

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **ZPV CORPORATION** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, ZULFIKAR VIRANI, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **ZPV CORPORATION**, 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 FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS, THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED TO 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 OR OTHER ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE PLAT PROPERTY AND THE FULL RIGHT OF EGRESS AND EGRESS TO OR FROM THE PLAT PROPERTY. THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE PLAT PROPERTY SHALL BE RESERVED TO THE PUBLIC UTILITIES AND TO THE 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 TO MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN OF 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.

EXECUTED THIS _____ DAY OF _____, 2018.

ZPV CORPORATION

BY: _____
ZULFIKAR VIRANI, PRESIDENT

STATE OF TEXAS,
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ZULFIKAR VIRANI, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

Whereas, **ZPV CORPORATION** are the owners of those certain lots situated in the Samuel Brandenburg Survey, Abstract No. 125, City of Dallas, Dallas County, Texas, and being the remainder of Lot 12, Block 4/6932, Seventh Section Red Bird Center, on addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77150, Page 873, Deed Records, Dallas County, Texas, and being all that certain tract of land conveyed to ZPV Corporation, by Special Warranty Deed recorded under Instrument Number 201700227161, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly Southeast corner of said ZPV tract, some being in the southerly line of said Lot 12, same being the Southwest corner of Lot 12L, Block 4/6932, Majestic Heights Addition, Section A, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 200600034559, said Official Public Records, same being in the northerly right-of-way line of Preferred Place (60 foot right-of-way);

THENCE along the common line of said Lot 12 and said Preferred Place as follows:

South 89 deg. 31 min. 00 sec. West, a distance of 23.20 feet to a 1/2 inch iron rod found for the beginning of a curve to the left, having a radius of 170.00 feet and a central angle of 51 deg. 07 min. 41 sec.;
Along said curve to the left, on arc distance of 151.70 feet and a chord bearing and distance of South 63 deg 57 min. 09 sec. West, 146.72 feet to a 1/2 inch iron rod found for angle point;
South 38 deg. 23 min. 20 sec. West, a distance of 180.51 feet to a 1/2 inch iron rod found for the most southerly corner of said Lot 12, same being in the intersection of said Preferred Place and Independence Drive (60 foot right-of-way);

THENCE along the common line of said Lot 12 and said Independence Drive as follows:

North 51 deg. 36 min. 40 sec. West, a distance of 453.52 feet to a 1/2 inch iron rod found for the beginning of a curve to the left, having a radius of 705.00 feet and a central angle of 12 deg. 41 min. 31 sec.;
Along said curve to the left, on arc distance of 156.17 feet and a chord bearing and distance of North 57 deg. 57 min. 26 sec. West, 155.85 feet to a 1/2 inch iron rod with "Data Land Services" red cap found for angle point;
North 64 deg. 18 min. 10 sec. West, a distance of 57.02 feet to a 1/2 inch iron rod found for the most westerly corner of said Lot 12, same being the South corner of Lot 10A, Block 4/6932, Seventh Section Red Bird Center, on addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 77206, Page 463, doforesaid Deed Records;

THENCE along the common line of said Lot 12 and said Lot 10A as follows:

North 25 deg. 41 min. 50 sec. East, a distance of 174.19 feet to a 1/2 inch iron rod with "Data Land Services" red cap found for angle point;
North 00 deg. 29 min. 00 sec. West, passing the Northeast corner of said Lot 10A, same being the Southeast corner of Lot 8A, Block 4/6932, said Seventh Section Red Bird Center, Volume 77206, Page 463, and continuing along the common line of said Lot 12 and said Lot 8A, a total distance of 110.00 feet to a 1/2 inch iron rod found for the Northwest corner of said Lot 12, same being the Southwest corner of Lot 7, Block 4/6932, said Seventh Section Red Bird Center, Volume 77150, Page 873;

THENCE North 89 deg. 31 min. 00 sec. East, along the common line of said Lot 12 and said Lot 7, passing the Southeast corner of said Lot 7, same being the Southwest corner of Lot 6, Block 4/6932, said Seventh Section Red Bird Center, Volume 77150, Page 873, and continuing along the common line of said Lot 12 and said Lot 6, passing the Southeast corner of said Lot 6, same being the Southwest corner of Lot 5, Block 4/6932, said Seventh Section Red Bird Center, Volume 77150, Page 873, and continuing along the common line of said Lot 12 and said Lot 5, a total distance of 410.00 feet to a 1/2 inch iron rod with "Data Land Services" red cap found for the Northeast corner of the herein described tract, same being the Northwest corner of doforesaid Lot 12L;

THENCE South 00 deg. 29 min. 00 sec. East, along the West line of said Lot 12L, a distance of 200.00 feet to the POINT OF BEGINNING and containing 126,422 square feet or 2,948 acres of computed land, more or less.

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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; AND THAT THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, 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)(9)(C)(D)&(E), AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRELIMINARY REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2018
PRELIMINARY NOT TO BE RECORDED FOR ANY
PURPOSE. RELEASE FOR REVIEW 12/21/2017

TIMOTHY R. MANKIN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS,
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 _____, 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

OWNER:
Zulfiakar Virani
153 Warwick Boulevard
Dallas, Texas 75205
Phone: 469-217-4914
Email: zokonisat@ohio.com

ENGINEER:
Zobron Mmbitwa, P.E.
2160 N. Abrams Road, Suite 302
Dallas, Texas 75206
Phone: 214-217-9985
Email: zmmmbitwa@jrengineers.com

JOB NO.:	17-1108	SHEET	2
DATE:	12/21/2017		
FIELD DATE:	11/28/2017		
SCALE:	1" = 40'		
FIELD:	PLT		
DRAWN:	N.T.K.		
CHECKED:	T.B.M.		

PRELIMINARY PLAT
ZPV CORPORATION
LOT 12X, BLOCK 4/6932
BEING A REPLAT OF LOT 12, BLOCK 4/6932
SEVENTH SECTION RED BIRD CENTER
VOLUME 77150, PAGE 873
SAMUEL BRANDONBURG SURVEY, ABSTRACT NO. 125
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-069

PEISER & MANKIN SURVEYING, LLC
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