



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Sai Thaniya Krupa LLC is the owner of a 2.957 acres tract of land situated in Robert Kleberg Survey, Abstract Number 716, Dallas County, Texas, same being a tract of land conveyed to Sai Thaniya Krupa LLC, by Gift Deed recorded in Instrument Number 202200273090, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found for corner, said corner being North corner of Lot 3, Block 8819, of Mishco Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 84100, Page 1732, Map Records, Dallas County, Texas, same being along the Southeast right-of-way line of South Beltline Road (a variable width right-of-way);

THENCE North 59 degrees 58 minutes 16 seconds West, over and across said South Beltline Road, a distance of 106.48 feet to 1/2-inch iron rod set with yellow cap stamped "CBG Surveying " for corner, said corner being the South corner of a tract of land conveyed to Sai Business Investments, LLC, by deed recorded in Instrument Number 201600335162, Official Public Records, Dallas County, Texas, same being along the along the Northwest right-of-way line of said South Beltline Road and being the POINT OF BEGINNING the tract herein described;

THENCE South 44 degrees 21 minutes 29 seconds West, along the Northwest right-of-way line of said South Beltline Road, a distance of 317.46 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the East corner of a tract of land conveyed to Harriet L. Baker, by deed recorded in Volume 2002089, Page 8074, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 30 minutes 32 seconds West, along the Northeast line of said Baker tract, a distance of 316.72 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of a tract land conveyed to Patsy Sue Schleimer, by deed recorded in Volume 91162, Page 2919, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 40 minutes 50 seconds East, along the Southeast line of said Schleimer tract, a distance of 477.20 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the East corner of said Schleimer tract, same being along the Southwest right-of-way line of Seagoville Road (a variable width right-of-way);

THENCE South 45 degrees 00-minute 42 seconds East, along the Southwest right-of-way line of said Seagoville Road, a distance of 179.00 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of said Sai Business Investment tract;

THENCE along the Northwest and Southwest line of said Sai Business Investment tract the courses and distances as follows;

South 44 degrees 24 minutes 14 seconds West, a distance of 166.20 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

South 44 degrees 51 minutes 56 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

North 44 degrees 24 minutes 14 seconds East, a distance of 4.00 feet to a 1/2-inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

THENCE South 44 degrees 51 minutes 56 seconds East, along the Southwest line of said Sai Business Investments, LLC, a distance of 85.12 feet to the POINT OF BEGINNING and containing 128,787.59 square feet and or 2.957 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sai Thaniya Krupa LLC, acting by and through their duly authorized agent Kanti Suresh Shetty, do hereby adopt this plat, designating the herein described property as **SHETTY 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.

By: _____
Sai Thaniya Krupa LLC (Owner)
Kanti Suresh Shetty (Representative)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kanti Suresh Shetty 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 _____, 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. S1A-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 01/23/2025 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 _____, 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

LINE	BEARING	DISTANCE
L1	S 44°51'56" E	50.00'
L2	N 44°24'14" E	4.00'
L3	S 44°51'56" E	85.12'

PRELIMINARY PLAT
SHETTY ADDITION
LOTS 1, CITY BLOCK 8822
BEING A 128,787.59 SQ. FT. / 2.957 ACRE
ROBERT KLEBERG SURVEY, ABSTRACT NO. 706
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S245-082
ENGINEERING PLAN NO.: _____



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OWNER: SAI THANIYA KRUPA LLC
REPRESENTATIVE: KANTI SURESH SHETTY
2131 NORTH KIRBYWOOD TRAIL
GRAND PRAIRIE, TX, 75052
PHONE: (972) 552-4135
EMAIL: SAIKANTISUREH@GMAIL.COM

SCALE: 1"=40' / DATE: 01/23/2025 / JOB NO. 2314653 / DRAWN BY: JLA

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, AND 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A TRACT OF LAND FOR DEVELOPMENT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT 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.
- 6) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 69206, PG. 890, VOL. 73112, PG. 1341
- 7) ALL STRUCTURES TO BE REMOVED

LEGEND

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" IRS = 1/2 INCH IRON ROD SET
5/8" IRF = 5/8 INCH IRON ROD FOUND