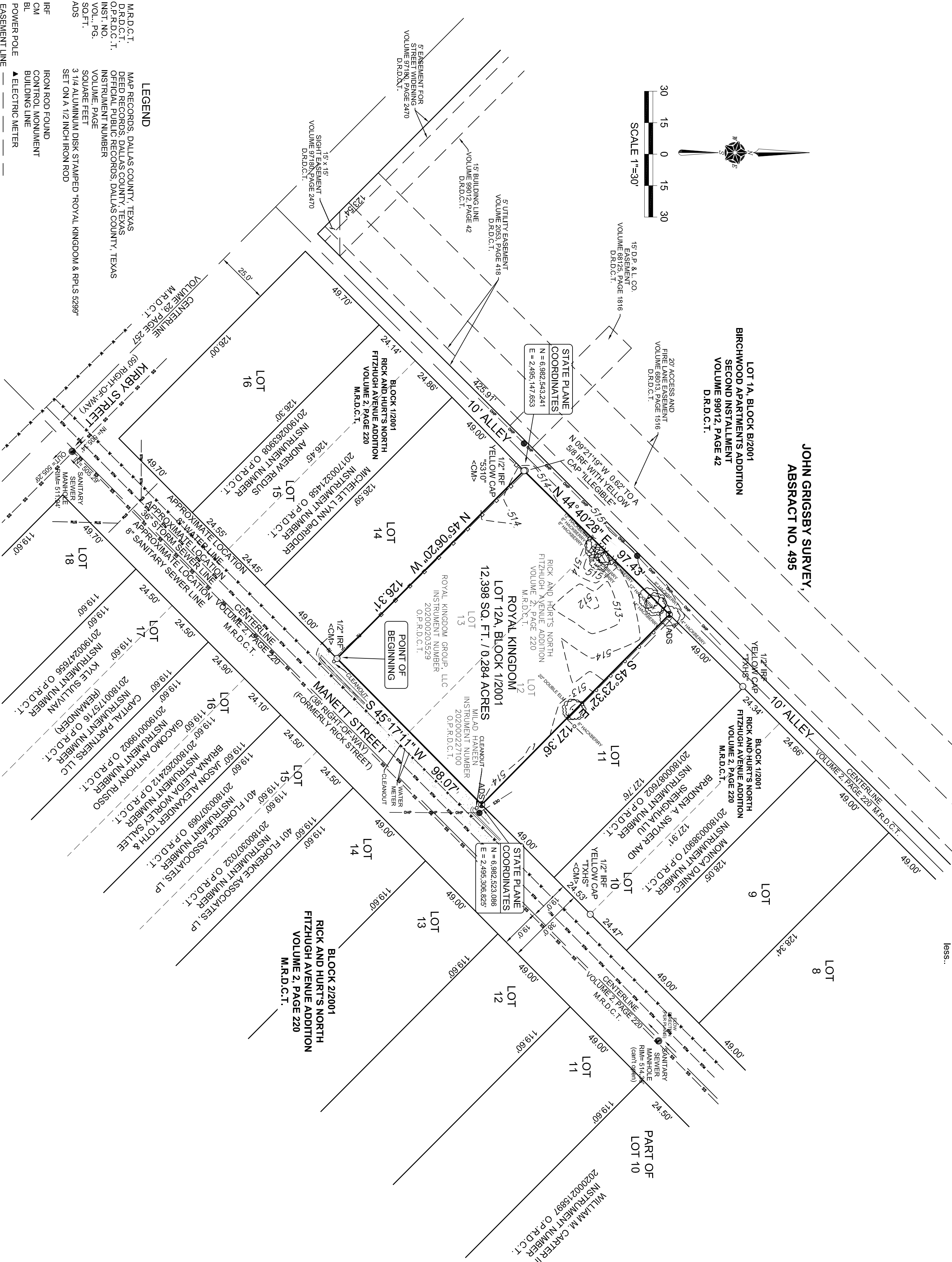


GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot out of 2 existing platted lots.
- 2) Lot to lot drainage will not be allowed without City of Dallas Parking & Drainage Engineering Section approval.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is 1.
- 6) Dallas Department of Water Benchmarks used:
#871 35.2-4 Square cut on concrete curb of storm sewer drop inlet at northwest corner of Kirby Street and Capital Avenue.
Northing: 5,981,850.372 Easting: 2,495,664.344 Elevation= 509.78'
#874 35.2-7 Square cut on concrete curb at midpoint on the northeast corner of the intersection of Deere Street and Kirby Street in front of power pole.
Northing: 5,981,412.223 Easting: 2,496,142,560 Elevation= 508.71'
- 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0345, with a date of identification of 03/11/2021, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 8) There are no existing structures on the subject property.



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **Midad Haneen and Royal Kingdom Group, LLC**, are the owners of tracts of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, and being Lots 12 and 13, Block 12001, Rick and Hurts North Fitzhugh Avenue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2, Page 220, Map Records, Dallas County, Texas, and being those tracts of land described in General Warranty Deed with Vendor's Lien to **MILAD HANEEN**, recorded in Instrument No. 202000227100, Official Public Records, Dallas County, Texas and General Warranty Deed with Vendor's Lien to **Royal Kingdom Group, LLC**, a Texas limited liability company, recorded in Instrument Number 202000203529, Official Public Records, Dallas County, Texas, and together being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the east corner of Lot 14, Block 12001 of said Rick and Hurts North Fitzhugh Avenue Addition, same lying in the northwest right-of-way line of Manett Street (58' right-of-way);

THENCE N 45 degrees 06 minutes 20 seconds West, departing said northwest right-of-way line of Manett Street, along the northeast line of said Lot 14, Block 12001, a distance of 126.31 feet to a 1/2 inch iron rod found for the north corner of said Lot 14, Block 12001, same lying in the southeast right-of-way line of a 10 foot alley, from which a 5/8 inch iron rod found with yellow plastic cap "Higgleh" bears N 09 degrees 21 minutes 19 seconds West, 0.82 feet;

THENCE North 44 degrees 40 minutes 28 seconds East, along said southeast right-of-way line of a 10 foot alley, a distance of 97.43 feet to a 3/4 inch aluminum disk stamped "Royal Kingdom & RPL S 5299" set on a 1/2 inch iron rod, for the west corner of Lot 11, Block 12001 of said Rick and Hurts North Fitzhugh Avenue Addition;

THENCE South 45 degrees 23 minutes 32 seconds East, departing said 10 foot alley, along the southwest line of said Lot 11, Block 12001, a distance of 127.36 feet to a 3/4 inch aluminum disk stamped "Royal Kingdom & RPL S 5299" set on a 1/2 inch iron rod, for the south corner of said Lot 11, Block 12001, and lying in said northwest right-of-way line of Manett Street;

THENCE South 45 degrees 17 minutes 11 seconds West, along the east northwest right-of-way line of Manett Street, a distance of 98.07 feet to the **PLACE OF BEGINNING** and containing 12,398 square feet of 0.284 acres of land more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Midad Haneen and Royal Kingdom Group, LLC**, does hereby adopt this plat, designating the herein described property as **ROYAL KINGDOM** KINGDOM, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown hereon are hereby dedicated 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 dedicated 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 or egress to or from and upon 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 or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement areas 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 _____, 2021.

By: _____
Midad Haneen - Owner
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Midad Haneen**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____
WITNESS MY HAND THIS _____ DAY OF _____, 2021.
Royal Kingdom Group, LLC

By: _____
Mark Michael, Managing Member
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Mark Michael**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 nomenclature shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a)(b)(c) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.

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. (05/06/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **Gary E. Johnson**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 2021.

Notary Public in and for the State of Texas
My commission expires: _____

OWNER
MILAD HANEEN
8229 WINTER FALLS TRAIL
HURST, TEXAS 76053-7450

OWNER
ROYAL KINGDOM GROUP, LLC
A TEXAS LIMITED LIABILITY COMPANY
8217 MID CITIES BLVD
NORTH RICHLAND HILLS, TEXAS 76182

TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tksurveying.com
Firm #10169300

PRELIMINARY PLAT
ROYAL KINGDOM
LOT 12A, BLOCK 12001
BEING A REPLAT OF
LOTS 12 & 13, BLOCK 12001
RIK AND HURTS NORTH FITZHUGH AVENUE ADDITION
SITUATED IN THE JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-665
ENGINEERING PLAN NO. 311T-_____
DATE: 04/22/2021 / JOB # 2003036-1 / SCALE: 1" = 30' / DRAWN: KO

- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - M.P.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
 - ADS 3/4 ALUMINUM DISK STAMPED "ROYAL KINGDOM & RPL S 5299"
 - SET ON A 1/2 INCH IRON ROD
 - ORF IRON ROD FOUND
 - CM CONTROL MONUMENT
 - ▲ ELECTRIC METER
 - ESSENTIAL LINE
 - BOUNDARY LINE
 - CENTERLINE
 - SANITARY SEWER LINE
 - WATER LINE
 - W — W — WATER LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OVERHEAD SERVICE
 - CH# — CH#