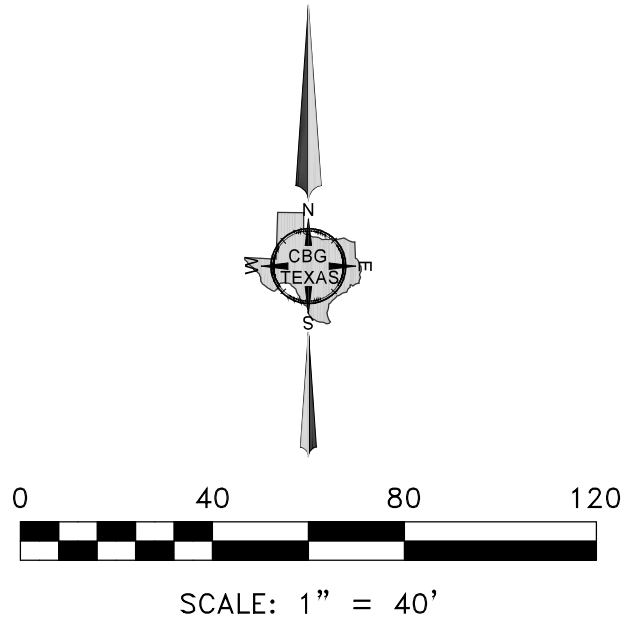


VICINITY MAP
(NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Walia and Sons Real Estate Inc. and Bajinder Singh Dhillon are the owners of a 19,573 square foot tract of land in City Block 2/7139 situated in the Enoch Horton Survey, Abstract Number 604, City of Dallas, Dallas County, Texas, and being Lots 4 and 5, Block 2/7139, of Colonia Weisenberger Addition No. 2, according to the Plat thereof recorded in Volume 8, Page 333, Map Records, Dallas County, Texas, same being a tract of land conveyed to Walia and Sons Real Estate Inc. a Texas Corporation and Bajinder Singh Dhillon, by Special Warranty Deed recorded in Instrument Number 202400234110, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 6, Block 2/7139, of said Colonia Weisenberger Addition No. 2, and lying on the East right-of-way line of North Westmoreland Road (100 foot right-of-way);

THENCE North 00 degree 32 minutes 28 seconds West, along the East right-of-way line of said North Westmoreland Road, a distance of 104.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for corner, said corner being the Southwest corner of a tract of land conveyed to Jayshiri Hanuman Inc., by deed recorded in Instrument Number 201300362376, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears South 47 degrees 08 minutes 35 seconds East, a distance of 0.82 feet for witness;

THENCE North 89 degrees 27 minutes 32 seconds East, along the South line of said Jayshiri Hanuman Inc. tract, a distance of 188.20 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the Southeast corner of said Jayshiri Hanuman Inc. tract, and lying on the West right-of-way line of a 20 foot alley as recorded in Volume 8, Page 333, Map Records, Dallas County, Texas;

THENCE South 00 degree 32 minutes 28 seconds East, along the West right-of-way line of said 20 foot alley, a distance of 104.00 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of said Lot 6, from which a 1/2 inch iron rod found bears North 67 degrees 53 minutes 06 seconds East, a distance of 1.86 feet for witness;

THENCE South 89 degrees 27 minutes 32 seconds West, along the North line of said Lot 6, a distance of 188.20 feet to the POINT OF BEGINNING and containing 19,573 square feet or 0.45 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Walia and Sons Real Estate Inc. and Bajinder Singh Dhillon, acting by and through their duly authorized agent, Manpreet Walia, do hereby adopt this plat, designating the herein described property as **NORTH WESTMORELAND 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 _____, 2025.

Walia and Sons Real Estate Inc. and Bajinder Singh Dhillon (Owner)

By: _____
Manpreet Walia (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 Manpreet Walia 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

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 _____, 2025.

RELEASED FOR REVIEW ON 07/11/2025, 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 _____, 2025.

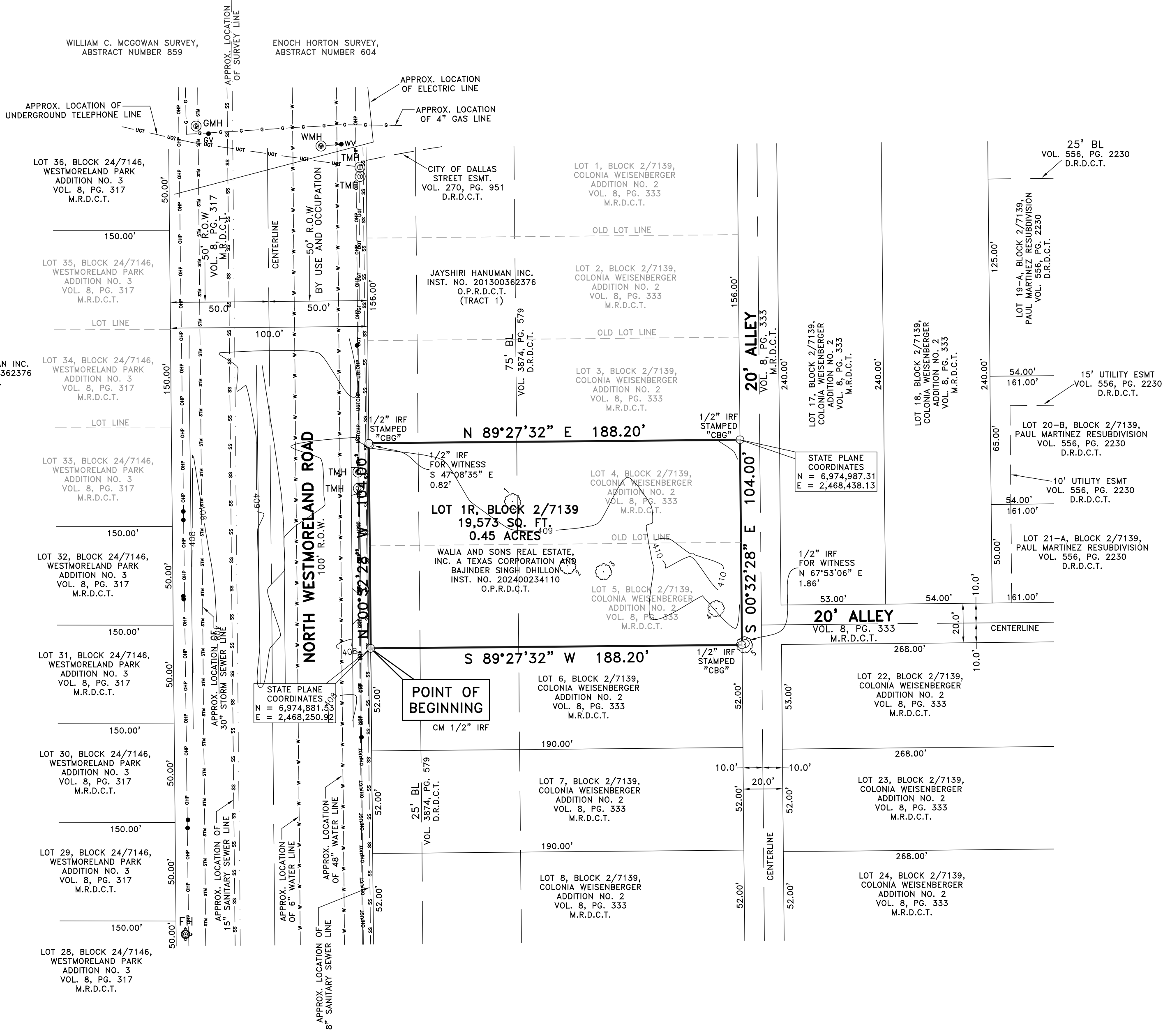
Notary Public in and for the State of Texas

TREE TABLE		
TREE	SIZE	SPECIES
1	29"	DOUBLE SUGAR BERRY
2	18"	SUGAR BERRY
3	11"	SUGAR BERRY
4	18"	DOUBLE CEDAR ELM
5	9"	CEDAR ELM

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./PG. = VOLUME/PAGE
SQ. FT. = SQUARE FEET
ESMT. = EASEMENT
BL = BUILDING LINE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
APPROX. = APPROXIMATE

GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 PLATTED LOTS FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) ACCORDING TO F.I.R.M. MAP NO. 48113C0340J (EFFECTIVE DATE AUGUST 23, 2001), THIS PROPERTY DOES LIE IN ZONE X (LEVEE) AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.



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

REPLAT
NORTH WESTMORELAND ADDITION
LOT 1R, BLOCK 2/7139
BEING A REPLAT OF LOTS 4 AND 5,
BLOCK 2/7139, OF COLONIAL WEISENBERGER
ADDITION NO. 2, SITUATED IN THE
ENOCH HORTON SURVEY, ABSTRACT NO. 604,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000041 & S245-206
ENGINEERING NO. DP____-



OWNER: WALIA AND SONS REAL ESTATE
AND BAJINDER SINGH DHILLON
AGENT: MANPREET S. WALIA
519 BELLAH DR.
IRVING, TEXAS, 75062
PHONE: 469-734-4370
EMAIL: manpreetwalia100@gmail.com

SCALE: 1"=40' / DATE: 07-11-2025 / JOB NO. 2314008-01 / DRAWN BY: CAJ