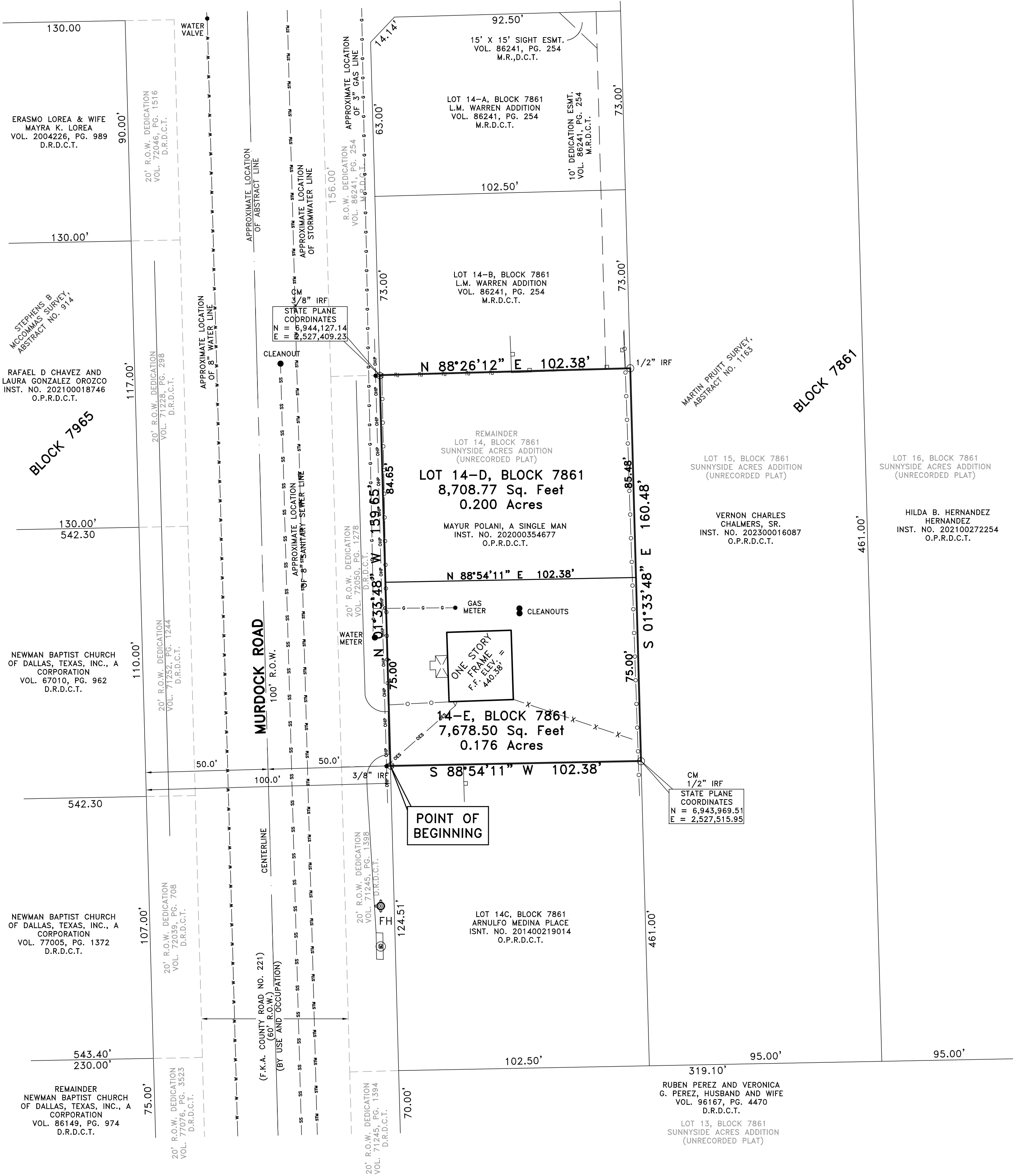
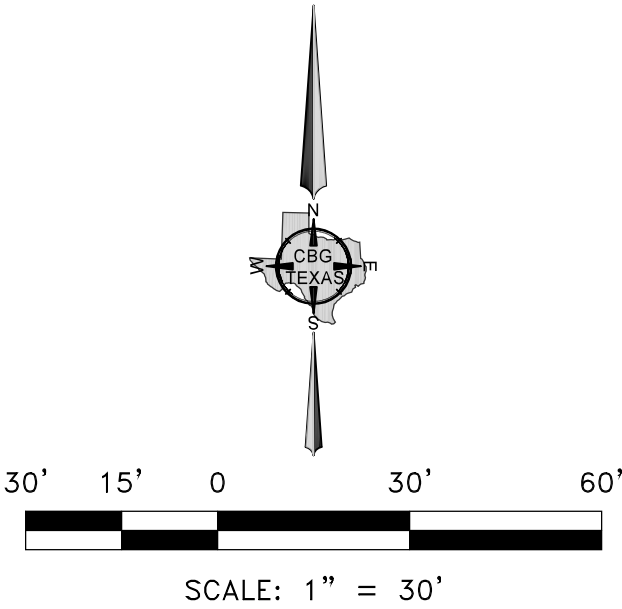


VICINITY MAP
NOT TO SCALE



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
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
3/8" IRF = 3/8 INCH IRON ROD FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
ESMT = EASEMENT
F.K.A. = FORMERLY KNOWN AS

GENERAL NOTES

- 1) BASIS OF BEARINGS ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS, FROM PART OF ONE UNRECORDED LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION 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.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

Whereas Mayur Polani is the owner of a tract of land situated in the Martin Pruitt Survey, Abstract No. 1163, City of Dallas, Dallas County, Texas, and being a portion of Lot 14, Block 78761, Sunnyside Acres Addition, an unrecorded addition, and being a tract of land conveyed to Mayur Polani, a single man by General Warranty Deed recorded in Instrument No. 202000354677, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 3/8-inch iron rod found for corner, said corner being the Northwest corner of Lot 14C, Block 7861, Arnulfo Medina Place, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument Number 201400219014, Official Public Records, Dallas County, Texas, same being along the East right-of-way line of Murdock Road (a 100-foot right-of-way);

THENCE North 01 degree 33 minutes 48 seconds West, along the East right-of-way line of said Murdock Road, a distance of 159.65 feet to 3/8-inch iron rod found for corner, said corner being along the East right-of-way line of said Murdock Road, same being the Southwest corner of Lot 14-B, Block 7861, L.M. Warren Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 86241, Page 254, Map Records, Dallas County, Texas;

THENCE North 88 degrees 26 minutes 12 seconds East, along the South line of said Lot 14-B, a distance of 102.38 feet to a 1/2-inch iron rod found for corner, said corner being the Southeast corner of said Lot 14-B, same being along the West line of a tract of land conveyed to Vernon Charles Chalmers, Sr., by deed recorded in Instrument Number 202300016087, Official Public Records, Dallas County, Texas;

THENCE South 01 degree 33 minutes 48 seconds East, along the West line of said Chalmers, Sr. tract, a distance of 160.48 feet to a 1/2-inch iron rod found for corner, said corner being along the West line of said Chalmers, Sr. tract, same the Northeast corner of said Lot 14C;

THENCE South 88 degrees 54 minutes 11 seconds West, along the North line of said Lot 14C, a distance of 102.38 feet to the POINT OF BEGINNING and containing 16,387 square feet and or 0.376 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Mayur Polani, does hereby adopt this plat, designating the herein described property as **POLANI ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do 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 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 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 _____, 2023.

BY: _____
Mayur Polani (Owner)

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mayur Polani 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 _____, 2023.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 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 _____, 2023.

RELEASED FOR REVIEW 07/27/2023 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.

Bryan Connally
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 Connally 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 _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL I, <u>Tony Shidid</u> , Chairperson or <u>Brent Rubin</u> , Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____ and same was duly approved on the _____ day of _____, A.D. 20____ by said Commission. _____ Chairperson or Vice Chairperson City Plan Commission Dallas, Texas Attest: _____ _____ Secretary
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**FINAL PLAT
POLANI ADDITION**
LOTS 14-D AND 14-E, BLOCK 7861
16,387 SQ.FT. / 0.376 ACRES
BEING A REPLAT OF PART OF LOT 14,
BLOCK 7861, SUNNYSIDE ACRES ADDITION (UNRECORDED)
MARTIN PRUITT SURVEY, ABSTRACT NO. 1163
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-229
ENGINEERING PLAN NO. DP21- _____



SCALE: 1"=30' / DATE: 07/21/2023 / JOB NO. 2309821-01 / DRAWN BY: JLA

OWNER: MAYUR POLANI
3645 CAPSTONE LANE
PLANO, TEXAS 75074
PHONE: 214-334-8165