

**VICINITY MAP (NOT TO SCALE)**

**GENERAL NOTES:**

- 1) The purpose of this plat is to create 1 lot out of 1 tract of land.
- 2) Lot to lot drainage will not be allowed without City of Dallas Parking & Drainage Engineering Section approval.
- 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, North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
- 5) The maximum number of lots permitted by this plat is 1.
- 6) Dallas Department of Water Benchmarks used:
  - #2223 Square cut at center of storm sewer inlet on north side of Mountain Creek Parkway, 0.20 miles west of Eagle Ford Road.
  - #2224 Square cut on top of concrete curb on east side of Wheeland Road and 50' north of the end of curb at Wheeland Road and at the northeast corner of Mountain Creek Boulevard
  - Northings: 6319.953, 12 Eastings: 2444.106-21 Elevation= 732.32'
- 7) Subject property is located within an area having a Zone Designation "X" by the State of Texas, as shown on the Official Public Records, Dallas County, Texas, City of Dallas, Housing and Urban Development Department, 04/17/2021, Rescinded Map No. 481130, 04/17/2021, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:
  - 481130, 04/17/2021, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:
    - Map for the community in which said property is situated.
- 8) There are no structures on subject property.

**LEGEND**

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. INSTRUMENT NUMBER  
 S.O.L.T. SQUARE FEET  
 12" IRF 12 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS"  
 12" PREVIOUSLY SET FOR SURVEY DATED 04/27/2021  
 CM CONTROL MONUMENT  
 BLDG. BUILDING LINE  
 P.P. POWER POLE  
 P.L. POWER LINE  
 C.L. CENTERLINE  
 S.S. SANITARY SEWER LINE  
 W.W. WATER LINE  
 C.F. CHAIN LINK FENCE  
 O.P. OVERHEAD POWER  
 T.S. TELEPHONE SERVICE  
 T.L. TELEPHONE LINE  
 G.L. GAS LINE  
 A.S. ABSTRACT LINE

**OWNERS CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

WHEREAS, **I & S PETS STORE, LLC**, is the owner of a 0.719 acre tract of land situated in the Catherine Kimmell Survey, Abstract No. 724, City of Dallas, Dallas County, Texas, City of Dallas Block 8606, City of Dallas, Dallas County, Texas, being that same tract of land as described in Special Warranty Deed to I & S PETS STORE, LLC, recorded in Instrument Number 202100078859, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found with yellow plastic cap "illegible" for the northeast corner of Lot 1, Block 1/8606, Traivor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 90092, Page 2383, Deeds Records, Dallas County, Texas, same lying in the west right-of-way line of Clark Road (120 foot right-of-way);

**THENCE** South 89 degrees 29 minutes 09 seconds West, departing said Clark Road along the north line of said Lot 1, Block 1/8606, a distance of 148.28 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of said Lot 1, Block 1/8606, same lying in the southeast line of a tract of land described in Warranty Deed to the City of Dallas, recorded in Instrument 201300203902, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod with yellow plastic cap stamped "25574" bears South 04 degrees 13 minutes 27 seconds East, a distance of 0.48 feet, and a 1/2 inch iron rod with yellow plastic cap stamped "REG 100189" bears South 37 degrees 03 minutes 39 seconds East, a distance of 0.39 feet;

**THENCE** North 42 degrees 04 minutes 20 seconds East, along the southeast line of said City of Dallas tract, a distance of 28.60 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of said City of Dallas tract, from which a 1/2 inch iron rod with yellow plastic cap stamped "REG 100189" bears North 45 degrees 46 minutes 46 seconds West, a distance of 12.31 feet;

**THENCE** North 47 degrees 41 minutes 15 seconds West, along the southern northeast line of said City of Dallas tract, a distance of 205.26 feet to a 3 inch aluminum disk round stamped "5536 & Jake Morris" for the southwest corner of Lot 3, Block 1/8606, Jake Morris Addition, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201200232905, Official Public Records, Dallas County, Texas;

**THENCE** North 89 degrees 33 minutes 01 seconds East, along the south line of said Lot 3, Block 1/8606, a distance of 279.31 feet to a 1/2 inch iron rod found with green plastic cap stamped "5499" found for the southeast corner of said Lot 3, Block 1/8606 and lying in the west line of said Clark Road;

**THENCE** South 00 degrees 33 minutes 48 seconds East, along the west right-of-way line of said Clark Road, a distance of 160.28 feet to the **POINT OF BEGINNING** and containing 31,352 square feet or 0.719 acres of land more or less.

**SURVEYOR'S STATEMENT**

STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded information, studies of the ground, and by applying their professional skills and reliable methods, and that the plat is a true and correct representation of the land as described in the plat. I am a member 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 nomenclature shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-817 (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 \_\_\_\_\_, 2021.

**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. (05/19/2021)**

Gary E. Johnson  
 Texas Registered Professional Land Surveyor No. 52399  
 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 Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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 \_\_\_\_\_, 2021.

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

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**THAT I & S PETS STORE, LLC**, does hereby adopt this plat, designating the herein described property as **PRADHAN**, 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 roadway management areas shown hereon. The easements shown hereon are hereby dedicated for the purposes indicated. The utility and the 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 dedicated 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 or 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 or egress to or from and upon the said easements for the purpose of constructing, maintaining, repairing, and using the same, and the responsibility of any injury or damage to any person, (any public utility shall have the right of ingress or egress to occupy property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater assessments 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 \_\_\_\_\_, 2021.**

**I & S PETS STORE, LLC**

By: \_\_\_\_\_  
 Alok Pradhan - President  
 STATE OF TEXAS  
 COUNTY OF DALLAS

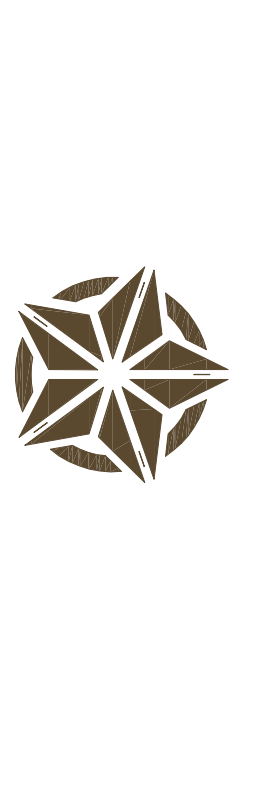
**BEFORE ME**, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Alok Pradhan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed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

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

**OWNER**

**I & S PETS STORE, LLC**  
 1801 BROOKVIEW DRIVE  
 CARROLLTON, TEXAS 75010



1616 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 tkheritage.com  
 Firm #10169300

**PRELIMINARY PLAT**

**LOT 4, BLOCK 1/8606**  
 BEING PART OF CITY BLOCK 8606  
 SITUATED IN THE  
 CATHERINE KIMMELL SURVEY,  
 ABSTRACT NO. 724  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S201-670  
 ENGINEERING PLAN NO. 311T-\_\_\_\_

DATE: 04/27/2021 / JOB # 21006322 / SCALE= 1" = 40' / DRAWN: KO