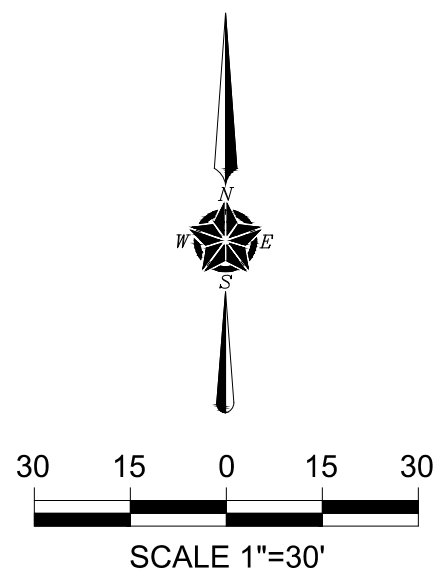




NANETTE ESTATES
VOL. 2005170, PG. 288
D.R.D.C.T.

WILSON BAKER SURVEY
ABSTRACT NO. 54

BLUFF VIEW ESTATES
VOL. 3, PG. 131
M.R.D.C.T.

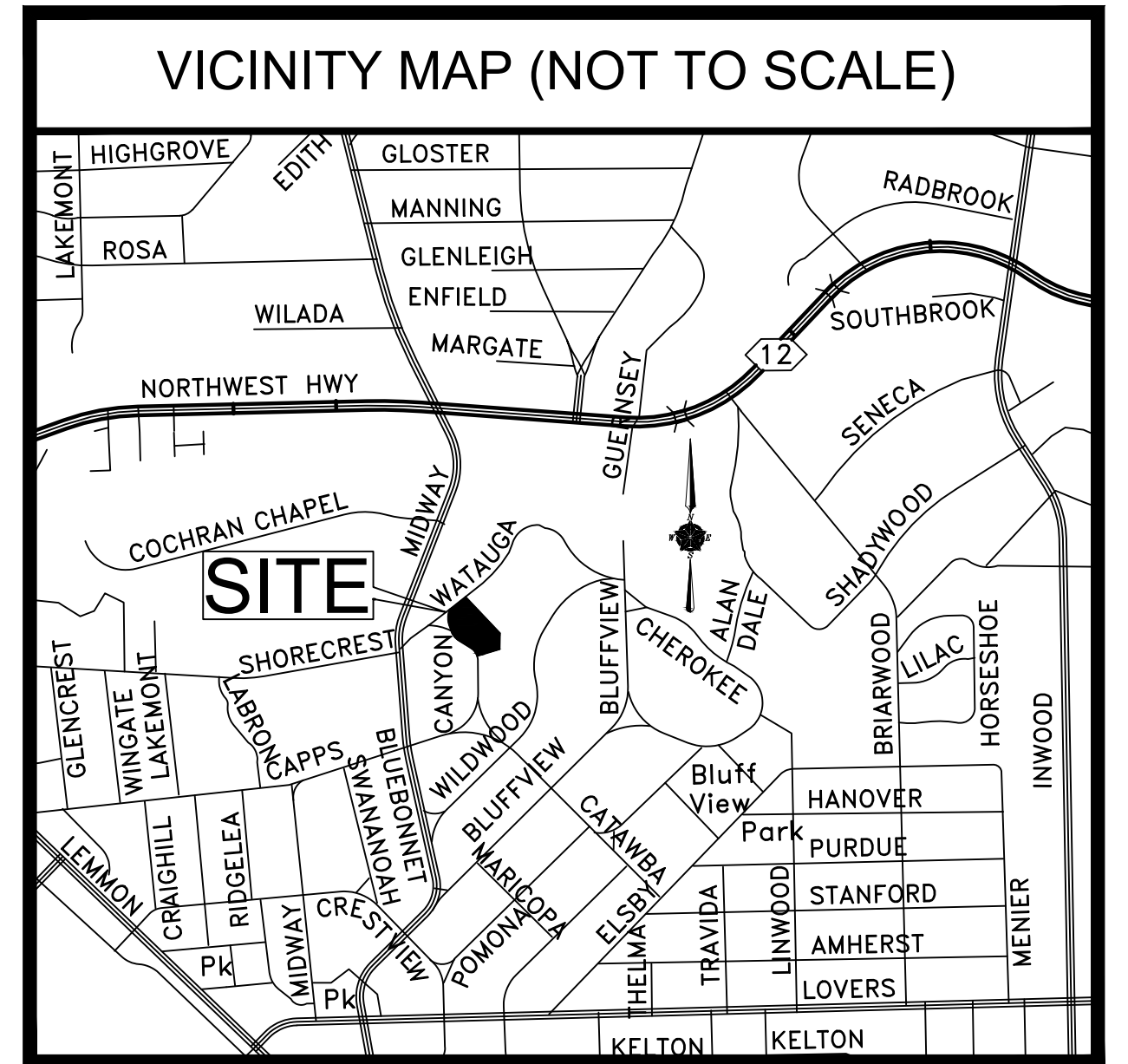
ROBERT ARTHUR MADDOX, II &
COURTNEY WILSON MADDOX
INST. NO. 20220008096
O.P.R.D.C.T.

BLUFF VIEW ESTATES
VOL. 3, PG. 131
M.R.D.C.T.

LEGEND
M.R.D.C.T.
D.R.D.C.T.
O.P.R.D.C.T.
INST. NO.
VOL., PG.
SQ. FT.
IRF ○
IPF ○
<CM>

MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
IRON ROD FOUND
IRON PIPE FOUND
CONTROL MONUMENT

ASPHALT
EASEMENT LINE
BOUNDARY LINE
CENTERLINE
SANITARY SEWER LINE
GAS LINE
WATER LINE
OVERHEAD POWER LINE
CHAINLINK FENCE
BARBED WIRE FENCE



GREENE ADDITION
VOL. 2004103, PG. 3
D.R.D.C.T.

BLUFF VIEW ESTATES
VOL. 3, PG. 131
M.R.D.C.T.

BLUFF VIEW ESTATES
VOL. 3, PG. 131
M.R.D.C.T.

GENERAL NOTES:

- 1) The purpose of this plat is to create two platted lots.
- 2) The maximum number of lots permitted by this plat is two.
- 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011).
- 4) Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 6) Dallas Department of Water Benchmarks used:
#462 Std. WDBM on concrete curb to storm sewer drop inlet southeast corner of the intersection of Inwood Road & Stonegate Drive.
Northing- 6,999,972.587 Easting- 2,483,997.363 Elevation= 563.25'
#463 Std. WDBM on concrete curb center of radius northeast corner of the intersection of Inwood Road & Surrey Circle.
Northing- 7,000,861.819 Easting- 2,483,730.242 Elevation= 561.62'
- 7) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0330J, with a date of identification of 08/14/2025, for Community Number 480171, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 8) There are no structures on subject property.



TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

OWNER
NIKHIL CHAUDHRI
& NIKETA PATEL
6631 STEFANI DRIVE
DALLAS, TEXAS 75225

PRELIMINARY REPLAT
HILL ON CANYON
LOT 4A & 5A, BLOCK M/4892
BEING A REPLAT OF
LOTS 4 & 5, BLOCK M/4892
BLUFF VIEW ESTATES
SITUATED IN THE
WILSON BAKER SURVEY,
ABSTRACT NO. 54
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT-26-000163
DP#

DATE: 05/14/2026 / JOB # 2501824-5 / SCALE= 1" = 30' / DRAWN: KO
PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, **NIKHIL CHAUDHRI and NIKETA PATEL**, are the owners of a tract of land situated in the Wilson Baker Survey, Abstract No. 54, City of Dallas, Dallas County, Texas, being Lots 4 & 5, Block M/4892, Bluff View Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 131, Map Records, Dallas County, Texas, same being those same tracts of land as described as Tract 1 & Tract 2 in General Warranty Deed with Vendor's Lien to NIKHIL CHAUDHRI and NIKETA PATEL as recorded in Instrument Number 202500162568, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4 inch iron rod found for the west corner of Lot 6, Block M/4892 of said Bluff View Estates, same lying in the southeast right-of-way line of Watuga Road (variable width right-of-way);

THENCE South 48 degrees 05 minutes 53 seconds East, departing said Watuga Road, along the southwest line of said Lot 6, Block M/4892, a distance of 223.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RHODES" for an angle point;

THENCE South 54 degrees 39 minutes 08 seconds East, continuing along the southwest line of Lot 6, Block M/4892, passing a 3/4 inch iron pipe at 47.84 feet and continuing for a total distance of 115.13 feet to a 3/8 inch iron rod with yellow plastic cap stamped "WEST 682" for the south corner of said Lot 6, the southwest corner of Lot 13, northwest corner of Lot 14 of Block M/4892 of said Bluff View Estates;

THENCE South 08 degrees 06 minutes 20 seconds East, along the west line of said Lot 14, Block M/4892, a distance of 119.61 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RHODES" for the northeast corner of Lot 3, Block M/4892 of said Bluff View Estates, same being the northeast corner of that tract of land described in Warranty Deed with Vendor's Lien to Charles Knuff and Nancy G. Leib as recorded in Volume 2004236, Page 476, Deed Records, Dallas County, Texas;

THENCE South 69 degrees 42 minutes 28 seconds West, along the north line of said Lot 3, Block M/4892 and Knuff/Leib tract, a distance of 198.56 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 3, Block M/4892 and Knuff/Leib tract, same lying in the east right-of-way line of Canyon Drive (variable width right-of-way), same being the start of a tangent curve to the left having a radius of 234.56 feet, a delta angle of 41 degrees 01 minutes 29 seconds and a chord bearing and distance of North 46 degrees 06 minutes 13 seconds West 164.38 feet;

THENCE along said curve to the left and said east right-of-way line of Canyon Drive, passing a 1 inch iron rod found at an arc distance of 142.57 feet and continuing for a total arc distance of 167.95 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RHODES" for the end of said curve, same being the start of a non-tangent curve to the right having a radius of 170.00 feet, a delta angle of 46 degrees 20 minutes 19 seconds and a chord bearing and distance of North 44 degrees 15 minutes 36 seconds West 133.77 feet;

THENCE continuing along said curve to the left and said east right-of-way line of Canyon Drive, an arc distance of 137.49 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RHODES" for the end of said curve, same being the start of a non-tangent curve to the right having a radius of 125.26 feet, a delta angle of 81 degrees 37 minutes 27 seconds and a chord bearing and distance of North 19 degrees 40 minutes 44 seconds East 163.73 feet;

THENCE continuing along said curve to the right and said east right-of-way line of Canyon Drive, an arc distance of 178.45 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RHODES" for the end of said curve in the said southeast right-of-way line of Watuga Road;

THENCE North 59 degrees 07 minutes 08 seconds East, along the said southeast right-of-way line of Watuga Road, a distance of 76.55 feet to the POINT OF BEGINNING and containing 93,312 square feet or 2.142 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **NIKHIL CHAUDHRI and NIKETA PATEL**, do hereby adopt this plat, designating the herein described property as **HILL ON CANYON** 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

By: _____
NIKHIL CHAUDHRI

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared NIKHIL CHAUDHRI, 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 that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

By: _____
NIKETA PATEL

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared NIKETA PATEL, 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 that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, 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 _____, 2026.

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. (06/23/2026)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J.R. JANUARY, 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 _____, 2026.

Notary Public in and for the State of Texas

PLACE COUNTY

RECORDING LABEL HERE

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 REPLAT
HILL ON CANYON
LOT 4A & 5A, BLOCK M/4892**
BEING A REPLAT OF
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6631 STEFANI DRIVE
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SURVEYOR
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