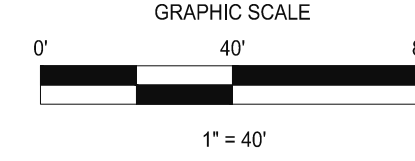
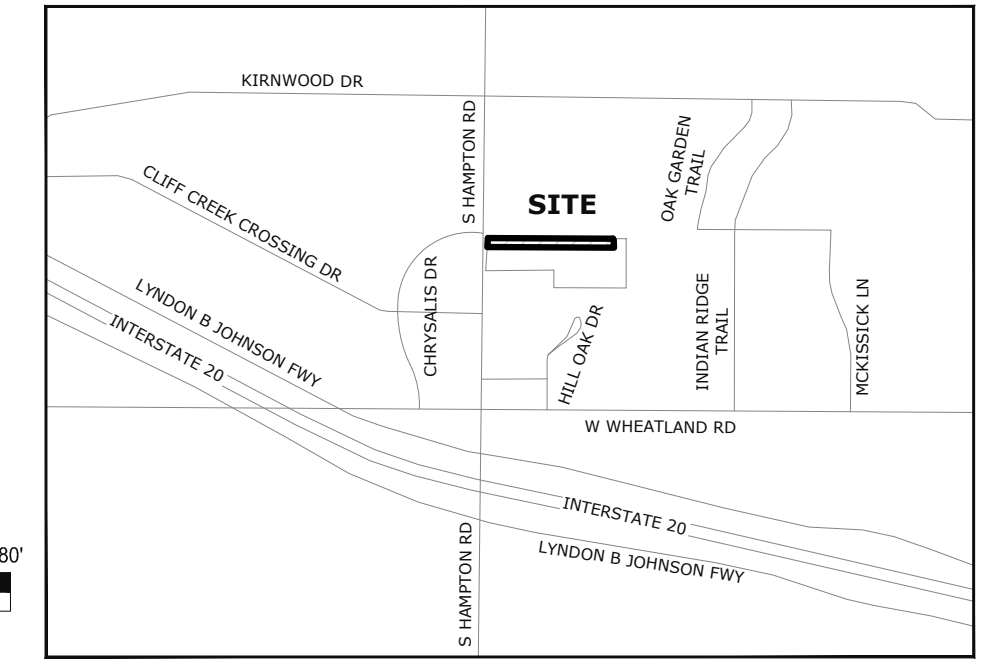


(FOR SPRG use only)
 Reviewed by: _____
 Date: _____
 SPRG No. _____

- LEGEND / ABBREVIATIONS**
- BOUNDARY LINE
 - - - ADJONER LINE
 - - - EASEMENT LINE
 - - - WATER LINE
 - - - STORM SEWER LINE
 - MONUMENT FOUND
 - MONUMENT SET
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - IRF IRON ROD FOUND
 - CIRS CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET

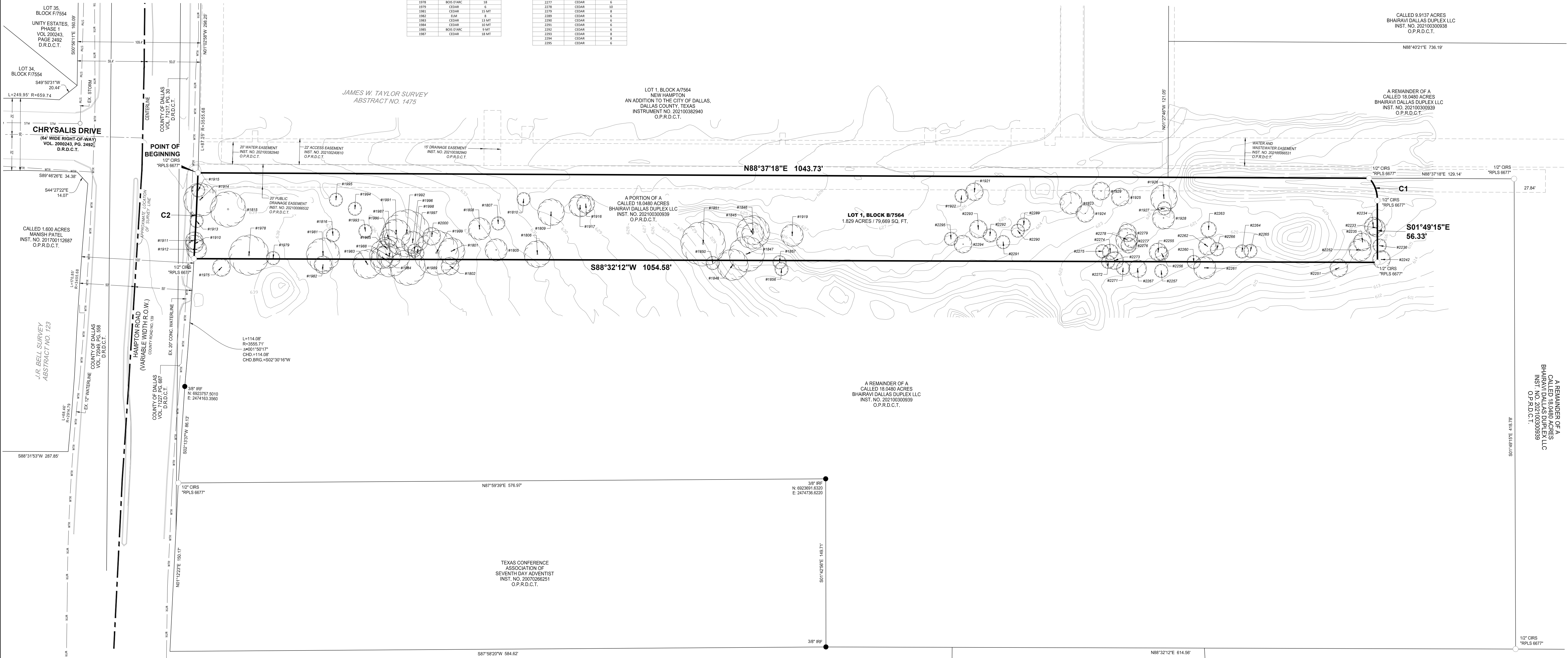
TAG #	SPECIES	SIZE DBH	TAG #	SPECIES	SIZE DBH
1801	CEDAR	12	1986	CEDAR	13 MT
1802	ELM	8	1989	CEDAR	16 MT
1803	CEDAR	10	1990	HACKBERRY	8
1806	CEDAR	12	1991	CEDAR	13 MT
1807	CEDAR	10	1992	CEDAR	21 MT
1808	CEDAR	10	1993	ELM	6
1809	CEDAR	12	1994	ELM	6
1810	CEDAR	6	1995	ELM	6
1815	BOS.FRANC.	16 MT	1996	HACKBERRY	10
1816	ELM	4	1997	HACKBERRY	6
1845	ELM	10	1998	HACKBERRY	6
1846	BOS.FRANC.	15 MT	1999	CEDAR	20 MT
1847	BOS.FRANC.	16	2000	HACKBERRY	8
1848	ELM	14	2133	CEDAR	8
1850	IP	6	2214	CEDAR	8
1851	BOS.FRANC.	26	2215	CEDAR	8
1856	LOCUST	6	2216	CEDAR	6
1857	ELM	6	2242	CEDAR	8
1910	CEDAR	8	2251	CEDAR	8
1911	CEDAR	8	2252	BOS.FRANC.	10 MT
1912	ELM	9 MT	2253	CEDAR	8
1913	CEDAR	6	2256	CEDAR	6
1914	BOS.FRANC.	15 MT	2257	CEDAR	6
1915	CEDAR	6	2260	CEDAR	6
1916	CEDAR	8	2261	ELM	10
1917	CEDAR	10	2262	CEDAR	7
1918	CEDAR	10	2263	CEDAR	7
1921	CEDAR	8	2264	OAK	6
1922	CEDAR	6	2305	CEDAR	6
1923	CEDAR	10	2266	CEDAR	6
1924	CEDAR	8	2267	CEDAR	8
1925	CEDAR	8	2271	CEDAR	6
1926	CEDAR	12	2272	CEDAR	6
1927	CEDAR	6	2273	CEDAR	8
1928	CEDAR	10	2274	CEDAR	7
1929	CEDAR	8 MT	2275	CEDAR	6
1975	CEDAR	8	2276	CEDAR	7
1978	BOS.FRANC.	15	2277	CEDAR	6
1979	CEDAR	6	2278	CEDAR	10
1981	CEDAR	15 MT	2279	CEDAR	8
1982	ELM	8	2280	CEDAR	6
1983	CEDAR	13 MT	2290	CEDAR	6
1984	CEDAR	10 MT	2291	CEDAR	6
1985	BOS.FRANC.	9 MT	2292	CEDAR	6
1987	CEDAR	18 MT	2293	CEDAR	8
			2294	CEDAR	8
			2295	CEDAR	6



VICINITY MAP (NOT TO SCALE)

CALLED 9.9137 ACRES
 BHARAVI DALLAS DUPLEX LLC
 INST. NO. 20210300939
 O.P.R.D.C.T.

A REMAINDER OF A
 CALLED 18.0480 ACRES
 BHARAVI DALLAS DUPLEX LLC
 INST. NO. 20210300939
 O.P.R.D.C.T.



- GENERAL NOTES**
- Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, 4202, North American Datum of 1983 on GRID Coordinate values, no scale and no projection.
 - Lot to lot drainage will not be approved without proper City of Dallas Engineering Department Approval.
 - The purpose of this plat is to configure 1 Lot per current owner tract boundary.
 - All Lot corner shall be monumented with a CIRS (Unless otherwise Noted).
 - All CIRS are a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
 - The subject property does not lie within a 100-year flood plain according to community panel No. 48113CC0490K, dated July 7, 2014 of the National flood insurance rate maps for Dallas County, Texas.

FLOOD STATEMENT

This site is situated in Non Shaded Zone "X" in Dallas County, Texas according to FEMA map number 48113CC0490K dated July 7, 2014. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.44'	28.00'	41°49'28"	S22°43'59"E	19.99'
C2	76.58'	3555.68'	1°14'02"	N00°58'06"E	76.57'

OWNER
 Mr. Siva Palchura
 Arcutus Investments
 1861 N. Central Expressway, Ste 400
 Plano, TX 75075

ENGINEER
 Evolving Texas
 Civil Engineering/Planning
 2570 River Park Dr., Ste 100
 Fort Worth, TX 76116

SURVEYOR
 Chisholm Trail Land Surveying
 1700 Thomdale Ct
 Corinth, TX 76210

**CHISHOLM TRAIL
 LAND SURVEYING**
 TX FIRM # 10194767
 MICHAEL R. KERSTEN, RPLS 6677
 INFO@CTL-S-LLC.COM
 940.367.7188

PRELIMINARY PLAT
NEW HAMPTON ADDITION
LOT 1, BLOCK B
 BEING 1.829 ACRES IN CITY BLOCK 7564 IN THE
 JAMES W. TAYLOR SURVEY, ABSTRACT NUMBER 1475
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY FILE PLAN NO. S234-133
 CITY ENGINEERING PLAN NO. _____

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS BHAIRAVI DALLAS DUPLEX LLC, is the rightful owner of all of that tract of land situated in the James W. Taylor Survey, Abstract No. 1475, Dallas County, Texas, and being a 1.829 acre of portion of a called 18.0480 acre tract described in a deed to Bhairavi Dallas Duplex LLC, recorded in Instrument Number 202100300939, Official Public Record, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod stamped RPLS 6677 set at the northwest corner of said 18.0480 acre tract and at the southwest corner of Lot 1, Block A/7564, New Hampton, an Addition to the city of Dallas, Dallas County, Texas, recorded in Instrument No. 202100382940, said Official Public Records, and in the east right-of-way line of North Hampton Road (variable width right-of-way).

THENCE North 88° 37' 18" East, with the north line of said 18.0480 acre tract and the south line of said Lot 1, Block A/7564, a distance of 1043.73 feet to a 1/2-inch rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) for corner at the beginning of a non-tangential curve to the right;

THENCE over and across said 18.0480 acre tract, the following courses and distances:

1. With said curve to the right, having a radius of 28.00 feet, a central angle of 41° 49' 28", an arc length of 20.44 feet, a chord that bears South 22° 43' 59" East, a distance of 19.99 feet to a capped iron rod set;
2. South 01° 49' 15" East, a distance of 56.33 feet to a capped iron rod set;
3. South 88° 32' 12" West, a distance of 1054.58 feet to a capped iron rod set in the west line of said 18.0480 acre tract, at the beginning of a non-tangential curve to the left;

With said curve to the left, having a radius of 3555.68 feet, a central angle of 01° 14' 02", an arc length of 76.57 feet, a chord that bears North 00° 58' 06" East, a distance of 76.57 feet to the POINT OF BEGINNING and enclosing 1.829 acres (79.669 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bhairavi Dallas Duplex LLC, does hereby adopt this plat, designating the herein described property as the PRELIMINARY PLAT OF LOT 1, BLOCK B, NEW HAMPTON 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 ___, 2024.

BY: _____
(Printed name of authorized signature)

TITLE: _____
(Title of authorized signature)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 purpose therein expressed and under oath stated the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

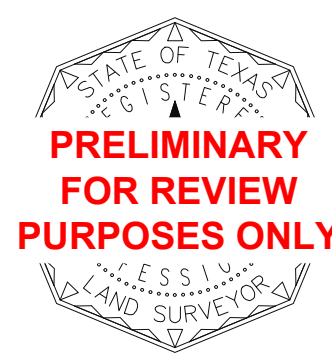
Notary Public in and for Dallas County

SURVEYOR CERTIFICATION

That I, Michael R. Kersten, a Registered Professional Land Surveyor, licensed in the State of Texas, do certify that this plat from an on the ground survey of the land and that corner monuments shown thereon were properly placed or found under my personal supervision, and this plat was prepared in accordance with the rules and regulations of the City of Dallas.

Date of Plat: March 4th, 2024

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677



STATE OF TEXAS §
COUNTY OF DALLAS §

Beforeme, the undersigned authority, on this day personally appeared Michael R. Kersten, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of _____, 2024.

Notary Public for and in the State of Texas

My commission expires: _____

GENERAL NOTES

1. Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, 4202, North American Datum of 1983 on GRID Coordinate values, no scale and no projection.
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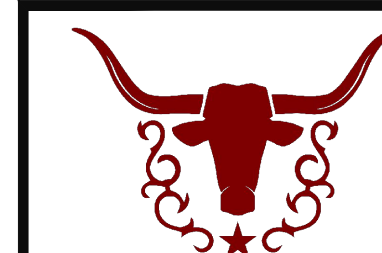
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OWNER
Mr. Siva Palchura
Arcturus Investments
1861 N. Central Expressway, Ste 400
Plano, TX 75075

ENGINEER
Evolving Texas
Civil Engineering Planning
2570 River Park Dr., Ste 100
Fort Worth, Tx 76116

SURVEYOR
Chisholm Trail Land Surveying
1700 Thomdale Ct
C Corinth, Tx 76210



**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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 of the ___ day of _____, A.D. 20____ and same was duly approved on the _____ of _____, A.D. 20____ by said Commission

Chairperson or Vice Chairman
City Plan Commission
Dallas, Texas

Attest:

Secretary

PROJECT # 22096 | DRAWN BY: AA | SCALE: N/A | DATE: 06/07/2024 | SHEET: 2 OF 2

PRELIMINARY PLAT
NEW HAMPTON ADDITION
LOT 1, BLOCK B
BEING 1.829 ACRES IN CITY BLOCK 7564 IN THE
JAMES W. TAYLOR SURVEY, ABSTRACT NUMBER 1475
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CITY FILE PLAN NO. _____
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