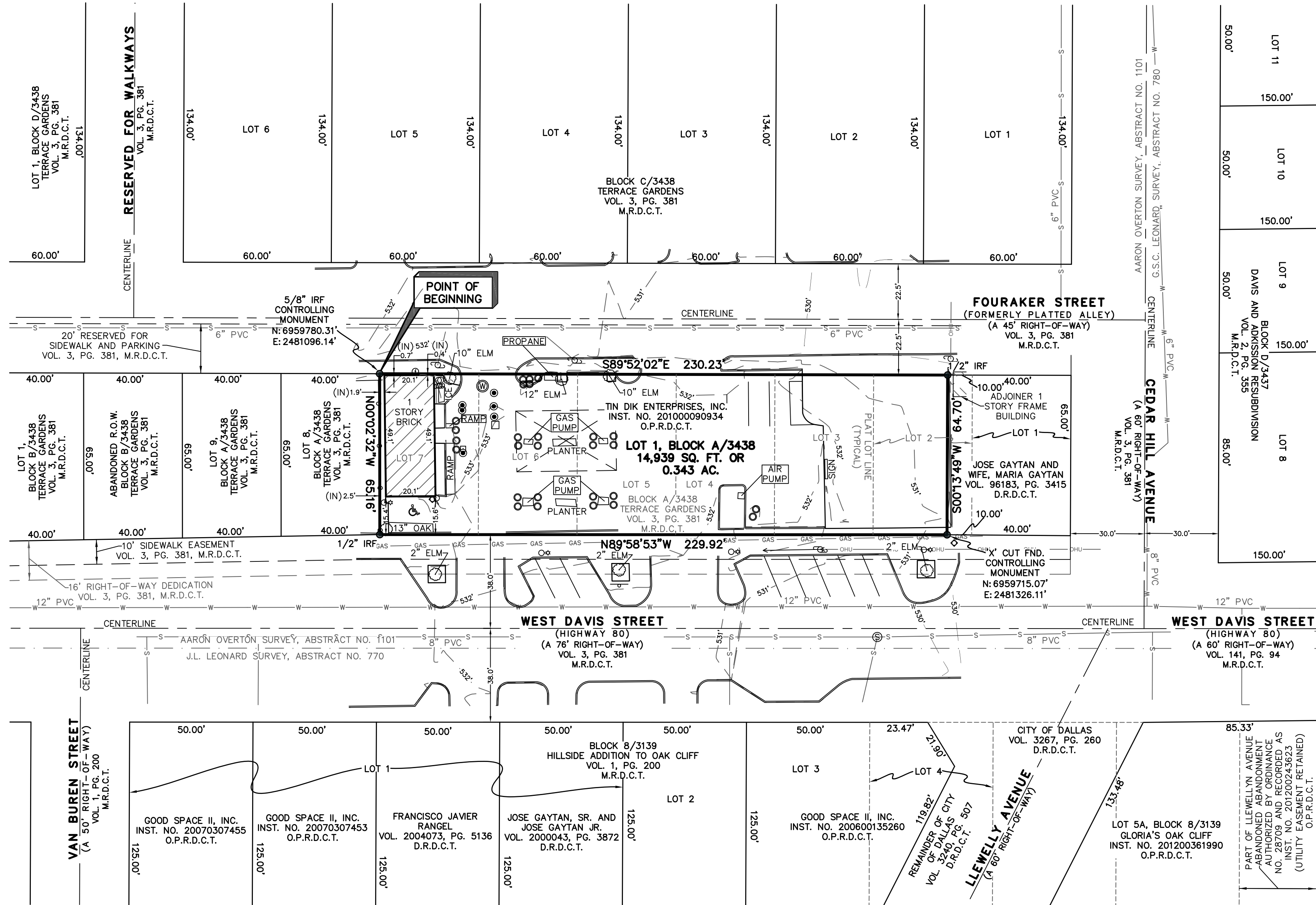


- GENERAL NOTES:
1. BASIS OF BEARING – STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ADJUSTMENT REALIZATION 2011.
  2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM FIVE PLATTED LOTS AND A PORTION OF A ONE PLATTED LOT FOR COMMERCIAL USE.
  4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LEGEND  
IRF – IRON ROD FOUND  
D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. – INSTRUMENT NUMBER  
VOL. – VOLUME  
PG. – PAGE  
M.R.D.C.T. – MAP RECORDS, DALLAS COUNTY, TEXAS

BUILDING TO REMAIN



SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 2/3/2023**

TIMOTHY R. MANKIN DATE  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

OWNER'S CERTIFICATE:

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS TIN DIK ENTERPRISES, INC., is the sole owner of that certain 0.343 acre tract of land situated in the Aaron Overton Survey, Abstract No. 1101, and being all that certain tract of land conveyed to Tin Dik Enterprises, Inc., by Special Warranty Deed with Vendor's Lien recorded in Instrument Number 201000090934, Official Public Records, Dallas County, Texas, and being a portion of Lot 2, and all of Lots 3, 4, 5, 6, and 7, Block A/3438, Terrace Gardens, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 381, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Tin Dik tract, same being the northwest corner of said Lot 7, same being the northeast corner of Lot 8, said Block A/3438, same being in the south right-of-way line of Fouraker Street (a 45 foot right-of-way) (formerly platted alley per Volume 3, Page 381, said Map Records);

THENCE South 89 deg. 52 min. 02 sec. East, along the common line of said Block A/3438 and said Fouraker Street, a distance of 230.23 feet to a 1/2 inch iron rod found for the northeast corner of said Tin Dik tract, same being the northwest corner of that certain tract of land conveyed to Jose Gaytan and wife, Maria Gaytan, by deed recorded in Volume 96183, Page 3415, Deed Records, Dallas County, Texas;

THENCE South 00 deg. 13 min. 49 sec. West, through the interior of said Block A/3438 and along the common line of said Tin Dik tract and said Gaytan tract, a distance of 64.70 feet to an 'X' out found for the southeast corner of said Tin Dik tract, same being in the south line of said Block A/3438, same being the southwest corner of said Gaytan tract, same being in the north line of West Davis Street (Highway 80) (a 76 foot right-of-way);

THENCE North 89 deg. 58 min. 53 sec. West, along the common line of said Tin Dik tract, said Block A/3438, and said West Davis Street, a distance of 229.92 feet to a 1/2 inch iron rod found for the southwest corner of said Tin Dik tract, same being the southwest corner of aforesaid Lot 7, same being the southeast corner of aforesaid Lot 8, said Block A/3438;

THENCE North 00 deg. 02 min. 32 sec. West, along the common line of said Tin Dik tract, and said Lots 7 and 8, a distance of 65.16 feet to the POINT OF BEGINNING and containing 14,939 square feet or 0.343 acre of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TIN DIK ENTERPRISES, INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **TIN DIK ADDITION**, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES 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, TEXAS.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023,

TIN DIK ENTERPRISES, INC.

BY: \_\_\_\_\_  
SHAM SUDDUHA, OWNER

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHAM SUDDUHA, OWNER OF TIN DIK ENTERPRISES, INC., KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY

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

Lien holder:  
[Bank/mortgagee]

By: \_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date of acknowledgement) by \_\_\_\_\_ (name of person who signed), as \_\_\_\_\_ (title of officer—usually president or secretary, of \_\_\_\_\_ (name of business), a \_\_\_\_\_ (state of business, i.e., LLC, Corp, etc.), on behalf of the \_\_\_\_\_ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

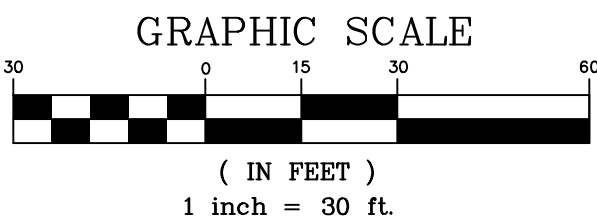
PRELIMINARY PLAT  
**TIN DIK ADDITION**  
LOT 1, BLOCK A/3438  
A REPLAT OF LOTS 3–7 AND A PORTION OF LOT 2, BLOCK A/3438  
TERRACE GARDENS  
AARON OVERTON SURVEY, ABSTRACT NO. 1101  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223–087  
ENGINEERING PLAN NO. \_\_\_\_\_

OWNER:  
TIN DIK ENTERPRISES, INC.  
SHAM SUDDUHA  
619 W. DAVIS STREET  
DALLAS, TEXAS 75208  
214–663–0767  
SHAGOR33@HOTMAIL.COM

ENGINEER:  
HOUSHANG JAHVANI  
JAHVANI CONSULTING ENGINEERS, INC.  
2121 N. JOSEY LANE, SUITE 200  
CARROLLTON, TEXAS 75006  
214–718–9469  
JAHVANI@HOTMAIL.COM

JOB NO.: 22–1208 DATE: 1/16/2023 FIELD DATE: 1/3/2023 SCALE: 1" = 30' FIELD: A.R.M. DRAWN: J.M.N. CHECKED: T.R.M.	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com 1604 HART STREET SOUTH LAKE, TEXAS 76092 817–481–1806 (O) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Texas Society of Professional Surveyors Member Since 1977	SHEET 1 OF 1
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LINETYPE TABLE	
—	BOUNDARY LINE
—	ADJOINER LINE
—	CONTOUR LINE
—	WATER LINE
—	OVERHEAD SERVICE LINE
—	SEWER LINE
—	GAS LINE
—	EASEMENT LINE
—	STREET CENTERLINE
—	CHAIN LINK FENCE



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		PAYPHONE		LIGHT POLE
	TELEPHONE PEDESTAL		WATER VALVE		1'x1' METAL LID		TYPICAL FENCE
	DOWN OUT		TRANSFORMER PAD		2'x2' METAL LID		CONCRETE
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD