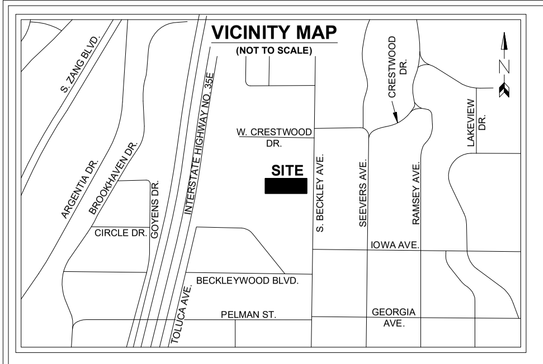
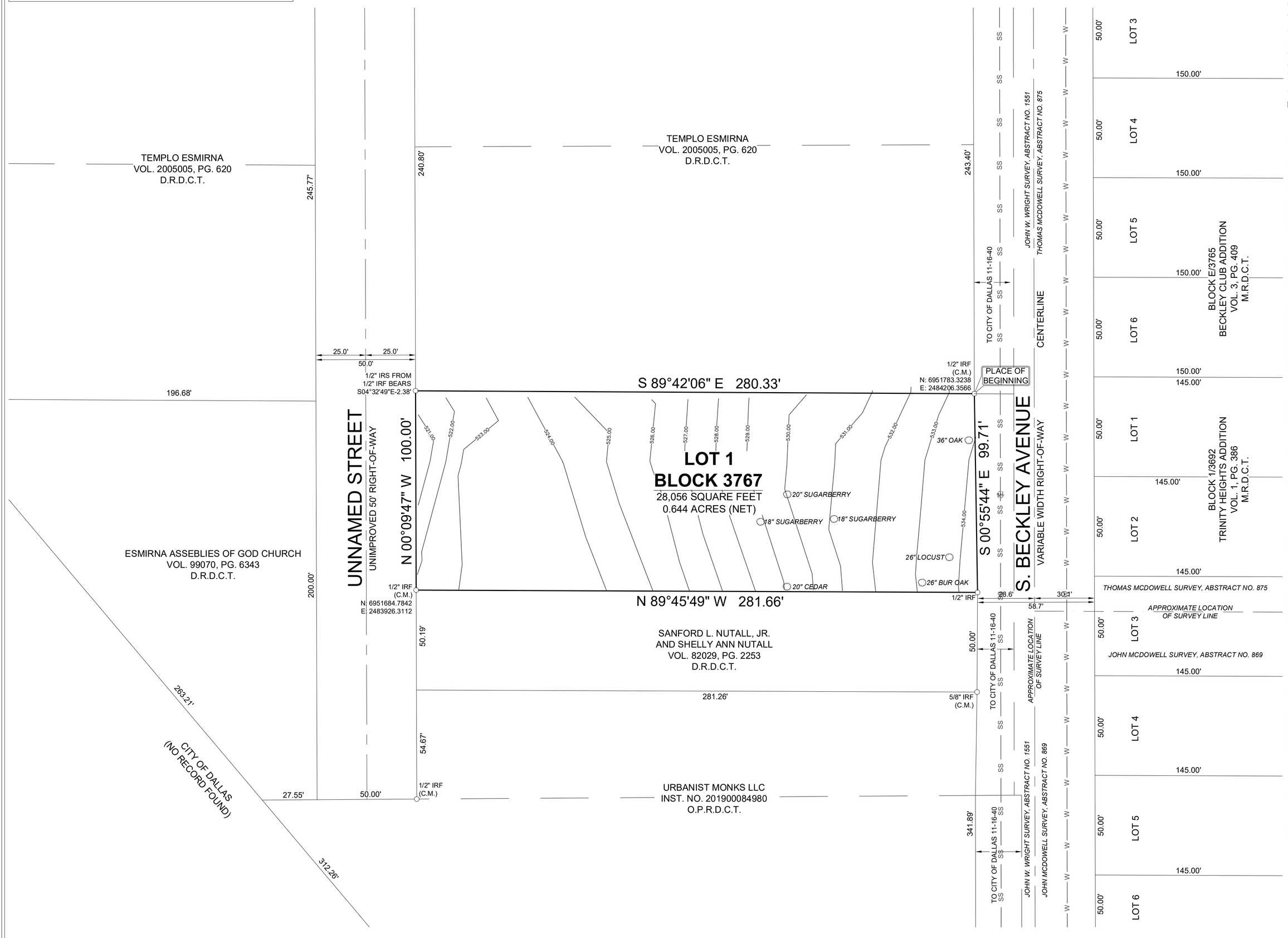


0' 30'
GRAPHIC SCALE
1-INCH = 30 FEET



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS John Dickson and Tiwu Akwa, are the sole owners of a tract of land located in the JOHN W. WRIGHT SURVEY, Abstract No. 1551, City of Dallas, Dallas County, Texas, being part of City of Dallas Block 3767, and being the same tract of land described in Warranty Deed with Vendor;s Lien to John Dickson and Tiwu Akwa, recorded in Instrument No. 202400009324, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the West line of S. Beckley Avenue, a varable width right-of-way, at the Southeast corner of a tract of land described in deed to Templo Esmirna, recorded in Volume 2005005, Page 620, Deed Records, Dallas County, Texas, and being the Northeast corner of said Dickson and Akwa tract;

THENCE South 00 deg. 55 min. 44 sec. East, along said West line, a distance of 99.71 feet to a 1/2 inch iron rod found in the East line of an unnamed street, a 50 foot right-of-way, at the Northeast corner of a tract of land described in deed to Sanford L. Nutall, Jr. and Shelly Ann Nutall, recorded in Volume 82029, Page 2253, Deed Records, Dallas County, Texas, and being the Southeast corner of said Dickson and Akwa tract;

THENCE North 00 deg. 09 min. 47 sec. West, along said East line of unnamed street, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set,, from which bears a 1/2 inch iron rod found, South 04 deg. 32 min. 49 sec. East, 2.38 feet, at the Southwest corner of said Esmirna tract, and being the Northwest corner of said Dickson and Akwa tract;

THENCE South 89 deg. 42 min. 06 sec. East, a distance of 280.33 feet to the PLACE OF BEGINNING and containing 28,056 square feet or 0.644 of an acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That John Dickson and Tiwu Akwa**,** acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as: **DICKSON AKWA ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forevever 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 systems 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 _____, Texas, This _____ day of _____, 2026.

_____ _____
Name: John Dickson Name: Tiwu Akwa
Title: Owner Title: 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 John Dickson, 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 considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

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 Tiwu Akwa, 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 considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Barry S. Rhodes, 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 Engineer 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.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 2026.

PRELMINARY PLAT FOR
REVIEW PURPOSES ONLY

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder of mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: RANDOLPH-BROOKS FEDERAL CREDIT UNION

By: _____
Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on this the _____ day of _____, 2026, by _____, as _____, of RANDOLPH-BROOKS FEDERAL CREDIT UNION on behalf of LRANDOLPH-BROOKS FEDERAL CREDIT UNION.

_____
Notary Public in and for the State of Texas

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I,_____, Chairperson or I,_____, 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 Planning Commission
Dallas, Texas

Attest:
_____
Secretary

SURVEYOR'S NOTES

1. ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

5. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING TRACT OF LAND.

6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0480K, DATED 07/07/2014, ZONE X.

PROPERTY ADDRESS: 1703 S. BECKLEY AVENUE, DALLAS, TEXAS 75224
OWNER: *JOHN DICKSON & TIWU AKWA*
ADDRESS: *2305 PLAZA BLVD APT 1321, RICHARDSON, TEXAS 75082*
PHONE: 240-801-1018

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
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
ADS	ALUMINUM DISC STAMPED "_____ ADDITION, RPLS 3691" SET

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202604992 PREPARATION DATE: 06/17/2026 DRAWN BY: TD

PRELIMINARY PLAT
DICKSON AKWA ADDITION
LOT 1, BLOCK 3767
28,056 SQUARE FEET OR 0.644 ACRES OF LAND
BEING A PART OF BLOCK 3767
JOHN W. WRIGHT SURVEY, ABSTRACT NO. 1551
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000181