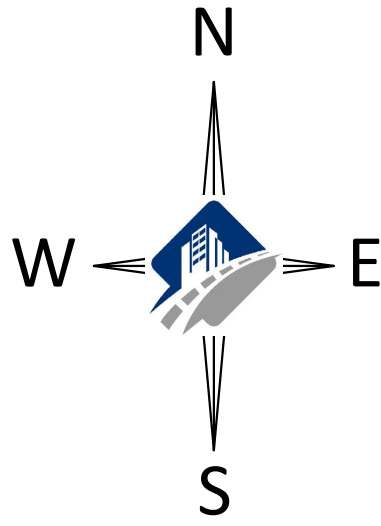
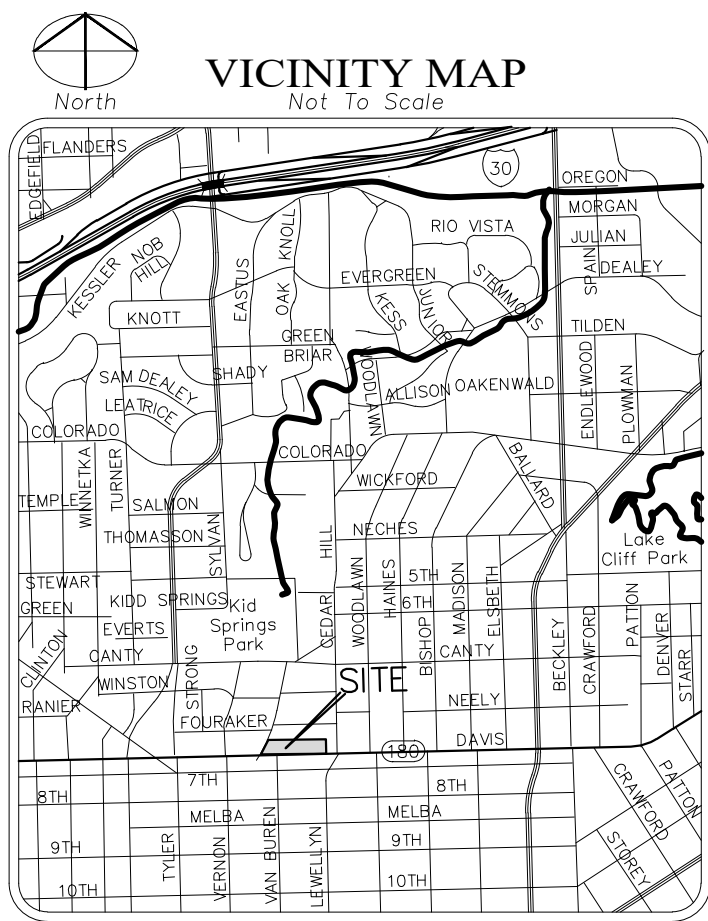


Plotted by J. T. Shahan  
Reviewed by J. T. Shahan  
Date: Thursday, January 08, 2026  
Time: 2:30 PM



0 30 60 feet  
SCALE: 1" = 30'



- LEGEND**
- asphalt pavement
  - bollard
  - cleanout
  - drain
  - electric meter
  - electric power pole
  - electric pull box
  - electric vault
  - gas meter
  - grate
  - guy
  - metal post
  - parking spaces
  - property corner
  - sign
  - street lamp
  - storm drain manhole
  - water meter
  - water valve
  - aerial power line
  - chainlink fence
  - wood fence
  - underground water
  - underground waste water
  - tree

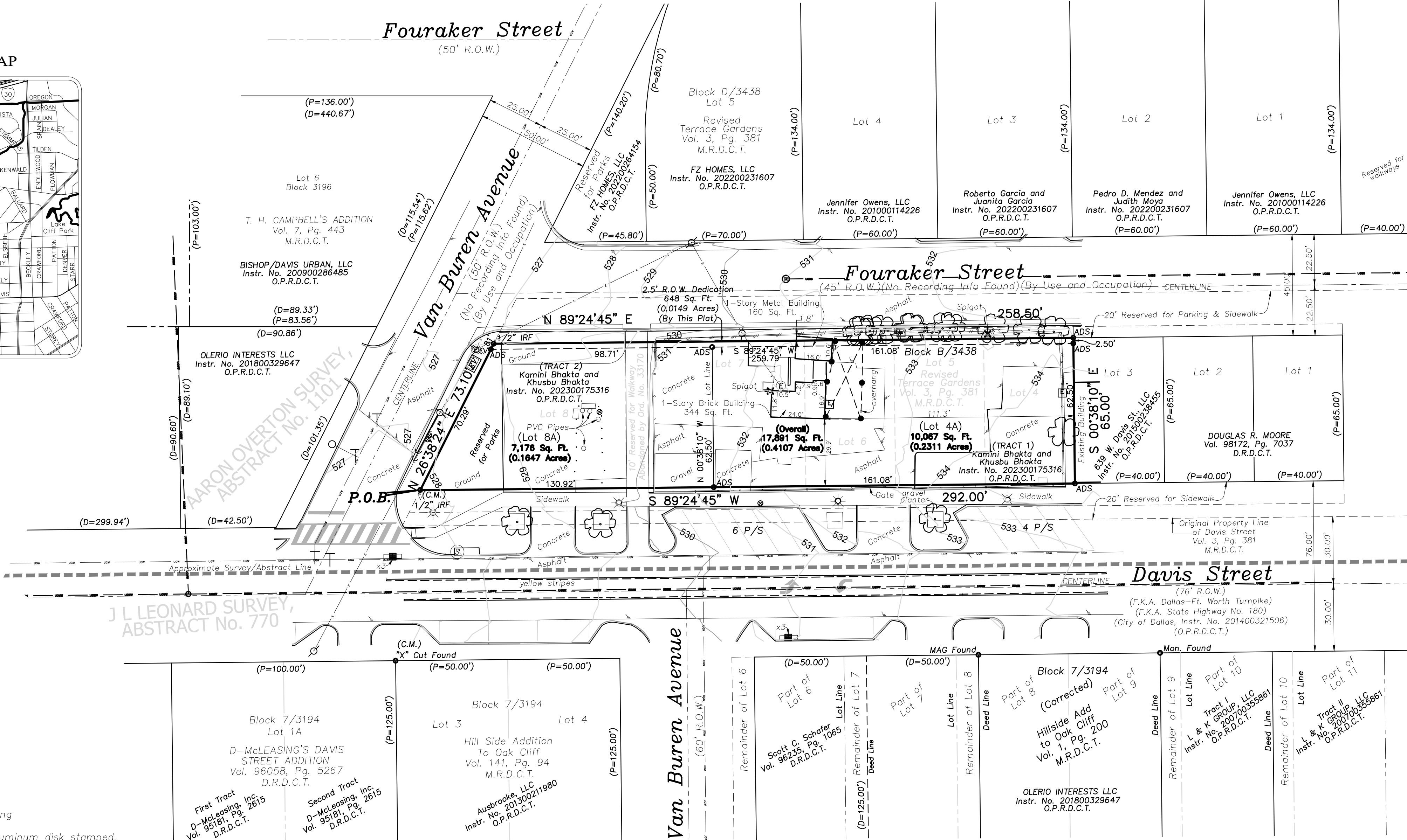
**LEGEND:**

P.O.B. = Point of Beginning  
IRF = Iron Rod Found  
ADS = 3-1/4" domed aluminum disk stamped, "FOURAKER/DAVIS ADDITION RPLS 6451" on a 5/8" iron rod set  
Instr. No. = Instrument Number  
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas  
Vol., Pg. = Volume, Page  
M.R.D.C.T. = Map Records, Dallas County, Texas  
D.R.D.C.T. = Deed Records, Dallas County, Texas  
R.O.W. = Right-of-Way  
Sq. Ft. = Square Feet  
(P) = Plat Distance  
(D) = Deed Distance  
(C.M.) = Controlling Monument  
P/S = Parking Space  
MAG = Mag Nail  
Mon. = Monument  
Ord. No. = Ordinance Number

#### GENERAL PLAT NOTES:

- The purpose of this plat is to create two (2) Lots from five (5) Existing Lots and an area reserved for parks.
- All structures to be demolished.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0480 K, dated July 07, 2014. Property is in Zone X.

OVERALL GROSS
17,891 Sq. Ft.
(0.4107 Acres)
R.O.W. DEDICATION
648 Sq. Ft.
(0.0149 Acres)
OVERALL NET
17,243 Sq. Ft.
(0.3958 Acres)



#### SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from 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 the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2025.

PRELIMINARY  
RELEASED 01/08/26 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
Dustin D. Davison, RPLS No. 6451



STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Dustin D. Davison**, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS, **Kamini Bhakta** and **Khusbu Bhakta**, are the owners of a 17,891 square foot (0.4107 acres) tract of land situated in the AARON OVERTON SURVEY, ABSTRACT NO. 1101, City of Dallas, Dallas County, Texas, same being all of Lots 4, 5, 6, 7, and 8, Block B/3438, and an area reserved for parks, of Revised Terrace Gardens, an Addition to the City of Dallas, Dallas County, Texas, by Plat recorded in Volume 3, Page 381, Map Records, Dallas County, Texas (M.R.D.C.T.), also being a 10 foot area reserved for walkway, Abandoned by City Ordinance Number 33170, further being all of that certain tract of land conveyed to Kamini Bhakta and Khusbu Bhakta, by Special Warranty Deed recorded in Instrument Number 202300175316, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the north right-of-way line of Davis Street (76' R.O.W., F.K.A. Dallas-Ft. Worth Turnpike, F.K.A. State Highway No. 180, City of Dallas, Instrument Number 201400321506, O.P.R.D.C.T.), and the southeast right-of-way line of Van Buren Avenue (50' R.O.W., No Recording Info Found, By Use and Occupation);

THENCE North 26 degrees 38 minutes 24 seconds East, departing said north right-of-way line, and along said southeast right-of-way line, for a distance of 73.10 feet, to a 1/2" iron rod found at the intersection of said southeast right-of-way line, and the south right-of-way line of Fouraker Street (45' R.O.W., No Recording Info Found, By Use and Occupation);

THENCE North 89 degrees 24 minutes 45 seconds East, departing said southeast right-of-way line, along said south right-of-way line, for a distance of 258.50 feet, to a 3-1/4" domed aluminum disk stamped, "FOURAKER/DAVIS ADDITION RPLS 6451" on a 5/8" iron rod set, same being the northwest corner of Lot 3, of the aforementioned Addition;

THENCE South 00 degrees 38 minutes 10 seconds East, along the west line of said Lot 3, for a distance of 65.00 feet, to the southwest corner of said Lot 3, same being in the north right-of-way line of the aforementioned Davis Street;

THENCE South 89 degrees 24 minutes 45 seconds West, along said north right-of-way line, for a distance of 292.00 feet to the POINT OF BEGINNING and containing 17,891 square feet or 0.4107 acres of land, more or less.

#### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Kamini Bhakta** and **Khusbu Bhakta**, do hereby adopt this plat, designating the herein described property as **FOURAKER/DAVIS 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).

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 \_\_\_\_\_, 2025.

By: **Khusbu Bhakta**

Owner

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

By: **Kamini Bhakta**

Owner

#### CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, Chairperson or 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

## PRELIMINARY PLAT FOURAKER/DAVIS ADDITION LOTS 4A & 8A BLOCK B/3438

Being a Replat of  
17,891 Square Feet, 0.4107 Acres  
Lots 4, 5, 6, 7, & 8, Block B/3438,  
of Revised Terrace Gardens  
as recorded in Volume 3, Page 381  
Map Records, Dallas County, Texas  
AND BEING OUT OF THE  
AARON OVERTON SURVEY, ABSTRACT NO. 1101  
City of Dallas, Dallas County, Texas  
City Plan File No. Plat-26-000011

January 08, 2026

SHEET 1 OF 1

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Khusbu Bhakta** known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Kamini Bhakta** known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

NOTARY PUBLIC in and for the State of Texas

OWNER	ENGINEER	SURVEYOR
Kamini Bhakta & Khusbu Bhakta 434 West Front Street, Battle Mountain, Nevada, 89820 Contact: Khusbu Bhakta Phone: 775-385-5589 Email: khusbubhakta@gmail.com	Jacob & Hefner Associates, Inc. 15110 Dallas Parkway, Suite 530 Dallas, Texas 75248 Contact: Stephanie Laughlin, P.E. 972-834-7316 slaughlin@hainc.com	ARS Engineers, Inc. 3440 Sojourn Dr., Suite 230 Carrollton, Texas 75006 Contact: Dustin D. Davison, RPLS 214-317-0685 ddavison@arsengineers.com