

R.L. THORNTON FREEWAY (IH 35E)
 (RIGHT-OF-WAY VARIES)
 INST. NO. 20080227555
 P.R./D.C.T.

OWNER'S DEDICATION:

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

That **Alnachawati Corporation, a Texas corporation**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **Alnachawati 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 line 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, potolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 _____ day of _____, 2019.

"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES."
Osama Alnachawati
 (OWNER)

OWNERS ACKNOWLEDGMENT:

State of Texas
 County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Osama Alnachawati**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2019.

"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
 Notary Public

OWNER'S CERTIFICATE:

State of Texas:
 County of Dallas:

WHEREAS, Alnachawati Corporation, a Texas Corporation, is the sole owner of a 0.1387 acre tract of land situated in the G. L. Leonard Survey, Abstract No. 770, in the City of Dallas, City Block 3526, and being the same tract of land according to the Special Warranty Deed in Instrument No. 201800120272, of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of W. Jerden Lane (formerly W. Jordan Lane ~ called 45' right-of-way), the north line of said Block 3526, the northeast corner of Tract 9 deeded to Gabriel Jimenez according to the deed thereof recorded in Instrument No. 200800600599 of the Deed Records of Dallas County, Texas, and said point also being the northwest corner of said 0.1387 acre tract;

THENCE S. 87°48'30" E., along the south line of said W. Jerden Lane and the north line of said 0.1387 acre tract, a distance of 44.82 feet to a 1/2 inch iron rod found with cap marked "PLS 4207" for the northeast corner of said 0.1387 acre tract and in the west line of S. Zang Boulevard (called 110' right-of-way);

THENCE S. 01°04'56" E., with west line of said S. Zang Boulevard and the east line of said 0.1387 acre tract, a distance of 135.00 feet to a 1/2 inch iron rod found with cap for the southeast corner of said 0.1387 acre tract and the northeast corner of a tract of land deeded to Cynthia Henneegan according to the deed thereof recorded in Instrument No. 20080057014, of the Deed Records of Dallas County, Texas, and being the northeast corner of City of Dallas Block 3845;

THENCE N. 87°48'38" W., with the common line of said Henneegan tract and said 0.1387 acre tract, passing at a distance of 25.00 feet the northeast corner of Lot 1, Block A/3845, M. L. Whitney's Subdivision, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2, Page 239, of the Plat Records of Dallas County, Texas, continuing with the common line of said Lot 1, Block A/3845 and said 0.1387 acre tract, a total distance of 44.85 feet to a point for corner in a 26 inch hackberry tree (unable to set monument) for the southwest corner of said 0.1387 acre tract and the southeast corner of said Jimenez tract, from which a found 600 nail found for reference in said 26 inch hackberry tree, bears S. 33°48'17" E., 1.00 foot;

THENCE N. 01°04'14" W., with the common line of said 0.1387 acre tract and said Jimenez tract, a distance of 135.00 feet to the **POINT OF BEGINNING** and CONTAINING 6.043 square feet or 0.1387 acres of land, more or less.

SURVEYORS STATEMENT:

I, **M. L. MITCHELL**, 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 Land Surveying, 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. 31A-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 _____, 2019.

"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
M. L. MITCHELL
 Texas Registered Professional Land Surveyor No. 2617

SURVEYORS ACKNOWLEDGMENT:

State of Texas
 County of Dallas:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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 consideration therein expressed and in the capacity therein stated.

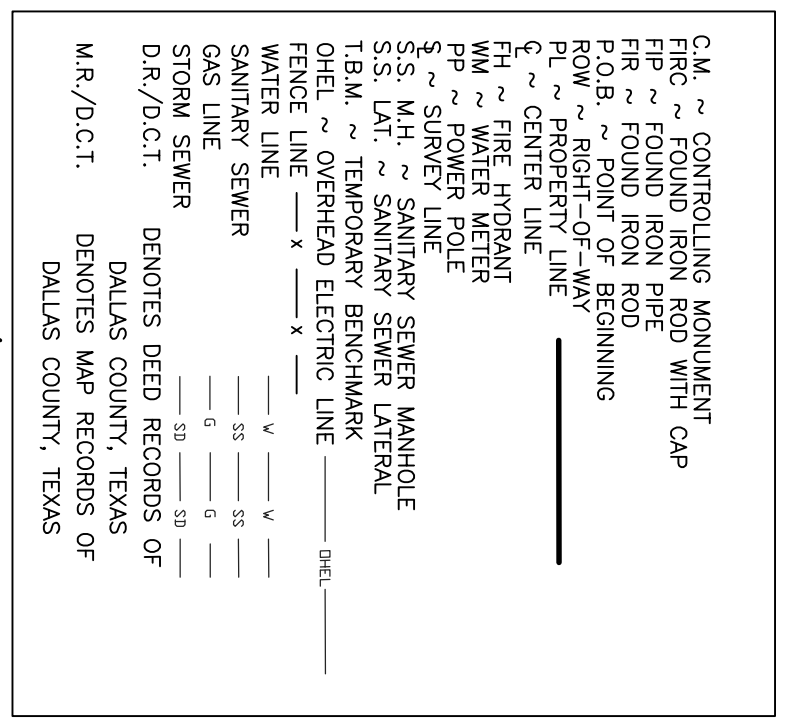
Given under my hand and seal of office on the _____ day of _____, 2019.

"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"
 Notary Public

PT.#	SIZE & TYPE	TREE CHART
598	40' LIVE OAK	SCIENTIFIC NAME
610	38' LIVE OAK	QUERCUS VIRGINIANA
621	38' LIVE OAK	QUERCUS VIRGINIANA
630	8' 6" CHINA BERRY	QUERCUS VIRGINIANA
639	26' HACKBERRY	MELIA AZEDARACH
646	14' HACKBERRY	CELTIS OCCIDENTALIS

NOTES:

- The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. All distances shown hereon are surface distances. Vertical Data NAVD 88.
- No lot to lot drainage allowed without Engineering Division approval.
- The purpose of this plat is to create one lot out of an unplatted tract of land being 0.1387 acres.
- There are no existing structures on site.
- All coordinates shown are on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Projection. Coordinate values, No Scale and no Proj.



OWNER/DEVELOPER
ALNACHAWATI CORPORATION,
 A TEXAS CORPORATION
 2116 BECKLEY AVE.
 CEDAR HILL, TEXAS 75104
 PH# 214-924-9782
 EMAIL: oah@alnachawati.net

PREPARED BY:
KEELTON SURVEYING COMPANY
 M.S. KEELTON
 2037 DALWORTH STREET
 GRAND PRAIRIE, TEXAS 75050
 REGISTERED PROFESSIONAL LAND SURVEYORS
 PHONE: (972) 641-0843 FAX: (972) 647-0154
 E-MAIL: ksc4019@scglobe.net

PRELIMINARY PLAT
ALNACHAWATI CORPORATION
LOT 1, BLOCK 3526
BEING A PLAT OF 0.1387 ACRES
IN THE G. L. LEONARD SURVEY
ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-175
 6.043 SQ. FT. OR 0.1387 ACRES
 DATE: MARCH 27, 2019

RECORDED IN INSTRUMENT NO. _____, O.P.R.D.C.T.