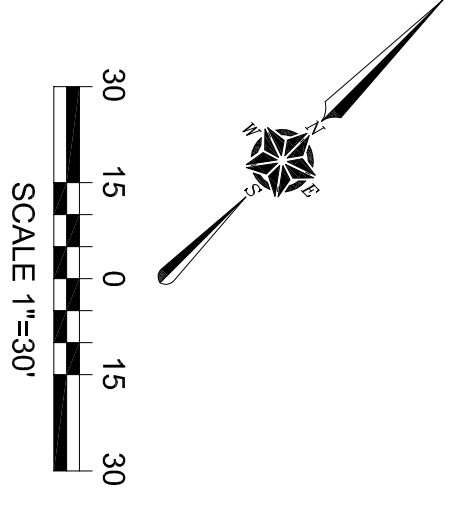
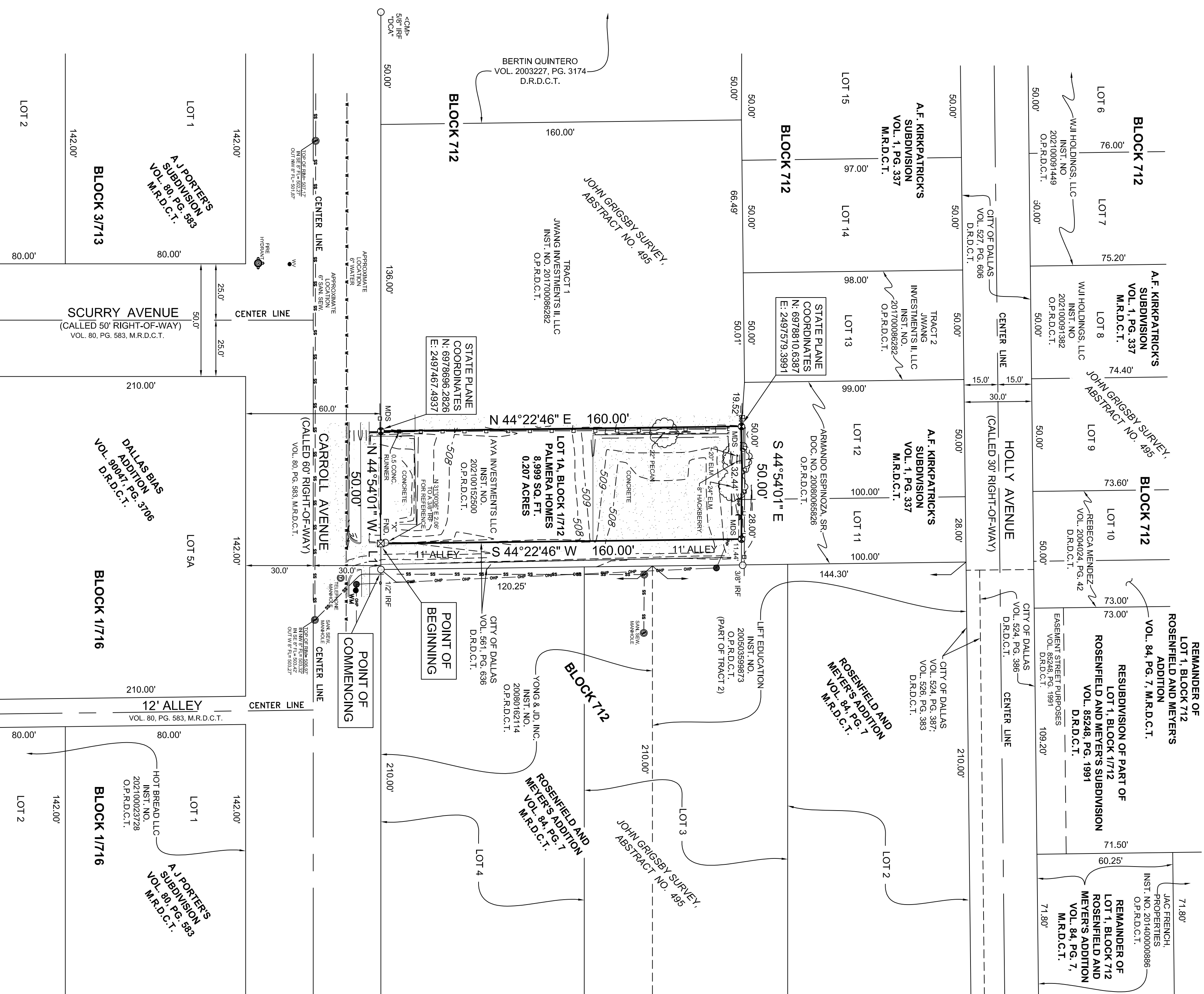


VICINITY MAP - NOT TO SCALE



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	11.44'	N44°54'01"W

OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS, AYA Investment LLC is sole owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Block 712, Dallas County, Texas, same being that tract of land described in Special Warranty Deed to AYA Investment LLC, as recorded in Instrument No. 202105210010693 Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found, said point being the southwest corner of Lot 4, Block 712 of Rosenfield and Meyers Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 84, Page 7, Map Records, Dallas County, Texas, said point also lying on a southeasterly right-of-way line of an 11 foot alley, also lying on the northeasterly right-of-way line of Carroll Avenue (called 60' right-of-way);

Thence North 44 degrees 54 minutes 01 seconds West, departing the northeasterly line of said Lot 4, Block 712, along the northeasterly right-of-way line of said Carroll Avenue, a distance of 114.44 feet to an "X" in concrete found, said point lying on the northeasterly right-of-way line of said Carroll Avenue, said point also being the POINT OF BEGINNING;

Thence North 44 degrees 54 minutes 01 seconds West, along the northeasterly right-of-way line of said Carroll Avenue, a distance of 50.00 feet to a 3-1/4 metallic disk stamped Palamera Homes & RPLS 5299, said point being the south corner of that certain tract of land described in Instrument No. 202105210010693 Official Public Records, Dallas County, Texas, referred to as Tract 1, as recorded in Instrument No. 202105210010693 Official Public Records, Dallas County, Texas;

Thence North 44 degrees 22 minutes 46 seconds East, departing the northeasterly right-of-way line of said Carroll Avenue, along the southeast line of said Tract 1, a distance of 180.00 feet to a 3-1/4 metallic disk stamped Palamera Homes & RPLS 5299, said point being the east corner of said Tract 1, lying on the southwesterly line of Lot 12, Block 712 of A.F. Kirkpatrick's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 337, Map Records, Dallas County, Texas;

Thence South 44 degrees 54 minutes 01 seconds East, along the southwesterly line of said Lot 12, Block 712, passing the south corner of said Lot 12, Block 712, also being the west corner of Lot 11, Block 712 of said A.F. Kirkpatrick's Subdivision at a distance of 32.44 feet, continuing along said line for a total distance of 50.00 feet to a 3-1/4 metallic disk stamped Palamera Homes & RPLS 5299, said point lying on the southwesterly line of said Lot 11, Block 712, and also lying on the northeasterly right-of-way line of said alley;

Thence South 44 degrees 22 minutes 46 seconds West, departing the southwesterly line of said Lot 11, Block 712, along the northeasterly right-of-way line of said alley, a distance of 160.00 feet to the POINT OF BEGINNING and containing 0.207 square feet or 0.207 acres of land.

GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011)
- 2) THE PURPOSE OF THIS PLAT IS TO PLAT A TRACT INTO A SINGLE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. PANEL NO. 4811300345, THE SUBJECT PROPERTY LIES IN ZONE X (NFHA) AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, AS SHOWN HEREON.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.
- 7) BENCHMARKS: DALLAS WATER UTILITIES BENCHMARK NO. 46-A-1 A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE MID POINT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LIVE OAK ST AND FITZHUGH AVE. N: 6.979.353.627; E: 2.499.345.256; ELEV.: 500.161 DALLAS WATER UTILITIES BENCHMARK NO. 46-B-1 A CITY OF DALLAS BENCH MARK IS SET ON TOP OF A CONCRETE CURB AT THE MID POINT AT THE NORTHEAST CORNER OF THE INTERSECTION OF FITZHUGH AVE. AND GASTON AVE. N: 6.978.416.298; E: 2.500.274.754; ELEV.: 496.455

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
- SC.F.T. SQUARE FEET
- RP. IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- 3-1/4" METALLIC DISK STAMPED PALAMERA HOMES & RPLS 5299 SET FOR CORNER
- CM. CONTROL MONUMENT
- SAN. SEW. SANITARY SEWER MANHOLE
- FL. FLOOR LINE
- FR. FURNACE
- FI. FIRE FRONT
- WATER LINE WATER LINE
- SA. SANITARY SEWER LINE
- OV. OVERHEAD POWER LINE
- CH. CHAINLINK FENCE
- WO. WOOD FENCE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, AYA Investment LLC, acting by and through its duly authorized agent, does hereby adopt this plat dedicating the herein described property as **PALAMERA HOMES**, an addition to the City of Dallas, Dallas County, Texas, and to hereby dedicate, in fee simple, to the public use forever any streets, alleys, and backyards management areas shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, the said police, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of utility and fire line 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 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 the 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, patrolling, maintaining and adding to or removing all or parts of the respective systems without the necessity at any time of procuring the permission of any person. 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 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 plying ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

AYA Investment LLC.

Omar Mohamed, General Manager

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 Omar Mohamed, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature _____

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 Land Surveying, the City of Dallas Development Code (Ordinance No. 18455, 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 _____, 2021.
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED UNTIL THE INSTRUMENT HAS BEEN RECORDED OR FILED UPON A FINAL SURVEY DOCUMENT. (8/05/2021)
 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 he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Signature _____

TEXAS HERITAGE
SURVEYING, LLC

SURVEYOR

OWNER
 AYA INVESTMENT LLC,
 OMAR MOHAMED
 5203 E PARKER ROAD
 PARKER, TEXAS 75002

PRELIMINARY PLAT
PALAMERA HOMES
 LOT 1A, BLOCK 1712
 A 8,999 SQ. FT. TRACT OF LAND SITUATED IN BLOCK 712
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-721

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm #10169300

DATE: 07/29/21 / JOB #: 1800507-2 / SCALE: 1" = 30' / JAM