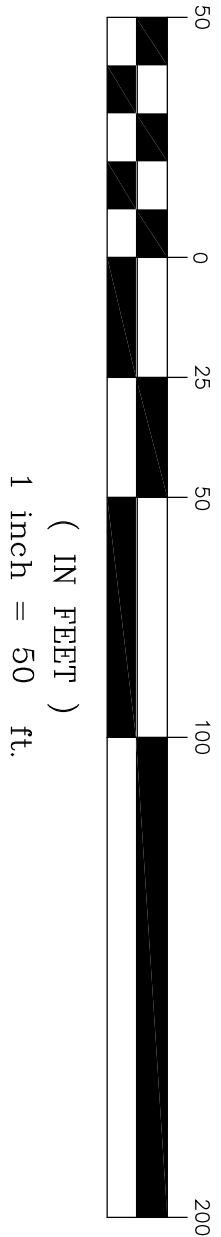
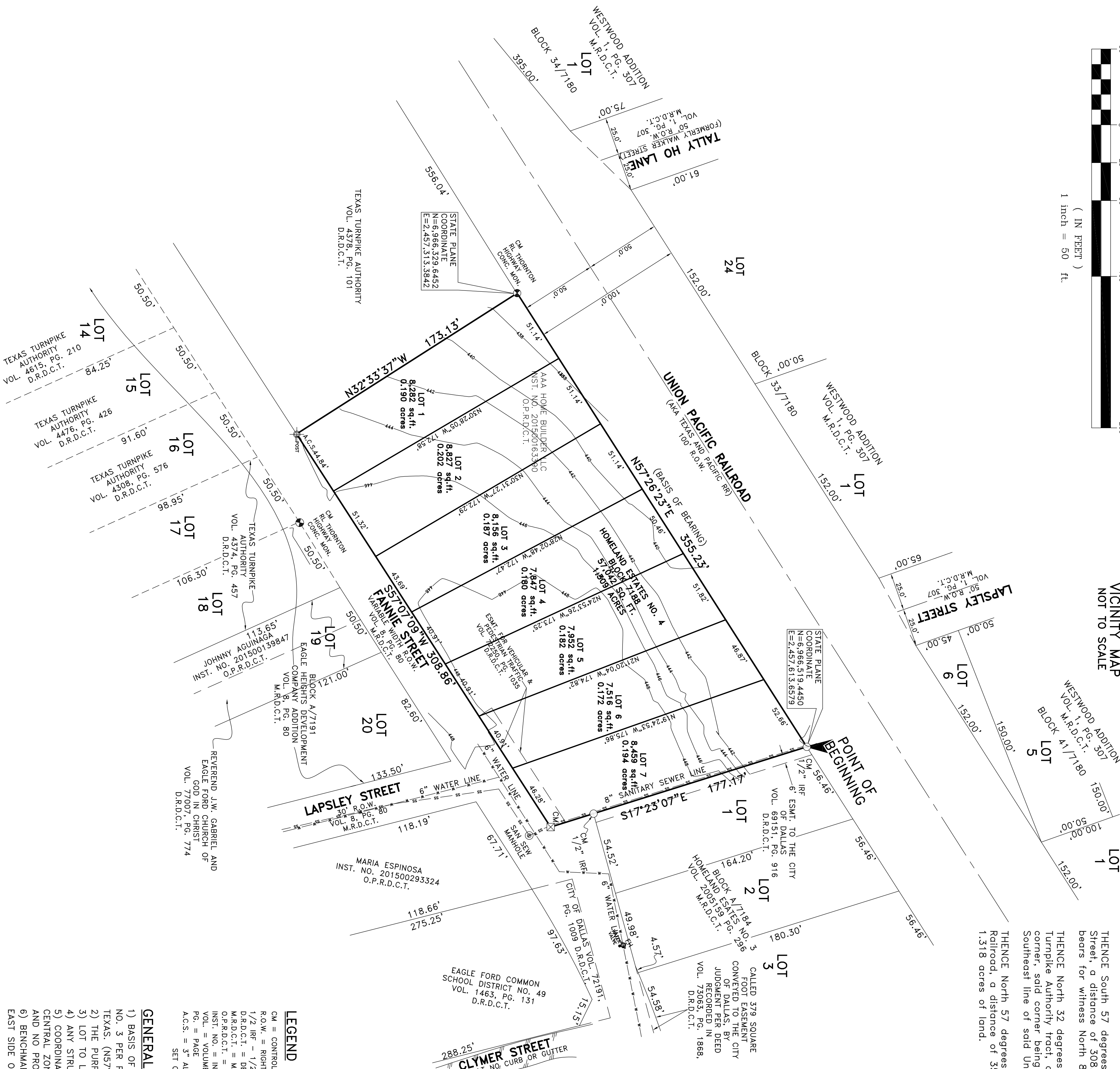


GRAPHIC SCALE



VICINITY MAP

NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, AAA Home Builder LLC are the owner of that tract of land situated in the B.B.B. and C.R.R. Company Survey, Abstract Number 207, Dallas County, Texas, same being that tract of land conveyed to AAA Home Builder LLC, by Correction Affidavit recorded in Instrument Number 201500163390, Official Public Records, Dallas County, Texas, also known as Block 7188, in the City of Dallas, Dallas County Texas and being more particularly described as follows:

BEGINNING of a 1/2 inch iron rod found for corner, said corner being a point in the Southeast line of Union Pacific Railroad (aka Texas & Pacific Railroad right-of-way), and said corner being the Northwest corner of Lot 1, Block A/7184 of Homeland Estates No. 3, an addition to the City of Dallas, Dallas County, Texas, and being recorded in volume 2005159, Page 296, Map Records, Dallas County, Texas;

THENCE South 17 degrees 23 minutes 07 seconds East, along the West line of Lot 1, Block A/7184 of said Homeland Estates No. 3, passing at a distance of 147.48 feet to a 1/2 inch iron rod found for reference, said corner being the Southwest corner of Lot 1, Block A/7184, of said Homeland Estates No. 3, continuing a total distance of 177.17 feet to a "x" cut found for corner, said corner being a point in the Northwest line of Fannie Street (variable width right-of-way);

THENCE South 57 degrees 07 minutes 09 seconds West, along the Northwest Line of said Fannie Street, a distance of 308.86 feet to a point for corner, from which a Highway Concrete Monument bears for witness North 87 degrees 57 minutes 15 seconds East, for a distance of 58.53 feet;

THENCE North 32 degrees 33 minutes 37 seconds West, along the Northeast line of said Texas Turnpike Authority tract, a distance of 173.13 feet to a Highway Concrete Monument found for corner, said corner being the North corner of said Texas Turnpike Authority tract and a point in the Southeast line of said Union Pacific Railroad;

THENCE North 57 degrees 26 minutes 23 seconds East, along the South line of Union Pacific Railroad, a distance of 355.23 feet to the POINT OF BEGINNING and containing 57,432 square feet or 1.318 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AAA Home Builder LLC, acting by and through their duly authorized agent, Shaymakh Mandi, President, does hereby adopt this plat, designating the herein described property as **Homeland Estates No. 4**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 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 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. Shewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: Shaymakh Mandi, President

AAA Home Builder LLC

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Shaymakh Mandi 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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. 51A-8-617 (g)(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 \_\_\_\_\_, 2016.

RELEASED 01/29/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connolly

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 Connolly 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

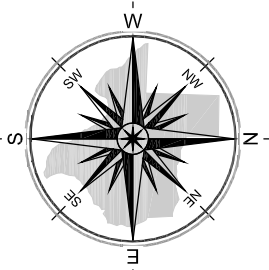
**LEGEND**  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
1/2 IRF = 1/2 INCH IRON ROD FOUND  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL. = VOLUME  
PG. = PAGE  
A.C.S. = 3" ALUMINUM DISK STAMPED "DLH AND RPLS 5513"  
SET OVER A 1/2 INCH IRON ROD SET

GENERAL NOTES

- 1) BASIS OF BEARINGS IS THE NORTH LINE OF LOT 1, BLOCK A/7184, HOMELAND ESTATES NO. 3 PER PLAT RECORDED IN VOLUME 2005159, PAGE 296, MAP RECORDS, DALLAS COUNTY, TEXAS. (N57°26'23"E)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A SQUARE CUT ON TOP OF THE NOSE OF A CONCRETE MEDIAN ON THE EAST SIDE OF CHALK HILL ROAD AT SINGLETON BOULEVARD. (ELEV.=423.50')

OWNER: AAA HOME BUILDER LLC

4100 WEST RICE DRIVE  
IRVING, TEXAS 75039  
469-867-7526



**PRELIMINARY PLAT**  
**HOMELAND ESTATES NO. 4**  
BLOCK 7188  
57,042 SQ.FT. / 1.309 ACRES  
B.B.B. AND C.R.C. COMPANY SURVEY, ABSTRACT NO. 207  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-106  
**CBG Surveying, Inc.**  
PLANNING & SURVEYING  
12025 Shiloh, Dallas, Texas 75228  
Phone: 469-250-2100  
Fax: 469-250-2210  
www.cbgdlw.com