

LEGEND			
● 1/2" IR FOUND	⊗ X-FOUND	☒ TELE BOX	○ UTILITY POLE
○ 1/2" IR SET	⊗ X-SET	☒ CABLE BOX	○ WATER METER
○ 3/8" IR FOUND	⊗ SAN SEW. MH.	☒ ELECTRIC BOX	⊗ GAS METER
○ 3/8" IR SET	⊗ IRRIGATION VALVE	☒ BRICK COLUMN	⊗ A.C. PAD
○ 60-D NAIL FOUND	⊗ WATER VALVE	☒ STONE COLUMN	☒ TRANS. BOX
○ PK NAIL SET	⊗ FIRE HYDRANT	☒ STORM DRAIN MH.	☒ P.E. POOL EQUIP.
○ 1/2" IP FOUND	⊗ LIGHT POLE	☒ SAN SEW. CO.	
		— OHU — OVERHEAD UTILITY LINE	— BRICK RET. WALL
		— GUY WIRE ANCHOR	— STONE RET. WALL
		— BARBED WIRE FENCE	— BUILDING LINE
		— IRON FENCE	— EASEMENT
		— CHAINLINK FENCE	— BOUNDARY
		— WOOD FENCE	— HIGH BANK LINE
		— ASPHALT	— FEMA FLOOD LINE
			— CONCRETE
			— GRAVEL
			— BRICK
			— STONE
			— WOOD DECK
			— BUILDING WALL
			— TILE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Kapiashwar-Maruti, Limited Partnership is the sole owner of a tract of land located in the JAMES McLAUGHLIN SURVEY, Abstract No. 845, City of Dallas, Dallas County, Texas, and being Lot 3A, Block G/6364, of Lucky - Doug Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2001055, Page 11, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed to Kapiashwar-Maruti, Limited Partnership, recorded in Instrument No. 202300010589, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the North line of Doug Drive, a 60' wide public right-of-way at the intersection of the West line of Lucky Lane, a 50' wide public right-of-way, same being the Southeast corner of said Lot 3A;

Thence South 89°24'32" West, along said North line, a distance of 149.64' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Lucky Doug Replat, RPLS 5310" set at the Southeast corner of that portion of Lot 2, Block G/6364 of Industrial Acres Addition (Revised), an addition to the City of Dallas, according to the plat thereof recorded in Volume 12, Page 317, Map Records, Dallas County, Texas, and being described in deed to Juan Moreira and Isabel Moreira, recorded in Instrument No. 20070133340, Official Public Records, Dallas County, Texas;

Thence North 00°45'10" West, along the common line of said Lot 2 and 3A, a distance of 150.00' to a 1/2" iron rod found at an interior ell corner of said Lot 3A at the Northeast corner of that portion of Lot 2 described in deed to ZT Ventures, LLC, recorded in Instrument No. 202000351566, Official Public Records, Dallas County, Texas;

Thence South 89°21'07" West, passing through said Lot 2 and Lot 1 of said Industrial Acres Addition, a distance of 99.83' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Lucky Doug Replat, RPLS 5310" set in the East line of Carol Lane, a 50' wide public right-of-way, at the Northwest corner of said ZT Ventures, LLC;

Thence North 00°45'10" West, along said East line, a distance of 149.85' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Lucky Doug Replat, RPLS 5310" set at the Northwest corner of said Lucky - Doug Addition, same being the Southwest corner of Lot 43 of said Industrial Acres Addition (Revised);

Thence North 89°21'07" East, along the common line of said Lot 3A and Lot 43, a distance of 125.17' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Lucky Doug Replat, RPLS 5310" set at the most Northeasterly corner of said Lot 3A and the common corner of Lots 43 and 7 and 6 of said Industrial Acres Addition (Revised);

Thence South 00°33'52" East, along the common line of said Lots 3A and 7, a distance of 50.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Lucky Doug Replat, RPLS 5310" set at another interior ell corner of said Lot 3A, same being the Southwest corner of said Lot 7;

Thence North 89°21'07" East, along the common line of said Lots 3A and Lot 7, a distance of 125.05' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Lucky Doug Replat, RPLS 5310" set in the said West line of Lucky Lane, at the East common corner of said Lots 3A and 7;

Thence South 00°37'09" East, along said West line, a distance of 250.00' to the PLACE OF BEGINNING and containing 53,693 square feet or 1.233 acres of land.

SURVEYOR'S CERTIFICATE

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20__.

RELEASED 12-10-22 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kapiashwar-Maruti, Limited Partnership, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as **LUCKY DOUG REPLAT**, 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 _____, 20__.

By:
Kapiashwar-Maruti, Limited Partnership

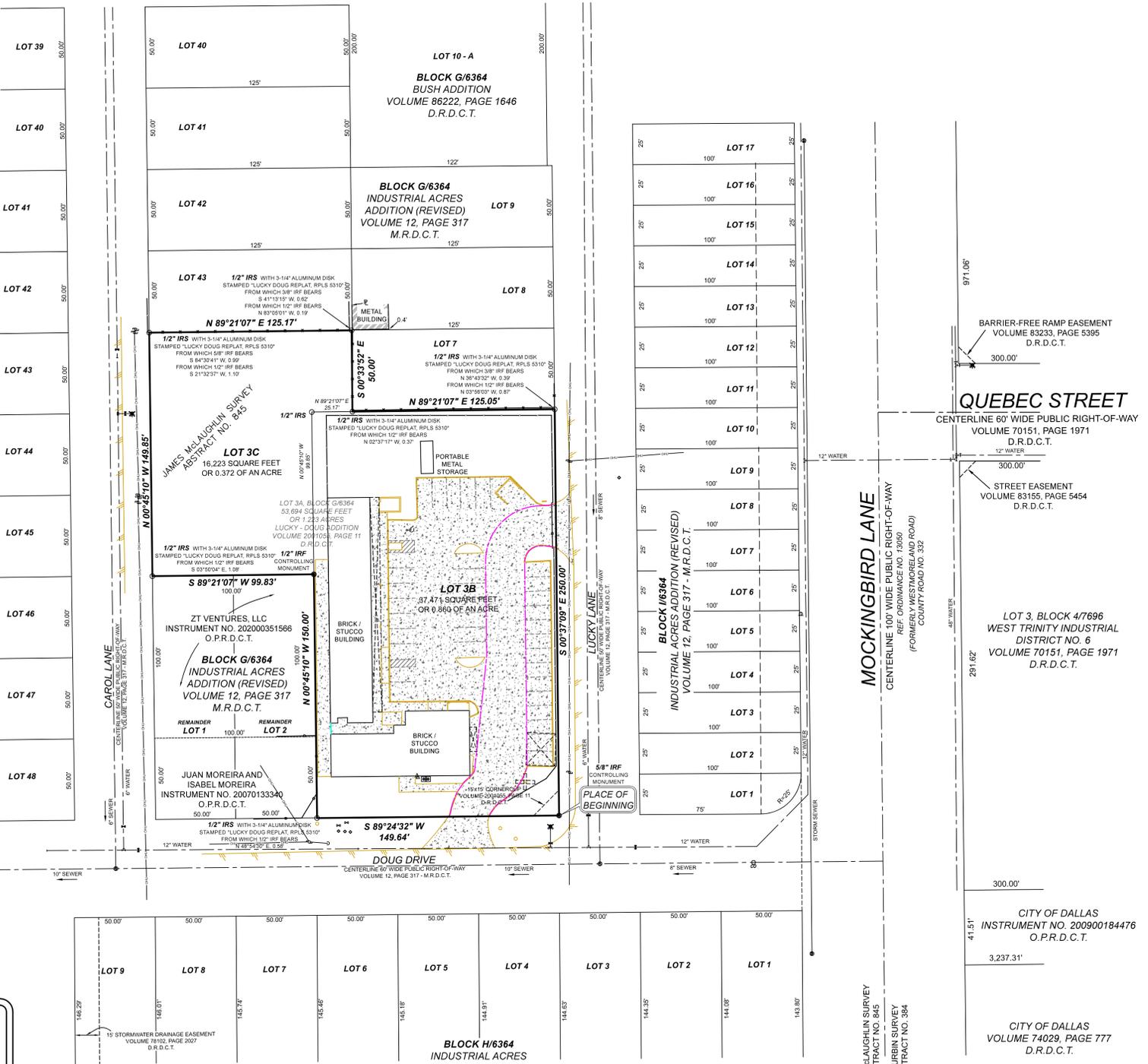
Prafulhendra Patel General Partner

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, Prafulhendra Patel, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

Notary Public in and for The State of Texas

- GENERAL NOTES**
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
 - ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
 - LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 - THE PURPOSE OF THIS PLAT IS TO DEVELOP TWO (2) PLATTED LOTS FROM LOT 3A, BLOCK G/6364 OF LUCKY-DOUG ADDITION.
 - ALL IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310" UNLESS OTHERWISE NOTED.
 - STRUCTURES TO REMAIN.
 - NO TREES ON SUBJECT PROPERTY.



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 4709 LUCKY LANE ~
Owner: Kapiashwar-Maruti, Limited Partnership
~ 4709 Lucky Lane, Dallas, TX 75247 ~
~ 214-621-7393 ~

Job No. 22-1763 Drawn by: 543 Date: 01-30-23 Revised:
"A professional company operating in your best interest"

PRELIMINARY PLAT
LUCKY DOUG REPLAT
LOTS 3B AND 3C, BLOCK G/6364
A REPLAT OF LOT 3A, BLOCK G/6364
LUCKY - DOUG ADDITION

JAMES McLAUGHLIN SURVEY, ABSTRACT 845
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-101
ENGINEERING NO. DP _____