LEGEND							
1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	—OHU— OVERHEAD UTILITY LINE	BRICK RET. WALL	A 4	CONCRETE
1/2" IR SET	O X-SET	CABLE BOX	♦ WATER METER	€ GUY WIRE ANCHOR	STONE RET. WALL	-, · ·-	GRAVEL
O 5/8" IR FOUND	SAN. SEW. MH.		△ GAS METER	——X—— BARBED WIRE FENCE	BUILDING LINE		BRICK
→ 3/8" IR FOUND		☐ BRICK COLUMN	A.C. PAD		EASEMENT		STONE
♠ 60-D NAIL FOUND	₩ WATER VALVE	☐ STONE COLUMN	TRANS. BOX	———— CHAINLINK FENCE	BOUNDARY		WOOD DECK
PK NAIL SET	💢 FIRE HYDRANT	STORM DRAIN MH.		// WOOD FENCE	HIGH BANK LINE		BUILDING WALL
1/2" IP FOUND	- ☆ LIGHT POLE	SAN. SEW. CO.	P. E. POOL EQUIP.	ASPHALT	FEMA FLOOD LINE		TILE

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 1

100'

12" WATER

LOT 2

MONUMENT

PLACE OF

BEGINNING

LOT 3

LOT 4

BLOCK H/6364

INDUSTRIAL ACRES

ADDITION (REVISED)

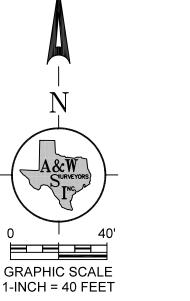
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M.R.D.C.T.

12" WATER

CKINGBIRD

MO



LOT 40

LOT 41

LOT 42

1/2" IRS WITH 3-1/4" ALUMINUM DISK

FROM WHICH 3/8" IRF BEARS S 41°13'15" W, 0.62'

FROM WHICH 1/2" IRF BEARS N 83°05'01" W, 0.19'

N 89°21'07" E 125.17'

LOT 3C

16,223 SQUARE FEET

OR 0.372 OF AN ACRE

MPED "LUCKY DOUG REPLAT, RPLS 5310" 1/2" IRF

S 89°21'07" W 99.83'

ZT VENTÜRES, LLC

INSTRUMENT NO. 202000351566 §

BLOCK G/6364

INDUSTRIAL ACRES

ADDITION (REVISED)

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M.R.D.C.T.

JUAN MOREIRA AND \

ISABEL MOREIRA

O.P.R.D.C.T.

INSTRUMENT NO. 20070133340

LOT 8

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LOT 9

100.00' LOT 2

FROM WHICH 1/2" IRF BEARS

LOT 7

1/2" IRS WITH 3-1/4" ALUMINUM DISK STAMPED "LUCKY DOUG REPLAT, RPLS 5310" S 89°24'32" W

1/2" IRS WITH 3-1/4" ALUMINUM DISK

FROM WHICH 5/8" IRF BEARS

FROM WHICH 1/2" IRF BEARS

|||2 |||||

S 84°30'41" W, 0.99'

1/2" IRS WITH 3-1/4" ALUMINUM DISK

FROM WHICH 1/2" IRF BEARS S 03°50'04" E, 1.08'

PED "LUCKY DOUG REPLAT, RPLS 5310"

LOT 10 - A

BLOCK G/6364

BUSH ADDITION

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D.R.D.C.T.

LOT 9

LOT 8

1/2" IRS WITH 3-1/4" ALUMINUM DISK

STAMPED "LUCKY DOUG REPLAT, RPLS 5310"

FROM WHICH 3/8" IRF BEARS

N 36°43'32" W. 0.39'

N 03°56'03" W. 0.87'

N 89°21'07" E 125.05'

37,471 SQUARE FEE

OR 0.860 <u>OF AN AC</u>RE

BUILDING

149.64'

LOT 6

DOUG DRIVE

CENTERLINE 60' WIDE PUBLIC RIGHT-OF-WAY

VOLUME 12, PAGE 317 - M.R.D.C.T.

LOT 5

BLOCK G/6364

INDUSTRIAL ACRES

ADDITION (REVISED) VOLUME 12, PAGE 317

M.R.D.C.T.

BUILDING

1/2" IRS WITH 3-1/4" ALUMINUM DISK

FROM WHICH 1/2" IRF BEARS

BRICK /

STUCCO BUILDING

ED "LUCKY DOUG REPLAT, RPLS 5310"

BLOCK F/6364
INDUSTRIAL ACRES
ADDITION (REVISED)
VOLUME 12, PAGE 317
M.R.D.C.T.

LOT 45 0000°

LOT 46 0000°

LOT 47 0000°

LOT 48

GENERAL NOTES

1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE

AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH

3. ALL DIMENSIONS SHOWN HEREON ARE SURFACE.

CITY OF DALLAS ENGINEERING DIVISION APPROVAL.

4. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT PROPER

5. THE PURPOSE OF THIS PLAT IS TO DEVELOP TWO (2) PLATTED LOTS FROM LOT 3A, BLOCK G/6364 OF LUCKY-DOUG ADDITION.

6. ALL IRON RODS SET HAVE A YELLOW PLASTIC CAP STAMPED

"RPLS 5310" UNLESS OTHERWISE NOTED.

7. STRUCTURES TO REMAIN.

8. NO TREES ON SUBJECT PROPERTY.

CONCRETE

GRAVEL

BRICK

STONE

BARRIER-FREE RAMP EASEMENT

VOLUME 83233, PAGE 5395

D.R.D.C.T.

QUEBEC STREET

CENTERLINE 60' WIDE PUBLIC RIGHT-OF-WAY

VOLUME 70151, PAGE 1971

D.R.D.C.T.

STREET EASEMENT

VOLUME 83155, PAGE 5454

D.R.D.C.T.

LOT 3, BLOCK 4/7696

WEST TRINITY INDUSTRIAL

DISTRICT NO. 6

VOLUME 70151, PAGE 1971

D.R.D.C.T.

CITY OF DALLAS INSTRUMENT NO. 200900184476 O.P.R.D.C.T.

CITY OF DALLAS

VOLUME 74029, PAGE 777

D.R.D.C.T.

300.00'

3,237.31'

12" WATER____

300.00'

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Kapilashwar-Maruti, Limited Parternership 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 Kapilashwar-Maruti, Limited Parternership, recorded in Instrument No. 202300010589, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

OWNER'S CERTIFICATE

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,

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 8 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

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.

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 _____,

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kapilashwar-Maruti, Limited Parternership, 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___.

Kapilashwar-Maruti, Limited Parternership

Prafulhandra 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, Prafulhandra 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 _____, 20___.

Notary Public in and for The State of Texas



A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS RECISTRATION NO. 100174-00

Projessional Luna 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: Kapilashwar-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______