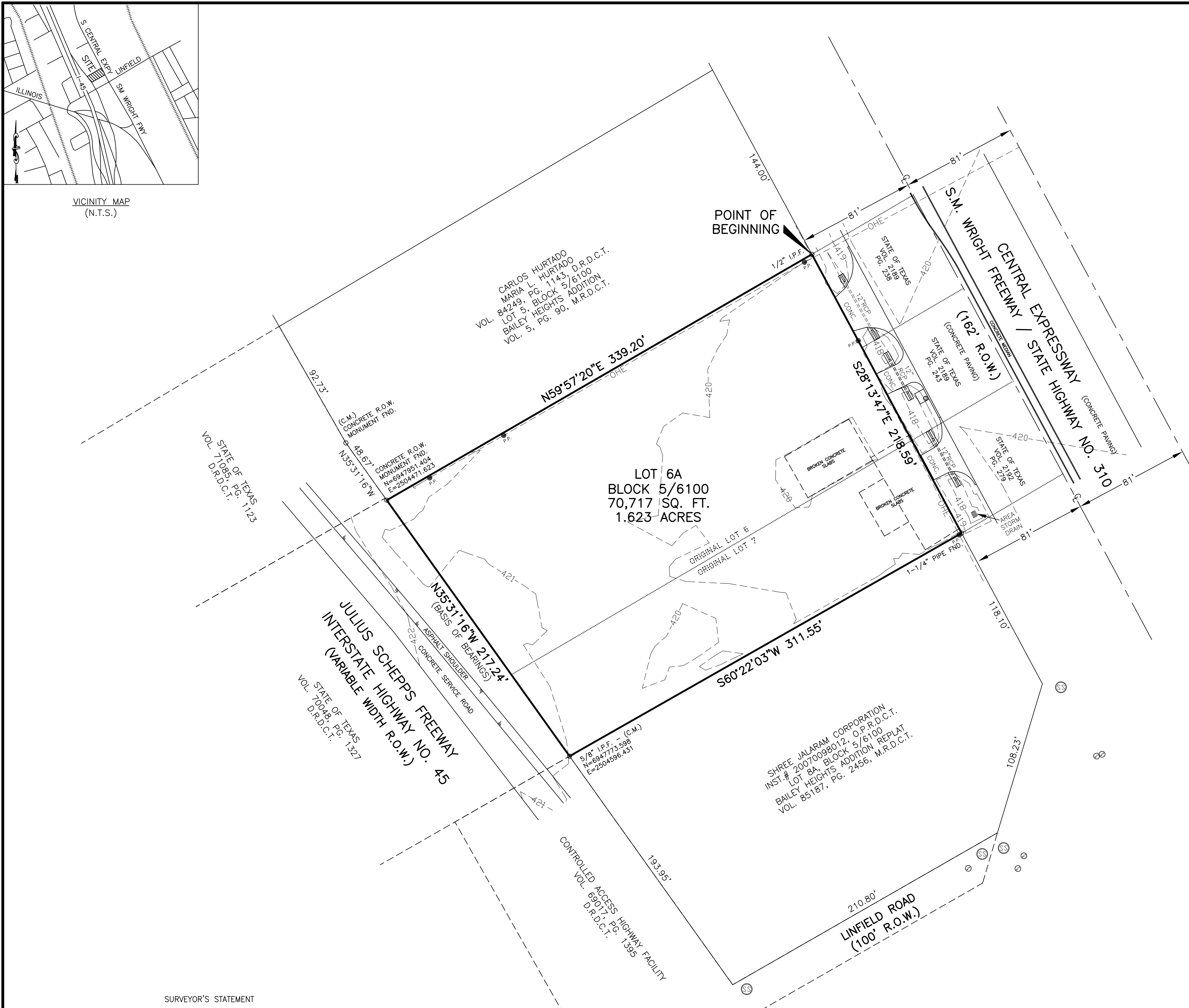


VICINITY MAP
(N.T.S.)



SURVEYOR'S STATEMENT
I, James Bart Carroll, 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)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE"

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2016.

Notary Public for the State of Texas
My Commission expires _____

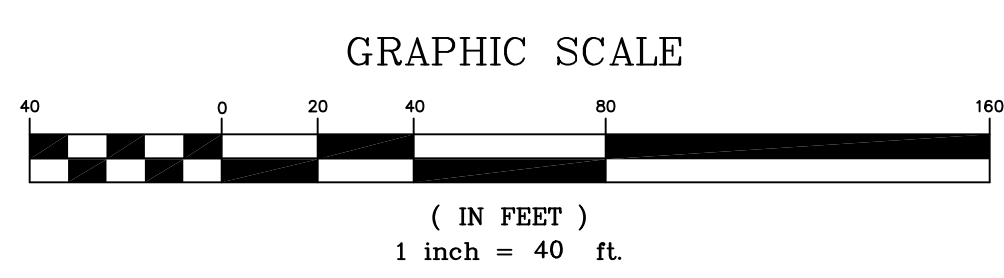
CARLOS HURTADO
MARIA L. HURTADO D.R.D.C.T.
LOT 5, BLOCK 5/6100
BAILEY HEIGHTS ADDITION
VOL. 5, PG. 90, M.R.D.C.T.

LOT 6A
BLOCK 5/6100
70,717 SQ. FT.
1.623 ACRES

SHREE JALARAM CORPORATION
INST. # 2007-0089012, O.P.R.D.C.T.
LOT 6A, BLOCK 5/6100
BAILEY HEIGHTS ADDITION REPLAT
VOL. 85187, PG. 2456, M.R.D.C.T.

- LEGEND**
- I.P.F. - IRON PIN FOUND
 - (C.M.) - CONTROLLING MONUMENT
 - FND. - FOUND
 - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
 - U.E. - UTILITY EASEMENT
 - OHE - OVERHEAD ELECTRIC
 - CONC. - CONCRETE
 - (S) - SANITARY SEWER MANHOLE
 - (F) - FIRE HYDRANT
 - (W) - WATER VALVE
 - ASPH. - ASPHALT
 - P.P. - POWER POLE W/GUY WIRE

- GENERAL NOTES:**
- Purpose of the plat is the create one lot from two existing lots.
 - Bearings based on the northeast right-of-way line of Interstate Highway No. 45 as recorded in Agreed Judgement, Volume 70048, Page 1327, Deed Records of Dallas County, Texas.
 - Lot-to-lot drainage is not permitted without Engineering Section Approval.
 - No structures existing. Property is vacant.
 - TxDOT approval may be required for any driveway modification or new access point(s).
 - State Plane coordinates based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.
 - Dallas Water Utilities Benchmark No. 56-U-1 located at Linfield Road - S.M. Wright Freeway, City of Dallas Bench Mark. Elev.: 418.525 elevation based on NAVD 88.



CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166
O: (214) 726-2041 C: (972) 742-4411
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE	DRAWN BY:
2321-16	1"=40'	APRIL 14, 2016	CP

OWNER:
PARIMAL C. PATIDAR
3076 SAMUELLE BOULEVARD
DALLAS, TEXAS 75223
214-683-8298

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Parimal C. Patidar, is the owner of a tract of land situated in the R.F. Smith Survey, Abstract No. 1376, and being part of Lot 6, Block 5/6100 of Bailey Heights Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 5, Page 90, Map Records, Dallas County, Texas and as conveyed to Parimal C. Patidar by Quitclaim Deed recorded in Instrument No. 20160068878, Official Public Records, Dallas County, Texas and also being part of Lot 6 and the north part of Lot 7, Block 5/6100 of said Bailey Heights Addition and as conveyed to Parimal C. Patidar by Quitclaim Deed recorded in Instrument No. 20160068877, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the southwest right-of-way line of Central Expressway (S.M. Wright Freeway / State Highway No. 310) (162' R.O.W.), on the northwest line of said Lot 6 and the southeast line of Lot 5, Block 5/6100 of said Bailey Heights Addition for the north corner of said Patidar tract and the east corner of a tract of land conveyed to Carlos Hurtado and Maria L. Hurtado by deed recorded in Volume 84249, Page 1143, Deed Records, Dallas County, Texas;

Thence, South 28°13'47" East, along the southwest right-of-way line of Central Expressway (S.M. Wright Freeway / State Highway No. 310) (162' R.O.W.) and the northeast line of said Patidar tract, a distance of 218.59 feet to a 1-1/4" pipe found for the east corner of said Patidar tract and the north corner of Lot 8A, Block 5/6100, of Bailey Heights Addition replat, an addition to the City of Dallas, according to the plat thereof recorded in Volume 85187, Page 2456, Map Records, Dallas County, Texas;

Thence, South 60°22'03" West, along the southeast line of said Patidar tract and the northwest line of said Lot 8A, a distance of 311.55 feet to a 5/8" iron pin found on the northeast right-of-way line of Julius Schepps Freeway / Interstate Highway No. 45 (variable width R.O.W.) for the south corner of said Patidar tract and the west corner of said Lot 8A;

Thence, North 35°31'16" West, along the southwest line of said Patidar tract and the northeast right-of-way line of Julius Schepps Freeway / Interstate Highway No. 45 (variable width R.O.W.), a distance of 217.24 feet to a concrete right-of-way monument found for the west corner of said Patidar tract and the south corner of said Hurtado tract, said point being South 35°31'16" East, a distance of 48.67 feet from a concrete right-of-way monument found;

Thence, North 59°57'20" East, along the northwest line of said Patidar tract and the southeast line of said Hurtado tract, a distance of 339.20 feet to the Point of Beginning and containing 70,717 square feet or 1.623 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Parimal C. Patidar, does hereby adopt this plat, designating the herein described property as **PATIDAR ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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, this the ____ day of _____, 2016.

BY: _____
Parimal C. Patidar

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Parimal C. Patidar, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2016.

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

REPLAT
PATIDAR ADDITION
LOT 6A, BLOCK 5/6100
Being a replat of Part of Lots 6 & 7
Block 5/6100, of Bailey Heights Addition
R.F. Smith Survey, Abstract No. 1376
City of Dallas, Dallas County, Texas
City Plan File No. S156-174