

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Pandit LLC is the sole owner of a 20,000 square foot tract of land situated in the Robinson T. Smith Survey, Abstract No. 1376, City of Dallas, Dallas County, Texas, some being that tract of land conveyed to said Pandit LLC, by General Warranty Deed recorded in Instrument No. 2020000890259, Official Public Records, Dallas County, Texas, same being a portion of Block 10/8617, Fruitdale Acres Addition No. 1, an addition to the City of Dallas, Dallas County, Texas,

according to the Map thereof recorded in Volume 3, Page 4, Map Records, Dallas County, Texas, and being particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic yellow cap stamped "Rhodes Surveying" found for corner, said corner being the North corner of that tract of land conveyed to Surety Services Texas, according to the Map thereof recorded in Instrument No. 201200036072, Official Public Records, Dallas County, Texas, and being in the Southwest Right-of-Way line of Wilhurl Avenue (36 foot Right-of-Way, Volume 3, Page 4, Map Records, Dallas County, Texas);

THENCE North 59 degrees 09 minutes 09 seconds East, along the Southeast Right-of-Way line of said Wilhurl Avenue, a distance of 100.01 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Charles Ray Adams, by deed recorded in Volume 84105, Page 1112, Deed Records, Dallas County, Texas;

THENCE South 30 degrees 11 minutes 11 seconds East, along the Southwest line of said Adams tract (84105/1112), a distance of 200.00 feet to a set 1/2 inch iron rod with 3 inch Aluminum Disk Stamped "WA" and "RPLS 5513" for corner, said corner being the North corner of that tract of land conveyed to Dallas Boys Club, by deed recorded in Volume 71030, Page 1107, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found for reference bears South 23 degrees 34 minutes 16 seconds West, a distance of 2.33 feet;

THENCE South 59 degrees 09 minute 09 seconds West, along the Northwest line of said Dallas Boys Club tract, a distance of 100.01 feet to a set 1/2 inch iron rod with 3 inch Aluminum Disk Stamped "WA" and "RPLS 5513" for corner, said corner being the East corner of said Surety Services Texas tract;

THENCE North 30 degrees 11 minutes 11 seconds West, along the Northeast line of said Surety Services Texas tract, a distance of 200.00 feet to the POINT OF BEGINNING, and confining 20,000 square feet or 0.459 of an acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Pandit LLC, acting by and through its duly authorized agent, Pandion Kumar, does hereby adopt this plat, designating the herein described property as **WILHURT ADDITION**, on 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 removed or desiring to use same. All, and any public utility shall have the right to remove and keep 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or from the 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

Pandit LLC

BY: _____
Pandion Kumar, President
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Pandion Kumar, 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 _____, 2021.

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 herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (3)(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 _____, 2021.
RELEASED FOR REVIEW ON 04/22/2021. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

Bryon Connolly
Texas Registered Professional Land Surveyor No. 5513

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 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.

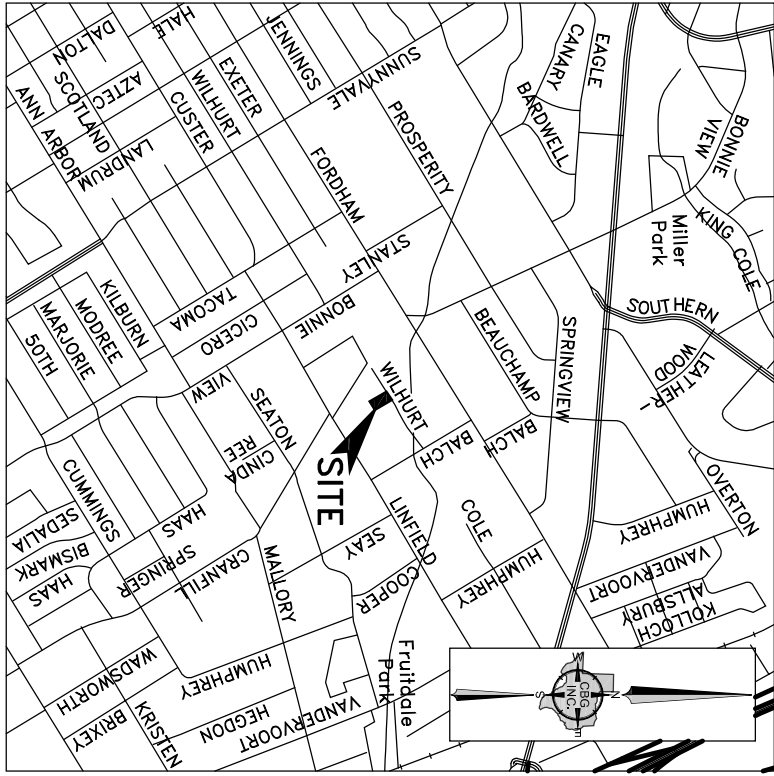
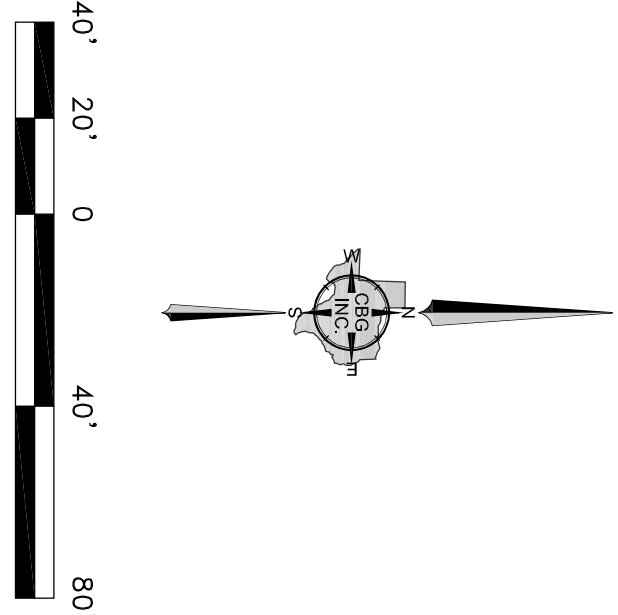
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

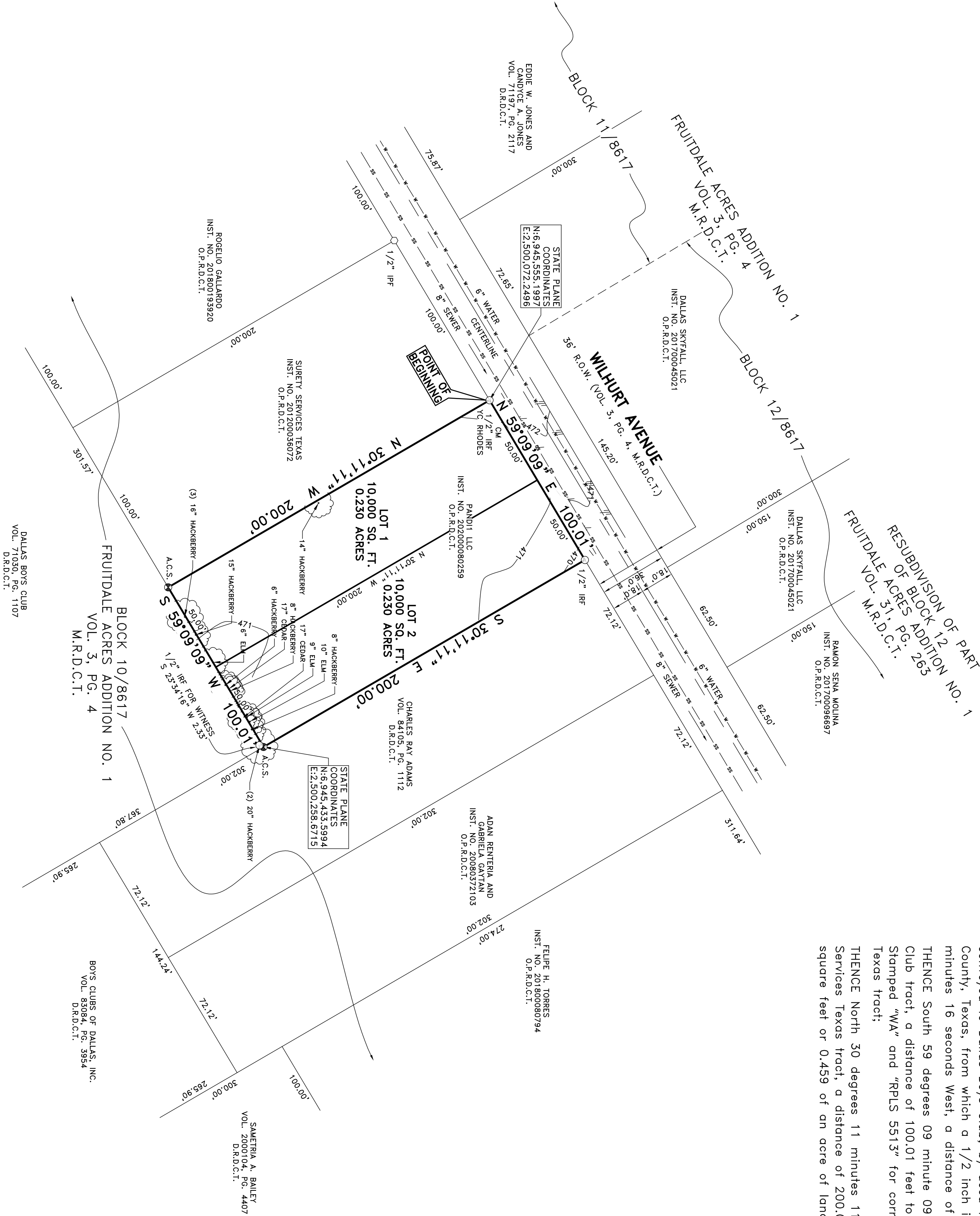
OWNER, PANDIT LLC
4505 S. RIVERVIEW
DALLAS, TX 75226



Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75226
F 214-349-2745
Firm No. 310168800
www.cbgtxllc.com



VICINITY MAP
NOT TO SCALE



LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
C.W. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
I.P.F. = IRON PIPE FOUND
A.C.S. = 1/2" IRON ROD SET WITH 3" ALUMINUM DISK STAMPED "WA" AND "RPLS 5513"

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE
- 2) 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM A 20,000 SQUARE FOOT TRACT OF LAND.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND WITHOUT ENGINEERING SECTOR APPROVAL.
- 5) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTOR APPROVAL.
- 6) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND WITHOUT ENGINEERING SECTOR APPROVAL.
- 7) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE
- 8) 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.