

STATE OF TEXAS:
COUNTY OF DALLAS:

OWNER'S CERTIFICATE

Whereas, Pramukhraj Enterprise, LLC, is the sole owner of a tract of land situated in the A.G. Collins Survey, Abstract No. 329, in City of Dallas Block No. 8042, Dallas County, Texas, and being a part of that certain tract of land conveyed to Pramukhraj Enterprise, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20080185539, of the Official Public Records of Dallas County, Texas, lien released by Release of Lien recorded in Instrument No. 200900048628, said Official Public Records, and being all of Lots 2 and 3, Block C/8042, Pramukhraj Developing Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201800081089, said Official Public Records, and being more particularly described as follows:

BEGINNING at an 'X' cut found for the southeast corner of said 3, same being the most southerly southwest corner of Lot 4, said Pramukhraj Developing Addition, same being in the north right-of-way line of Kingsley Road (variable width right-of-way);

THENCE South 88 deg. 58 min. 22 sec. West, along the common line of said Lot 3 and said Kingsley Road, passing at a distance of 15.87 feet, a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap found for the southeast corner of aforesaid Lot 2, and continuing along the common line of said Lot 2 and said Kingsley Road, a total distance of 99.07 feet to a 5/8 inch iron rod found for angle point;

THENCE South 89 deg. 19 min. 22 sec. West, continuing along the common line of Lot 2 and said Kingsley Road, a distance of 124.19 feet to a 1/2 inch iron rod with yellow "Rhomb" plastic cap found for the southwest corner of said Lot 2, same being in the northeasterly line of a tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 4440, Page 379, Deed Records, Dallas County, Texas;

THENCE North 55 deg. 41 min. 18 sec. West, along the common line of said Lot 2 and said Dallas Power & Light Company tract, passing at a distance of 186.92 feet the west corner of said Lot 2, same being the south corner of aforesaid Lot 3, and continuing along the common line of said Lot 3 and said Dallas Power & Light Company tract, a total distance of 457.80 feet to a 1/2 inch iron rod found for the west corner of said Lot 3, same being the most westerly south corner of aforesaid Lot 4;

THENCE along the common line of said Lots 3 and 4 as follows:

North 38 deg. 02 min. 22 sec. East, a distance of 169.87 feet to an 'X' cut found for the north corner of said Lot 3, same being an internal corner of said Lot 4;

South 51 deg. 57 min. 38 sec. East, a distance of 630.65 feet to the POINT OF BEGINNING and containing 83,020 square feet or 1.906 acres of computed land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PRAMUKHRAJ ENTERPRISE, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, NAVNITKUMAR PATEL, MANAGER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PRAMUKHRAJ DEVELOPING ADDITION NO. 2, 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 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.

WITNESS my hand this the _____ day of _____, 2023.

PRAMUKHRAJ ENTERPRISE, LLC

NAVNITKUMAR PATEL (MANAGER)

STATE OF TEXAS:
COUNTY OF _____:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Navnitkumar Patel, Manager of Pramukhraj Enterprise, LLC, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

Notary Public in and for _____ County

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 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.

TIMOTHY R. MANKIN DATE _____
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

PRELIMINARY
RELEASED 2/15/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
PRAMUKHRAJ DEVELOPING
ADDITION NO. 2
LOT 2R, BLOCK C/8042

BEING ALL OF LOTS 2 AND 3, BLOCK C/8042, PRAMUKHRAJ DEVELOPING ADDITION
OUT OF THE A.G. COLLINS SURVEY, ABSTRACT NO. 329
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-081
ENGINEERING PLAN NO. 311T-____

OWNER:
PRAMUKHRAJ ENTERPRISE, LLC
1604 HIGHWAY 34 SOUTH
TERRELL, TEXAS 75160
214-682-2466 (O)
972-563-4275 (F)
CONTACT: NAVNITKUMAR (TONY) PATEL

JOB NO:	P-1176P4	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET	
DATE:	12/12/2022			
SCALE:	1" = 30'	 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) FIRM NO. 100999-00	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DRAWN BY:	T.R.M.			2
CHECKED BY:	J.B.W.			OF
		Member Since 1977	2	