

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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arham Land Holdings, LLC, acting by and through its duly authorized agent, Awais Ahmed, does hereby adopt this plat, designating the herein described property as EESA HOMES 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.

Arham Land Holdings, LLC

Awais Ahmed
Owner

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 Awais Ahmed 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.

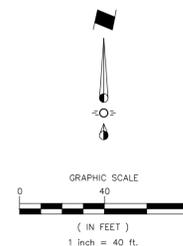
Notary Public in and for the State of Texas

GENERAL NOTES:

- 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 part of 3 a platted lots.
4. 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
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 IRON ROD SET (AS NOTED)
DENOTES SAME OWNERSHIP
MON ALUMINUM DISK SET ON A 1/2 INCH IRON ROD STAMPED "THE MALLORY AND ARA 6671"
XF "X" CUT FOUND
UTILITY POLE
ELECTRIC METER
MAILBOX
SANITARY SEWER CLEANOUT
WATER METER
WATER VALVE
FIRE HYDRANT
SANITARY SEWER MANHOLE
OVERHEAD POWER LINE
WATER LINE
SANITARY SEWER LINE



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 6,117 square foot or 0.140 acre tract of land, situated in the Aaron Overton Survey, Abstract Number 1101, in the City of Dallas, County of Dallas, Texas, being part of Lots 10, 11 and 12, Block 3477, Second Installment of Sunrise Slope, an Addition to the City of Dallas, Texas, recorded in Volume 2, Page 133, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of the property described in a Deed Without Warranty to Arham Land Holdings, LLC, recorded in instrument number 202500252061, 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 5/8 inch iron rod with red cap stamped "City of Dallas" found (Controlling Monument) at the Southeast corner of said Lot 12, Block 3477, and being in the North line of a 15 foot alley, created in said Volume 2, Page 133 (M.R.D.C.T.);

THENCE South 89 degrees 31 minutes 53 seconds West, with the North line of said 15 foot Alley and the South line of said Lot 12, a distance of 96.23 feet to a 3 inch Aluminum Disk stamped "Eesa Homes Addition and ARA 6671" set at the Southwest corner of said Arham Land Holdings tract, same being in the Easterly right of way line of Polk Street, a 60 foot right-of-way;

THENCE North 36 degrees 34 minutes 14 seconds East, with the Easterly right of way line of said Polk Street, a distance of 159.28 feet to a 3 inch Aluminum Disk stamped "Eesa Homes Addition and ARA 6671" set at the North corner of said Arham Land Holdings tract, same being in the West line of said 15 foot Alley, from which an "X" found (Controlling Monument) at the Southwest corner of Lot 3A, Block 3477, Tyler Polk Townhomes Addition, an Addition to the City of Dallas, recorded in instrument number 202100092290 (O.P.R.D.C.T.) bears, North 61 degrees 04 minutes 13 seconds East, a distance of 17.04 feet;

THENCE South 00 degrees 35 minutes 49 seconds East, with the West line of said 15 foot Alley, a distance of 127.14 feet to the POINT OF BEGINNING, containing 6,117 square feet or 0.140 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
ARA SURVEYING
3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL (972) 948-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

PRELIMINARY PLAT
EESA HOMES ADDITION
LOT 12A, BLOCK 3477

A REPLAT OF LOTS 10, 11 AND 12, BLOCK 3477
SECOND INSTALLMENT OF SUNRISE SLOPE
0.140 ACRES SITUATED IN THE
AARON OVERTON SURVEY, ABSTRACT NO. 1101
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000069

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