



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS Ali Rashaad and Roal Moats are the owners of Lots 22 and 23, Block B/6086 of HONEY CREST HEIGHTS, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 8, Page 403 of the Deed Records of Dallas County, Texas, and said tract being situated in the D. McFARLAND SURVEY, ABSTRACT No.985, and being all of that same tract of land described in Special General Warranty Deed to Ali Rashaad and Roal Moats, recorded in Instrument Number 201300338374, and Warranty Deed recorded in Instrument Number 201400134287 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod for corner at the present intersection of the south R.O.W. line of Illinois Avenue (a 162' R.O.W.) with the northeast corner of Lot 23, Block B/6086 of Honey Crest Heights, an addition to the City of Dallas, Texas, recorded in Volume 8, Page 403 of the Map Records of Dallas County Texas;

THENCE S 04°29'44" W, 160.00' along the common line of Lot 23 and 24 of said Honey Crest Heights to a cross found for corner;

THENCE N 85°16'11" W, 120.00' along the south lines of Lots 23 and 22 to the southwest corner of Lot 22 to a cross found for corner;

THENCE N 04°29'44" E, 160.00' along the common line of Lots 22 and 21 to the south line of Illinois Avenue to a 5/8" found iron rod;

THENCE S 85°16'11" E, 120.00' along the south line of Illinois Avenue to the Point of Beginning and containing 19,200 square feet or 0.441 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALI RASHAAD, does hereby adopt this plat, designating the herein described property as **MOSQUE AL-HAQQ**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the 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.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2015.
Hope Cottage, Inc.

By: _____

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Sonya Hartwell, 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 purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas.

FINAL PLAT

MOSQUE AL-HAQQ ADDITION
LOT 22A, BLOCK B/6086

A REPLAT OF LOTS 22 AND 23 OF BLOCK B/6086 OF HONEY CREST HEIGHTS, SITUATED IN THE D. McFARLAND SURVEY, ABSTRACT NO. 985, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 145-228

OWNER:
ALI RASHAAD
5208 SEASHORE LN.
FRISCO, TEXAS 75034
214-859-8455

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

DATE: 6/26/15
JOB NO. 14080

- GENERAL NOTES:**
- BEARINGS SOURCE IS THE SOUTH LINE OF ILLINOIS AVENUE VOL. 8, PG. 4036, M.R.D.C.T., S 84°33'00" E.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THERE ARE NO EXISTING STRUCTURES ON SITE.

- LEGEND**
- FH FIRE HYDRANT
 - WV WATER VALVE
 - FD FOUND
 - CM CONTROLLING MONUMENT
 - I.R. IRON ROD
 - MAG MAG NAIL SET WITH SHINER
 - PG. PAGE
 - VOL. VOLUME
 - R.O.W. RIGHT-OF-WAY
 - D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER

