authorized officer, Quadri Akamo, does hereby adopt this plat, designating the herein described property as **NOOR 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2026.

QJ Development, LLC,

Quadri Akamo
Managing Member

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.

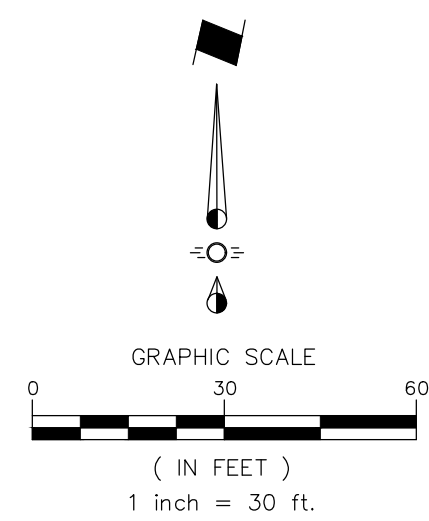
Notary Public in and for the State of Texas

GENERAL NOTES:

- 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).
- Lot to Lot Drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
- The purpose of this plat is to create (5) lots from part of a platted lot.
- The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

LEGEND

CM	CONTROLLING MONUMENT	⊙	UTILITY POLE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	WM	WATER METER
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS	—OHP—	OVERHEAD POWER LINE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	—X—X—	WIRE/BARBWIRE FENCE
POB	POINT OF BEGINNING	—O—O—	CHAIN LINK FENCE
p, m	PLATTED, MEASURED	—/—/—	WOOD FENCE
VOL./PG.	VOLUME/PAGE	⊙	LIGHT POLE
⊙ IRF	IRON ROD FOUND (AS NOTED)	—W—	WATER LINE
● IRS	IRON ROD SET (ARA 6671)	—SS—	SANITARY SEWER LINE



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 43,507 square foot or 0.999 acre tract of land, situated in the Martin Pruitt, Abstract Number 1162, in the City of Dallas, Dallas County, Texas, being all of Lot 54, Block 6784 of East Side Acres, an Addition to the City of Dallas, Texas, recorded in Volume 3, Page 190, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a General Warranty Deed to QJ Development, LLC, recorded in instrument #20260070506, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found (Controlling Monument) at the Northeast corner of said Lot 54, same being the Southeast corner of Lot 55A, Block 6784 of East Side Acres Re-Subdivision, an Addition to the City of Dallas, recorded in Volume 162, Page 4121 (M.R.D.C.T.), and being in the West right of way line of Cypress Avenue, a 50 foot right-of-way;

THENCE South 01 degrees 17 minutes 50 seconds East, with the common line between the said Lot 54 and the West right of way line of said Cypress Avenue, a distance of 223.99 feet to a 1 inch iron rod found (Controlling Monument) for the Southeast corner of said Lot 54, same being the Northeast corner of Lot 53, Block 6784, of said East Side Acres;

THENCE South 89 degrees 38 minutes 14 seconds West, with the common line between said Lot 54 and said Lot 53, a distance of 194.51 feet to a 3 inch Aluminum Disk stamped "Noor Addition and ARA 6671" set for the West common corner between said Lot 54 and said Lot 53, same being the Southeast corner of Lot 43B, Block 6784, of East Side Pruitt Addition, an Addition to the City of Dallas, recorded in instrument #201700302557 (O.P.R.D.C.T.), same being the Northeast corner of Lot 44A, Block 6784, of Ernst Subdivision, an Addition to the City of Dallas, recorded in Volume 80164, Page 903 Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE North 01 degrees 17 minutes 50 seconds West, with the common line between said Lot 54, said Lot 43B, and Lot 43A, of said East Side Pruitt Addition, a distance of 223.42 feet to a 3 inch Aluminum Disk stamped "Noor Addition and ARA 6671" set at the common corner between said Lot 54, said Lot 55A, said Lot 43A and Lot 42A, Block 6784, Garlington Addition, an Addition to the City of Dallas, recorded in Volume 82139, Page 1438, (D.R.D.C.T.);

THENCE North 89 degrees 28 minutes 10 seconds East, with the common line between said Lot 54 and said Lot 55A, a distance of 194.50 feet to the **POINT OF BEGINNING**, containing 43,507 square foot or 0.999 acres of land more or less.

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

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

OWNER:
QJ DEVELOPMENT, LLC
4422 MEADOW HAWK DRIVE
ARLINGTON, TEXAS 76005

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

**PRELIMINARY PLAT
NOOR ADDITION**
LOT 54A, 54B, 54C, 54E, 54F, BLOCK 6784
A REPLAT OF LOT 54, BLOCK 6784
EAST SIDE ACRES
1,000 ACRES SITUATED IN THE
MARTIN PRUITT SURVEY, ABSTRACT NO. 1162
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000110