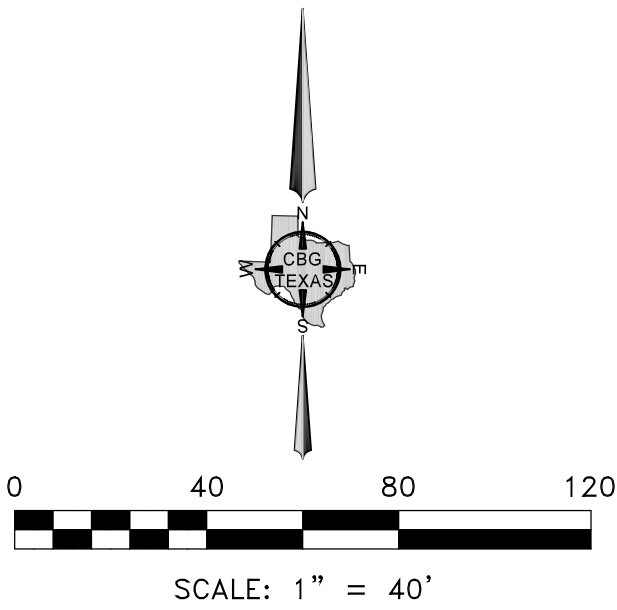


VICINITY MAP
(NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS SCS Estates & Property LLC is the owner of a 27,967 square foot tract of land in City Block 6765 situated in the Jacob Halford Survey, Abstract Number 589, City of Dallas, Dallas County, Texas, same being a tract of land conveyed to SCS Estates & Property LLC, by General Warranty Deed recorded in Instrument Number 202300124972, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of a tract of land conveyed to Sai Mithai Bhakta, Inc., by deed recorded in Instrument Number 201200250129, Official Public Records Dallas County, Texas, and lying on the South right-of-way line of Scyene Road (100 foot right-of-way) also known as Highway 352 and formerly known as Highway 183;

THENCE North 87 degrees 57 minutes 44 seconds East, along the South right-of-way line of said Scyene Road, a distance of 40.00 feet to a 1/2 inch iron rod with a plastic yellow cap found for corner, and being the beginning of a tangent curve turning to the left, with a radius of 1543.84 feet, a delta angle of 04 degrees 38 minutes 08 seconds, a chord bearing of North 85 degrees 05 minutes 02 seconds East, and a chord length of 124.87 feet;

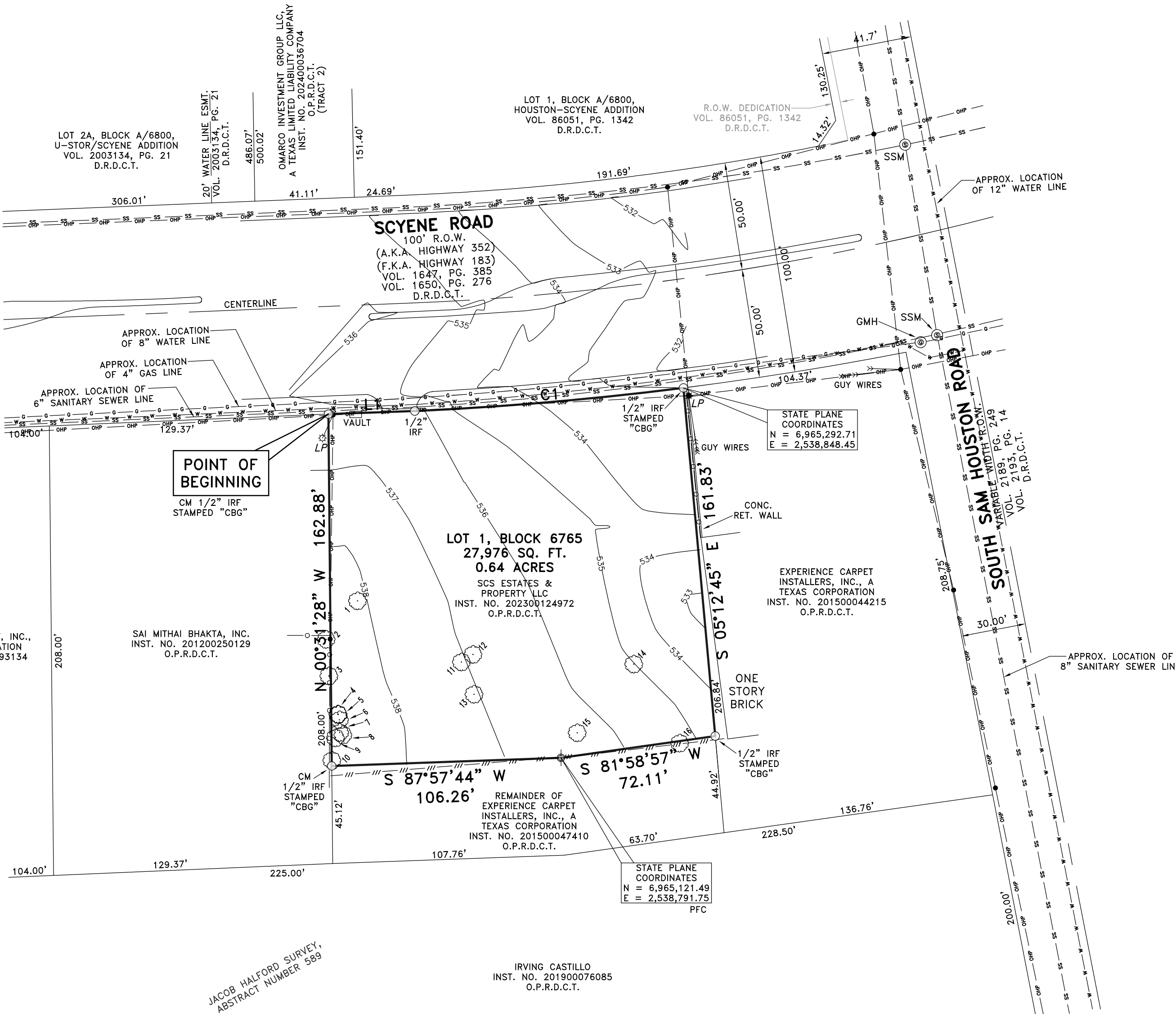
THENCE along said curve to the left, along the South right-of-way line of said Scyene Road, an arc length of 124.90 feet to a 1/2 iron rod with a yellow plastic cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of a tract of land conveyed to Experience Carpet Installers, Inc., a Texas corporation, by deed recorded in Instrument Number 201500044215, Official Public Records of Dallas County, Texas;

THENCE South 05 degrees 12 minutes 45 seconds East, along the West line of said Experience Carpet Installers, Inc. tract, a distance of 161.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of the remainder of a tract of land conveyed to Experience Carpet Installers, Inc. a Texas corporation, by deed recorded in Instrument Number 201500047410, Official Public Records Dallas County, Texas;

THENCE South 81 degrees 58 minutes 57 seconds West, along the North line of the remainder of said Experience Carpet Installers, Inc. tract (201500047410), a distance of 72.11 feet to a point for corner;

THENCE South 87 degrees 57 minutes 44 seconds West, along the North line of the remainder of said Experience Carpet Installers, Inc. tract (201500047410), a distance of 106.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of the remainder of said Experience Carpet Installers, Inc. tract (201500047410), and lying on the East line of said Sai Mithai Bhakta, Inc. tract;

THENCE North 00 degrees 31 minutes 28 seconds West, along the East line of said Sai Mithai Bhakta, Inc. tract, a distance of 162.88 feet to the POINT OF BEGINNING and containing 27,976 square feet or 0.64 acres of land.



TREE TABLE		
TREE #	SIZE	SPECIES
1	30"	MULBERRY
2	12"	ELM
3	12"	ELM
4	10"	HACKBERRY
5	10"	MULBERRY
6	10"	HACKBERRY
7	16"	ELM
8	8"	HACKBERRY
9	10"	HACKBERRY
10	8"	DOUBLE HACKBERRY
11	24"	HACKBERRY
12	34"	DOUBLE HACKBERRY
13	19"	HACKBERRY
14	24"	PECAN
15	20"	HACKBERRY
16	18"	MAPLE

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.,/PG. = VOLUME/PAGE
SQ. FT. = SQUARE FEET
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
PFC = POINT FOR CORNER
APPROX. = APPROXIMATE
A.K.A. = ALSO KNOWN AS
F.K.A. = FORMERLY KNOWN AS

GENERAL NOTES
1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM.
2) NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011).
3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 0.64 ACRE TRACT OF LAND FOR DEVELOPMENT.
4) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
5) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

LINE	BEARING	DISTANCE
L1	N 87°57'44" E	40.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	124.90'	1543.84'	04°38'08"	N 85°05'02" E	124.87'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SCS Estates & Property LLC, acting by and through their duly authorized agent, Rajesh Shrestha, do hereby adopt this plat, designating the herein described property as **SCYENE MART 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 _____, 2025.

SCS Estates & Property LLC (Owner)

By: _____
Rajesh Shrestha (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Rajesh Shrestha 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 _____, 2025.

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 _____, 2025.

RELEASED FOR REVIEW ON 05/14/2025, 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 _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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
SCYENE MART ADDITION
LOT 1, BLOCK 6765
BEING A 0.64 ACRE TRACT OF LAND
IN CITY BLOCK 6765, SITUATED IN THE
JACOB HALFORD SURVEY, ABSTRACT NO. 589,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-177
CITY PLAN NO PLAT-25-000010
ENGINEERING NO. DP____-_____

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AGENT: RAJESH SHRESTHA
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FORT WORTH, TEXAS, 76244
PHONE: 832-928-1053
EMAIL: nuraj2005@gmail.com