



SYMBOL LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS MANHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		UTRE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DET. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	ELECTRIC HANDHOLE		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	ELECTRIC STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE		ELECTRIC TRANSFORMER
	ELECTRIC MARKER FLAG		ELECTRIC VAULT
	ELECTRIC MARKER SIGN		HANDICAPPED PARKING
	UTILITY POLE		OWN SIGN

LINE TYPE LEGEND	
	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	R.O.W. CENTERLINE
	EXISTING GAS LINE
	OVERHEAD UTILITY LINE
	EXISTING WATER LINE
	ASPHALT PAVEMENT

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
R.O.W. = RIGHT-OF-WAY
VOL. PG. = VOLUME, PAGE
DOC. NO. = DOCUMENT NUMBER
C.M. = CONTROLLING MONUMENT
BRS. = MONUMENT FOUND AS NOTED BEARS
IRSC = 1/2" IRON ROD W/ "BOWMAN" CAP SET
CIRF = 1/8" IRON ROD W/CAP FOUND (AS NOTED)
A.D.F. = 3/4" ALUMINUM DISK FOUND (AS NOTED)
A.D.S. = 3/4" ALUMINUM DISK STAMPED "THIRTY ONE DALLAS SQUARE" SET
F. = CUT "X" IN CONCRETE FOUND
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

SURVEYOR:
Bowman Consulting Group LTD.
CONTACT: Bentley Shafer
2701 Dallas Parkway, Suite 100
Plano, Texas 75093
Phone: (972) 497-2990

0.275 ACRES SITUATED
BEING A REPLAT OF ALL OF COMMON AREA A, BLOCK 28B/2280,
THIRTY ONE DALLAS SQUARE NO. 1, AND WITHIN
THE J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000173
ENGINEERING NO. _____

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TBPELS Firm Registration No.10120600
2701 Dallas Parkway, Suite 100 Phone: (972) 497-2990
Plano, Texas 75093 Fax: (512) 327-4062

OWNS NAME: J.BROWMAN JOB FILES:211000 TO 211999:211311 - THIRTY ONE DALLAS SQUARE REPLAT SURVEY:DWG211311 - THIRTY ONE DALLAS SQUARE REPLAT DWG PLOTTED BY COLSON STOVALL 12/19/2025 10:43 AM LAST SAVED 12/19/2025 10:10 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS KAVYAN COPORATION, is the sole owner of a tract of land situated in the J. A. Sylvester Survey, Abstract No. 1383, City of Dallas Block 28/2280, City of Dallas, Dallas County, Texas and being all of the tract of land described in the Warranty Deed to Kavyan Corporation recorded in Document Number 202500189540, same being all of Common Area A, Thirty One Dallas Square No. 1, an addition to The City of Dallas, according to the plat thereof recorded in Document Number 201900033770, Official Public Records of Dallas County, Texas and being more particularly described by the metes and bounds as follows:

COMMENCING at a 1/2" iron rod with a plastic cap stamped "RPLS 5310" found for the southwest corner of said Thirty One Dallas Square No. 1 common to the east corner of Lot 1C, Block 28/2280 of Harry Hines at 4100 Addition, an addition to The City of Dallas, according to the plat thereof recorded in Document Number 20080365761, Official Public Records of Dallas County, Texas, same being on the northwesterly line of Throckmorton Street, a 50-foot right-of-way, as depicted in Volume 2, Page 214, Map Records of Dallas County, Texas;

THENCE North 46°02'56" West, a distance of 215.00 feet to a 1/2" iron rod with a plastic cap stamped "RPLS 5310" found for the east corner of said Common Area A, being the easternmost common corner of said Lot 1C and said Common Area A, and being the **POINT OF BEGINNING** of the herein described tract;

THENCE South 43°57'04" West, with the southeast line of said Common Area A, a distance of 120.00 feet to a 1/2" iron rod with a 3/4" aluminum cap stamped "THIRTY ONE DALLAS SQUARE NO. 1 RPLS# 6988" set for the south corner of said Common Area A, same being the northerly inner ell corner of said Lot 1C;

THENCE North 46°02'56" West, with the southwest line of said Common Area A, a distance of 100.00 feet to a 1/2" iron rod with a 3/4" aluminum cap stamped "THIRTY ONE DALLAS SQUARE NO. 1 RPLS# 6988" set for the northwest corner of said Common Area A, and being the westernmost common corner of said Common Area A and said Lot 1C, same being in the southeasterly right-of-way line of Knight Street, a 50-foot public right-of-way, as depicted in Volume 2, Page 214, Map Records of Dallas County, Texas; from which a 1/2" iron rod found with a plastic cap stamped "RPLS 5310" bears North 49°58'54" East, a distance of 0.27 feet;

THENCE North 43°57'04" East, with the northwest line of said Common Area A common to the southeasterly right-of-way line of said Knight Street, a distance of 120.00 feet to a 1/2" iron rod with a 3/4" aluminum cap stamped "THIRTY ONE DALLAS SQUARE NO. 1 RPLS# 6988" set for the north corner of said Common Area A, same being the southwest corner of Lot 1, Block 28B/2280, of said Thirty One Dallas Square No. 1; from which a cut "x" in concrete found for the northwest corner of said Lot 1, Block 28B/2280, bears North 43°57'04" East, a distance of 77.13 feet;

THENCE South 46°02'56" East, with the southwesterly lines of Lots 1, 2, & 3 of said Thirty One Dallas Square No. 1, passing a 1/2" iron rod with a plastic cap stamped "RPLS 5310" found for the south corner of said Lot 1 at a distance of 35.00 feet and passing a 1/2" iron rod with a plastic cap stamped "RPLS 5310" found for the south corner of said Lot 2 at a distance of 75.00 feet, continuing for a total distance of 100.00 feet to the **POINT OF BEGINNING** and containing 12,000 square feet or 0.275 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Bentley Shafer, 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.

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

RELEASED FOR REVIEW PURPOSES ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS
A FINAL SURVEY DOCUMENT.

Bentley E. Shafer
Texas Registered Professional Land Surveyor No. 6988

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this ____ day personally appeared Bentley Shafer, known to me to be the person whose name is subscribed to the forgoing 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 the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KAVYAN CORPORATION acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein above described property as **THIRTY ONE DALLAS SQUARE NO. 3**, 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.

KAVYAN CORPORATION
a Texas Corporation

By: _____
Kay Zafar, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this ____ day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing 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 the State of Texas

CERTIFICATE OF APPROVAL	
I, _____, Chairperson or 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

THIRTY ONE DALLAS SQUARE NO. 3
LOT 1-3 BLOCK 28C/2280

0.275 ACRES SITUATED
BEING A REPLAT OF ALL OF COMMON AREA A, BLOCK 28B/2280,
THIRTY ONE DALLAS SQUARE NO. 1, AND WITHIN
THE J.A. SYLVESTER SURVEY, ABSTRACT NO. 1383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000173
ENGINEERING NO. ____-____

OWNER/APPLICANT:
Kavyan Corporation
CONTACT: Kay Zafar
ADDRESS: 1800 Valley View Ln, Ste
300 Farmers Branch, TX 75234
Phone: 469-600-2010

SURVEYOR:
Bowman Consulting Group LTD.
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