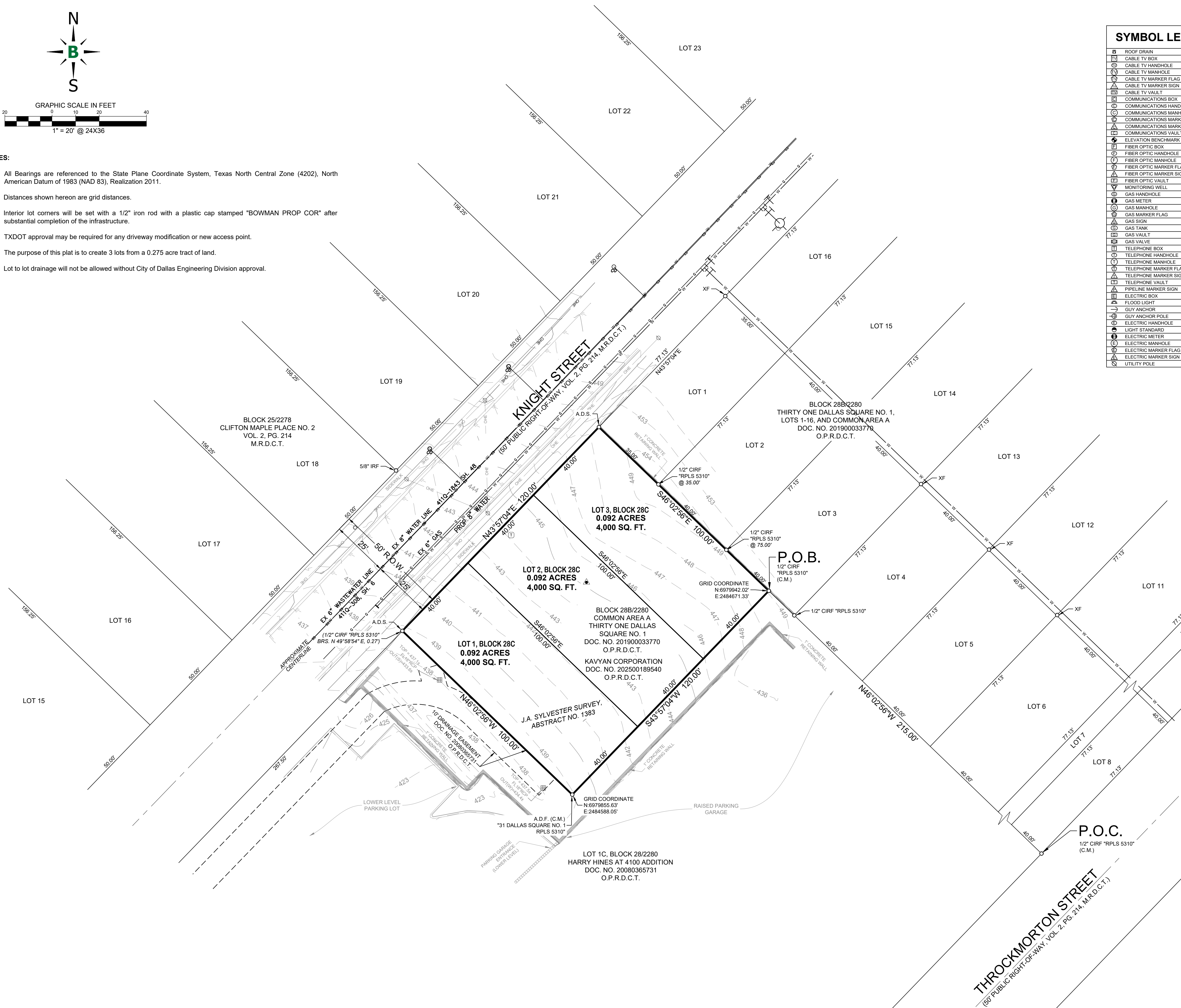
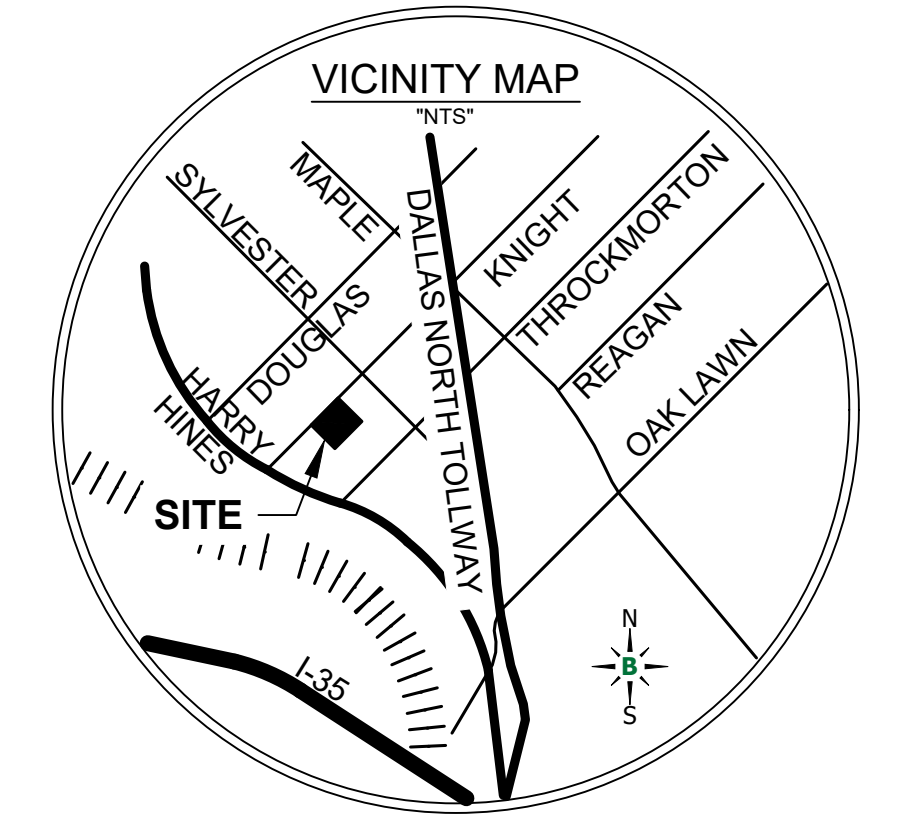


**NOTES:**

- All Bearings are referenced to the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83), Realization 2011.
- Distances shown hereon are grid distances.
- Interior lot corners will be set with a 1/2" iron rod with a plastic cap stamped "BOWMAN PROP COR" after substantial completion of the infrastructure.
- TXDOT approval may be required for any driveway modification or new access point.
- The purpose of this plat is to create 3 lots from a 0.275 acre tract of land.
- Lot to lot drainage will not be allowed without City of Dallas Engineering Division approval.



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

**LEGEND:**

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 = 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  
XF = 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

**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.  
CONTACT: Bentley Shafer  
2701 Dallas Parkway, Suite 100  
Plano, Texas 75093  
Phone: (972) 497-2990

**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- 000068  
ENGINEERING NO. \_\_\_\_\_



DVG NAME: J:\BOWMAN JOB FILES\2021\1030 TO 2199\211311 - THIRTY ONE DALLAS SQUARE REPLAT\SURVEY\DWG\1311 - THIRTY ONE DALLAS SQUARE REPLAT.DWG PLOTTED BY: CALSON 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.

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- 000068 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.  
CONTACT: Bentley Shafer  
2701 Dallas Parkway, Suite 310  
Plano, Texas 75093  
Phone: (972) 497-2990



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