

SURVEY NOTES:

1. The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
3. The purpose of this plat is to create a single buildable lot.
4. Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
5. Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain as delineated on Flood Insurance Rate Map, Number 46113C0345J dated August 23, 2001.

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS HAWK SHAH ENTERPRISES, INC. is the owner of a tract of land situated in the William Romine Survey, Abstract Number 1246, City of Dallas, Dallas County, Texas, and being all that land described as "Tract 1 and Tract II" in General Warranty Deed recorded in Instrument Number 202400230274 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by meets and bounds as follows:

BEGINNING at a 1-inch iron pipe found for the common north corner of said Tract 2 and the east corner of a tract of land described in a deed to Ivory Stafford Jr recorded in Instrument Number 201000108192 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being on the southwest line of Holmes Street (Variable Right-of-Way);

THENCE South 28 degrees 56 minutes 47 seconds East, along said southwest line of Holmes Street, a distance of 175.00 feet to a set 1/2 -inch iron rod with a yellow cap stamped "GEO-NAV" and being the east corner of said Tract 1, and being the north corner of a tract of land described in a deed to St. Paul Baptist Church as recorded in Volume 2000040, Page 371 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 44 degrees 31 minutes 06 seconds West, a distance of 238.95 feet to a found 5/8-inch iron rod in concrete, and being the south corner of said Tract 1, and being the west corner of said St. Paul tract, and being the north line of Interstate Highway 45 (Variable Right-of-Way);

THENCE North 29 degrees 21 minutes 32 seconds West, along the northeast line of said Interstate Highway 45, a distance of 175.00 feet to set 1/2 -4nch iron rod with a yellow cap stamped "GEO-NAV" being the west corner of said Tract 2, and being the south corner of said Ivory Tract;

THENCE North 44 degrees 36 minutes 10 seconds East, a distance of 240.16 feet to the POINT OF BEGINNING AND CONTAINING 40,240 square feet or 0.9238 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HAWK SHAH ENTERPRISES, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as LOT 1, BLOCK 1680 SHAH 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).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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:
OWNER: HAWK SHAH ENTERPRISES, INC.
KIRIT J. SHAH

STATE OF TEXAS
COUNTY OF DALLAS

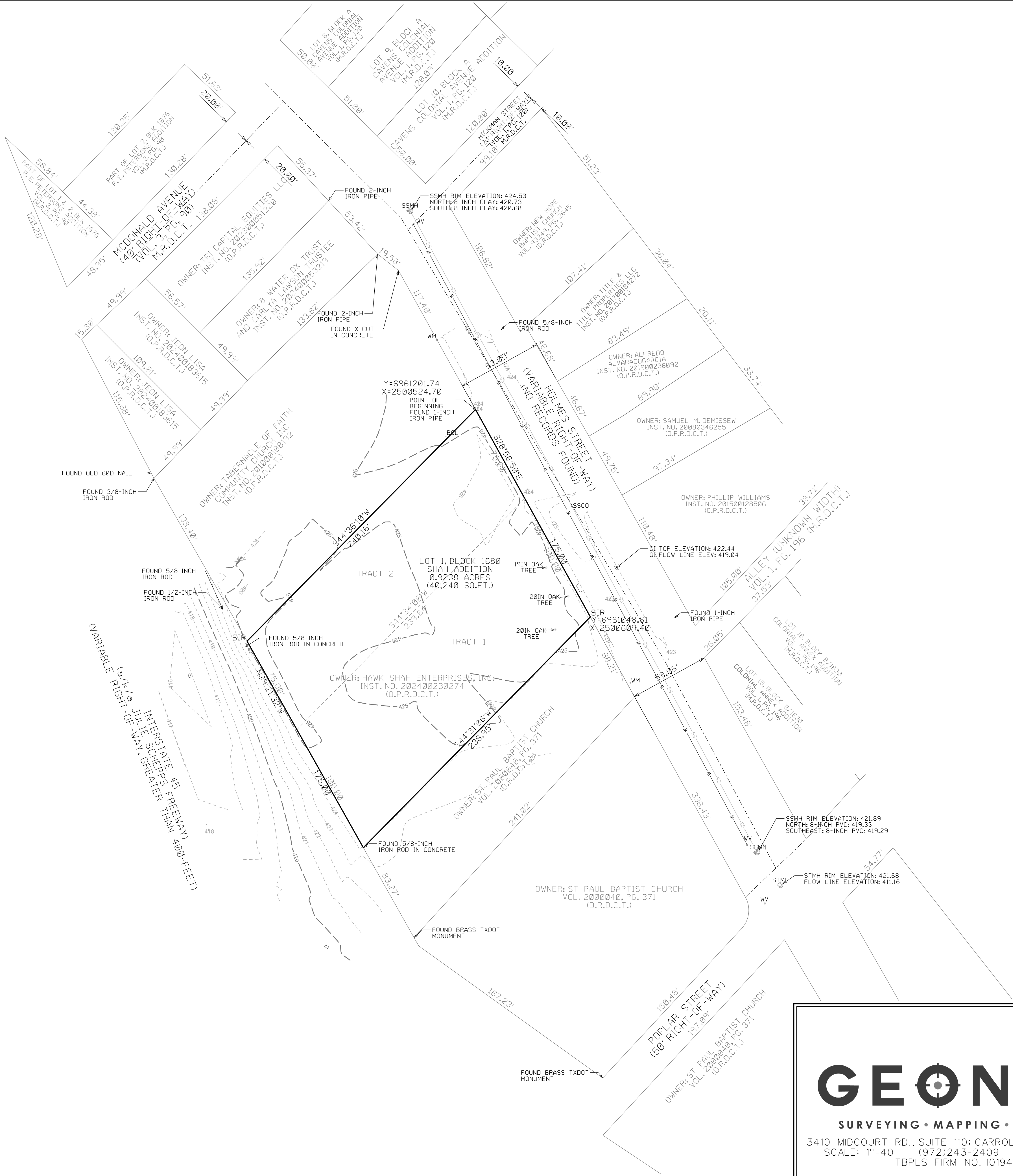
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas
My commission expires:

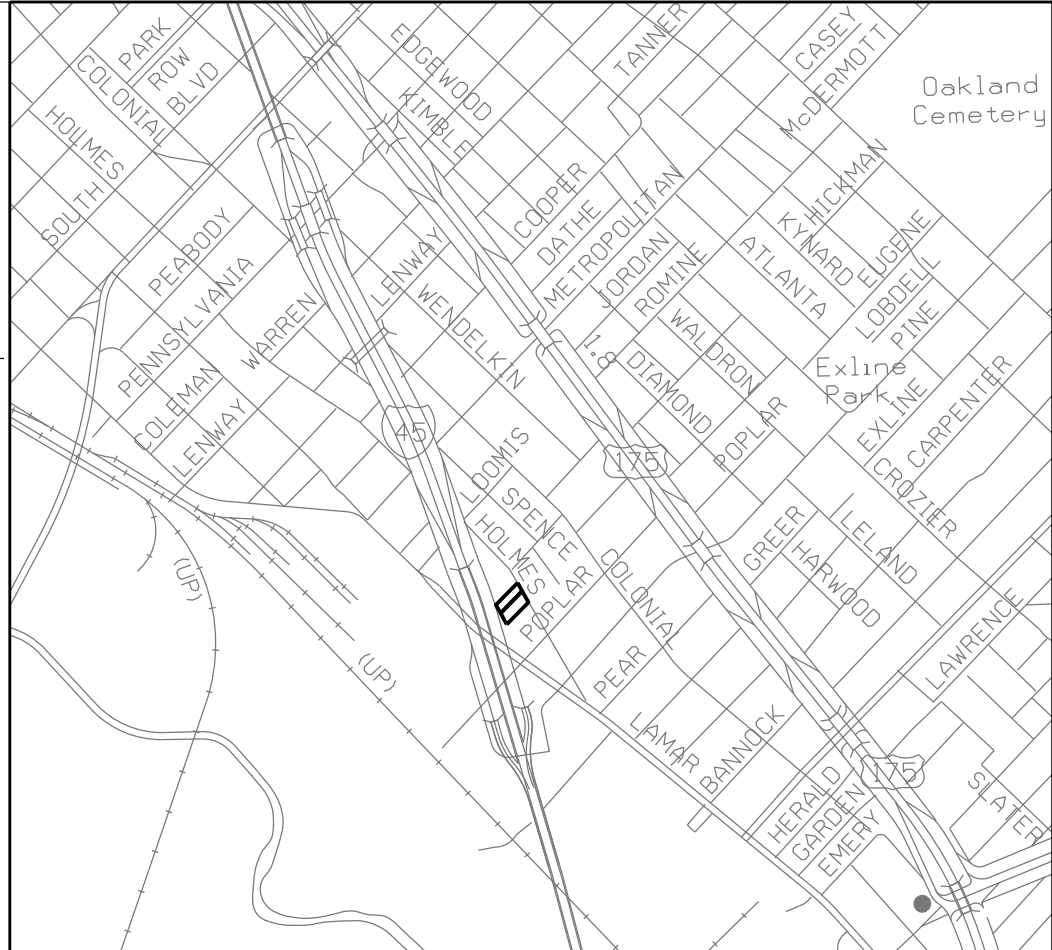
LEGEND:

- | | |
|--------------|---|
| M.R.D.C.T. | MAP RECORDS OF DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS |
| FIR(C) | FOUND IRON ROD (WITH CAP) |
| SIR | SET IRON ROD WITH CAP STAMPED "GEONAV" |
| FX | FOUND "X" CUT IN CONCRETE |
| SX | SET "X" CUT IN CONCRETE |
| — | PROPERTY LINE |
| - - - - - | HISTORICAL DEED LINE |
| — W — | WATER LINE |
| — SS — | SANITARY SEWER LINE |



0 20 40 80
1" = 40'

N



SURVEYOR'S STATEMENT:

I, Joel C. Howard, 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-6.17 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

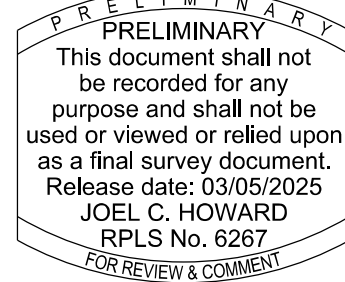
Dated this _____ day of _____, 20____.

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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 _____, 20____.

Notary Public in and for the State of Texas
My commission expires:



PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidd, Chairperson or Brent Rubby, 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

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110: CARROLLTON, TEXAS 75006
SCALE: 1"=40' (972)243-2409 PROJECT #3580
TBPLS FIRM NO. 10194205

DATE: 03/5/2025

DRAWN BY: LEO/JCH

OWNER:

HAWK SHAH ENTERPRISES, INC.
2653 BRAEMAR
THE COLONY, TEXAS 75056
PH:281-948-7083
EMAIL: bhavikashah1@hotmail.com

PRELIMINARY PLAT
OF
SHAH ADDITION
LOT 1,
BLOCK 1680

AN ADDITION OF
0.9238 ACRES OF LAND
WILLIAM ROMINE SURVEY, ABSTRACT NO. 1716
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-129
ENGINEERING NO. 311T-