



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Anand K. Gupta and Mukta Bhadani, are the sole owners of tract of land situated in the John P. Cole Survey, Abstract No. 242, City of Dallas, Dallas County, Texas, being all of Lots 18 and 19, Block 11/7130, of Roosevelt Manor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 8, Page 178, Map Records, Dallas County, Texas, same being that tract of land conveyed to Anand K. Gupta and Mukta Bhadani, by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 201800081918, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with yellow cap stamped "PERCISE" found for corner, said corner being in the intersection of the South right-of-way line of Angelina Drive (50 foot right-of-way) created by Plat of said Addition, and being the East right-of-way line of Hampton Road (100 foot right-of-way) created by Plat of said Addition, said corner also being the Northwest corner of a tract of land conveyed to Juan Aguirre, by deed recorded in Instrument No. 201800161998, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 42 minutes 49 seconds East, along the East right-of-way line of said Hampton Road, a distance of 130.00 feet to a 1/2 inch iron rod with yellow cap stamped "PERCISE" found for corner, said corner being in the East right-of-way line of said Hampton Road and being the Southwest corner of a tract of land conveyed to Abundant Faith Church, by deed recorded in Volume 39043, Page 3454, Deed Records, Dallas County, Texas, and being in the North line of a 15 foot Alley of said Addition;

THENCE over and across of said Alley, a distance of 15 feet to a 3" aluminum disk stamped "GA and RPLS 5513" set for corner, said corner being the South line of said 15 foot Alley, and being in the East right-of-way line of said Hampton Road, said corner also being the POINT OF BEGINNING;

THENCE North 89 degrees 38 minutes 11 seconds East, along the South line of said 15 foot Alley, a distance of 110.73 feet to a 3" aluminum disk stamped "GA and RPLS 5513" set for corner, said corner being the Northwest corner of Lot 20 of said Addition;

THENCE South 00 degrees 21 minutes 49 seconds East, along the West line of said Lot 20, a distance of 130.00 feet to a 3" aluminum disk stamped "GA and RPLS 5513" set for corner, said corner being the Southwest corner of said Lot 20 and being the North right-of-way of Leath Street (50 foot right-of-way) created by Plat of said Addition;

THENCE South 89 degrees 38 minutes 11 seconds West, along the North right-of-way line of said Leath Street, a distance of 109.93 feet to a 3" aluminum disk stamped "GA and RPLS 5513" set for corner, said corner being at the intersection of the North right-of-way of said Leath Street and the East right-of-way line of said Hampton Road;

THENCE North 00 degrees 42 minutes 49 seconds West, along the East right-of-way line of Hampton Road, a distance of 130.00 feet to the POINT OF BEGINNING and containing 14343 square feet or 0.329 acres of land.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mukta Investments, acting by and through their duly authorized agent Anand K. Gupta and Mukta Bhadani owners do hereby adopt this plat, designating the herein described property as **GUPTA ADDITION**, 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 thereon. The easements shown thereon are for utility purposes, and are not to be construed as dedications of the public use of the streets, alleys, and roadway management areas, and all public and private utilities for each and every utility, including gas, water, sewer, and other utilities, shall be installed, maintained, and operated by the utility owners, and the maintenance of the utility shall be 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 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 or the easements, and all public utilities shall at all times have the right of ingress and egress to and from their respective systems, and all public utilities shall have the right of ingress and egress to and from their respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to and from their respective systems 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 indicated.

This plat approved subject to all pitting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2020.

BY: _____ day of _____, 2020.

Anand K. Gupta, Owner
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Anand K. Gupta 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

This plat approved subject to all pitting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

BY: _____ day of _____, 2020.

Mukta Bhadani, Owner
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appears Mukta Bhadani 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryon Connolly, 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 Land Surveying, 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)(5)(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 _____, 2020.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513
COUNTY OF DALLAS
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryon Connolly 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 _____, 2020.

Notary Public in and for the State of Texas

GENERAL NOTES

- 1) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF LOTS 18 AND 19, BLOCK 11/7130, OF ROOSEVELT MANOR ADDITION.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) CORNERS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROTECTION.
- 6) STRUCTURES TO REMAIN

LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- TC = YELLOW CAP
- IRF = IRON ROD FOUND
- A.C.S. = 3" ALUMINUM DISK STAMPED "GA AND RPLS 5513" SET FOR CORNER

PRELIMINARY PLAT
GUPTA ADDITION
LOT 19R, BLOCK 11/7130
ROOSEVELT MANOR ADDITION
14,343 SQ. FT. / 0.329 ACRES
JOHN P. COLE SURVEY, ABSTRACT NO. 242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S190-056

OWNER: MUKTA INVESTMENTS
ANAND K. GUPTA AND
MUKTA BHADANI
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SCALE: 1"=30' / DATE: 10/15/17 / JOB NO. 1814822 / DRAWN BY: CC