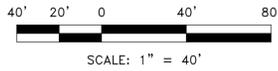




VICINITY MAP  
NOT TO SCALE



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Arham Opportunity Investments, LLC is the owner of a 1.54 acre tract of land situated in the Benjamin Abbott Survey, Abstract No. 13, Dallas County, Texas, and being situated in Dallas City Block 5984, Dallas County, Texas, of Kiest Park Estates No. 2, an unrecorded subdivision in Dallas County, Texas, same being that tract of land conveyed to Arham Opportunity Investments, LLC, by Warranty Deed recorded in Instrument No. 202300132257, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the Southeast corner of Lot 1, Block 5983, Skaggs Albertsons Addition, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Volume 71173, Page 2413, Map Records, Dallas County, Texas, same lying along the North Right-of-Way line of West Pentagon Parkway (a variable width Right-of-Way) dedicated by Volume 69172, Page 1941, Deed Records, Dallas County, Texas;

THENCE North 21 degrees 42 minutes 29 seconds West, along the East line of Lot 1, Block 5983, of said Skaggs Albertsons Addition, a distance of 20.13 feet to a point for corner, said corner lying along the East line of Lot 1, Block 5983, of said Skaggs Albertsons Addition, same being the South corner of a tract of land with no known ownership;

THENCE North 09 degrees 11 minutes 22 seconds East, along the Southeast line of a tract of land with no known ownership, a distance of 124.00 feet to a point for corner;

THENCE North 23 degrees 18 minutes 38 seconds West, along the Northeast line of a tract of land with no known ownership, a distance of 100.00 feet to a point for corner, said corner being the North corner of a tract of land with no known ownership, same being the Northeast corner of Lot 1, Block 5983, of said Skaggs Albertsons Addition;

THENCE South 88 degrees 04 minutes 22 seconds West, along the North line of Lot 1, Block 5983, of said Skaggs Albertsons Addition, a distance of 30.00 feet to a point for corner, said corner lying along the North line of Lot 1, Block 5983, of said Skaggs Albertsons Addition, same being the Southeast corner of Lot 25-A, Block 5984, Polk-Love Addition, an addition to the City of Dallas, Dallas County, Texas, thereof recorded in Volume 74191, Page 1126, Map Records, Dallas County, Texas;

THENCE North 45 degrees 25 minutes 38 seconds West, along the Northeast line of Lot 25-A, Block 5984, of said Polk-Love Addition, a distance of 21.24 feet to a point for corner, said corner lying along the Northeast line of Lot 25-A, Block 5984, of said Polk-Love Addition, same being the Southwest corner of a tract of land conveyed to Arham Opportunity Investments, LLC, by deed recorded in Instrument No. 202300079733, Official Public Records, Dallas County, Texas;

THENCE North 88 degrees 04 minutes 22 seconds East, along the South line of said Arham tract, passing a 1/2 inch iron rod found at a distance of 75.33 feet, and continuing a total distance of 319.90 feet to a 1/2 inch iron rod found for corner, said corner lying along the South line of said Arham tract, same lying along the West Right-of-Way line of South Tyler Street (a public Right-of-Way), from which a 3/8 inch iron rod found bears North 69 degrees 43 minutes 28 seconds West, a distance of 0.28 feet for witness, and from which a 5/8 inch iron rod found bears South 81 degrees 01 minute 11 seconds West, a distance of 3.97 feet for witness;

THENCE South 01 degree 13 minutes 31 seconds East, along the West Right-of-Way line of said South Tyler Street, a distance of 280.37 feet to a 1/2 inch iron rod found for corner, said corner lying along the West Right-of-Way line of said South Tyler Street, same lying along the North Right-of-Way line of said West Pentagon Parkway;

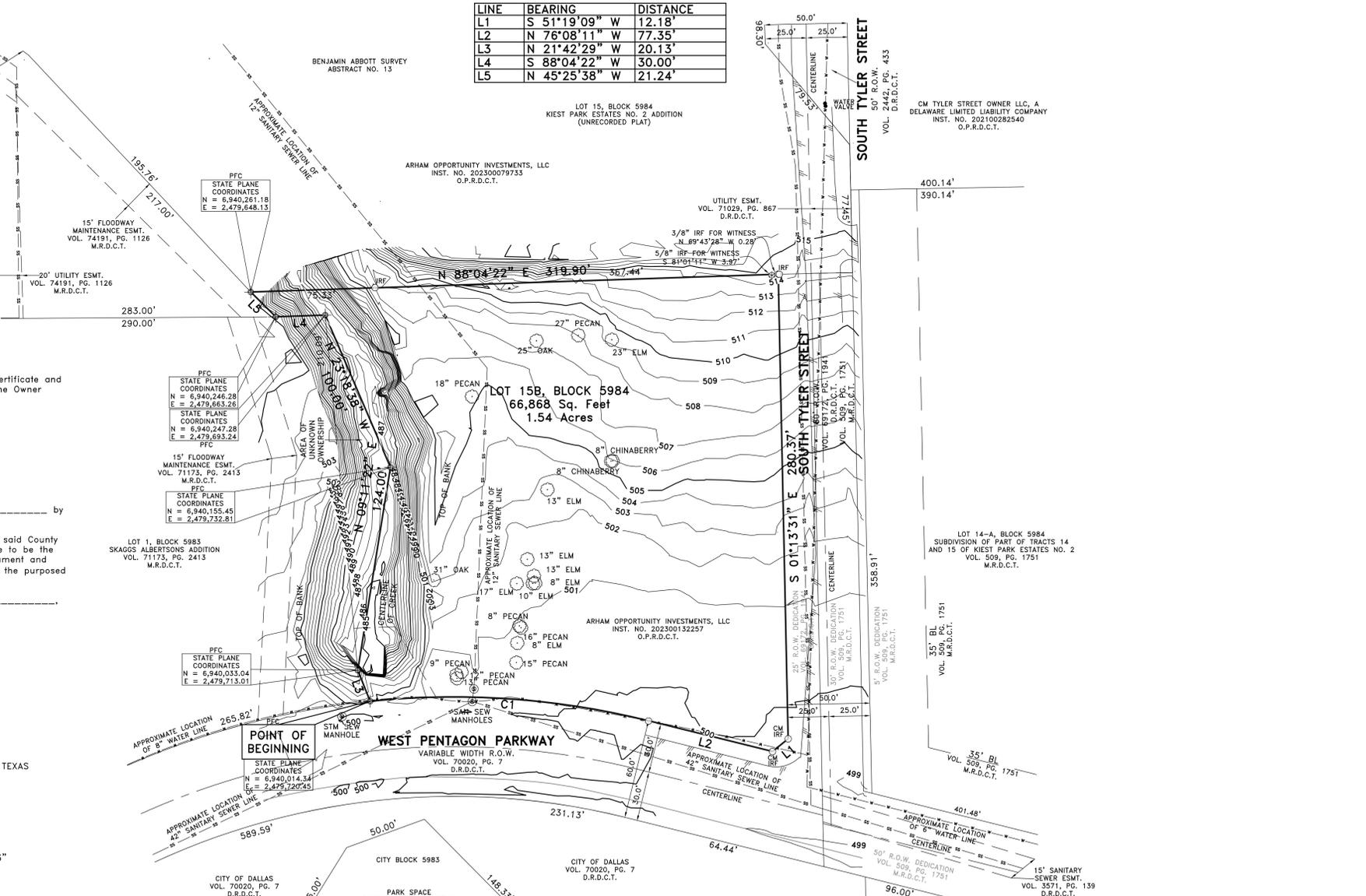
THENCE South 51 degrees 19 minutes 09 seconds West, along the North Right-of-Way line of said West Pentagon Parkway, a distance of 12.18 feet to a 1/2 inch iron rod found for corner, said corner lying along the North Right-of-Way line of said West Pentagon Parkway;

THENCE North 76 degrees 08 minutes 11 seconds West, along the North Right-of-Way line of said West Pentagon Parkway, a distance of 77.35 feet to a 1/2 inch iron rod found for corner, said corner lying along the North Right-of-Way line of said West Pentagon Parkway, and being the beginning of a tangent curve to the left, having a radius of 493.51 feet, a delta angle of 19 degrees 44 minutes 25 seconds, a chord bearing and distance of North 86 degrees 00 minutes 24 seconds West, 169.19 feet;

THENCE along said West Pentagon Parkway, and said curve to the left, an arc length of 170.03 feet to the POINT OF BEGINNING and containing 66,868 square feet or 1.54 acres of land.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	170.03'	493.51'	19°44'25"	N 86°00'24" W	169.19'

LINE	BEARING	DISTANCE
L1	S 51°19'09" W	12.18'
L2	N 76°08'11" W	77.35'
L3	N 21°42'29" W	20.13'
L4	S 88°04'22" W	30.00'
L5	N 45°25'38" W	21.24'



**LIEN HOLDERS SUBORDINATION AGREEMENT**

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

Centennial Bank  
BY: Chris Castle  
(Representative)

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_ by Chris Castle

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Chris Castle 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.

WITNESS, my hand at Dallas, this the \_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas

- 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  
INST. NO. = INSTRUMENT NUMBER  
VOL. = VOLUME  
PG. = PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = 1/2 INCH IRON ROD FOUND  
PFC = POINT FOR CORNER  
INST. NO. = INSTRUMENT NUMBER  
A.C.S. = 3" ALUMINUM DISK STAMPED "\_\_\_ AND RPLS 5513"  
SET OVER A 1/2 INCH IRON ROD SET  
ESMT. = EASEMENT  
BL = BUILDING LINE

**GENERAL NOTES**

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) FLOOD NOTE: ACCORDING TO THE F.I.R.M. NO. 48113C0480K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Arham Opportunity Investments, LLC, acting by and through its duly authorized agent Awais Ahmed, do hereby adopt this plat, designating the herein described property as PENTAGON TYLER 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
Arham Opportunity Investments, LLC (Owner)  
Awais Ahmed (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Awais Ahmed 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

I, Bryan Connally, 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 \_\_\_\_\_, 2023.

**RELEASED FOR REVIEW 08/21/2023 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.**

Bryan Connally  
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**  
I, Tony Shiddi, 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

PRELIMINARY PLAT  
**PENTAGON TYLER ADDITION**  
LOT 15B, BLOCK 5984  
66,868 SQ. FT. / 1.54 ACRES  
BENJAMIN ABBOTT SURVEY, ABSTRACT NO. 13  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-241

**CBG**  
SURVEYING TEXAS LLC  
PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING  
Main Office  
1413 East I-30, Ste. 7  
Garland, TX 75043  
P 214.349.9485  
F 214.349.2216  
Firm No. 10168800  
www.cbgtxllc.com

OWNER: ARHAM OPPORTUNITY INVESTMENTS, LLC  
6060 N. CENTRAL EXPRESSWAY STE. 230  
DALLAS, TEXAS, 75206  
PHONE: 469-434-4082