

OWNER'S CERTIFICATE

WHEREAS, An Jadhavi Investments, LLC, is the sole owner of a 0.266 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lots 7 and 8, Block 10/1598, Elk Hill Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 240, Map Records, Dallas County, Texas; said 0.266 acre tract being all of that tract of land conveyed to An Jadhavi Investments, LLC by Warranty Deeds recorded in County Clerk's Instrument Nos. 20150006043 and 201500060945, Official Public Records, Dallas County, Texas; said 0.266 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 3-1/4-inch aluminum disc stamped "LAFAYETTE HOMES ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the east corner of said 0.266 acre tract; said point also being the east corner of said Lot 8, Block 10/1598; said point being at the intersection of the northwest right-of-way line of Lafayette Street (variable width) and the southwest right-of-way line of a 16-foot alley;

THENCE, South 22 degrees 44 minutes 56 seconds West, with said northwest right-of-way line, a distance of 113.24 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 3691" found at the south corner of said 0.266 acre tract; said point also being the south corner of said Lot 7, Block 10/1598; said point also being the east corner of Lot 6, Block 10/1598 of said Elk Hill Addition;

THENCE, North 44 degrees 31 minutes 55 seconds West, leaving said northwest right-of-way line, a distance of 118.78 feet, leaving said northwest right-of-way line, a distance of 118.78 feet to a 3-1/4-inch aluminum disc stamped "LAFAYETTE HOMES ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the west corner of said 0.266 acre tract; said point also being the west corner of said Lot 7, Block 10/1598; said point also being the north corner of said Lot 6, Block 10/1598; said point also being the east corner of Lot 2, Block 10/1598 of said Elk Hill Addition; said point also being the south corner of Lot 3, Block 10/1598 of said Elk Hill Addition;

THENCE, North 33 degrees 19 minutes 23 seconds East, with the west line of said Lot 7, Block 10/1598, a distance of 49.95 feet to a 3-1/4-inch aluminum disc stamped "LAFAYETTE HOMES ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" on a 5/8-inch iron rod set at the north corner of said Lot 7, Block 10/1598; said point also being the east corner of said Lot 3, Block 10/1598; said point also being the south corner of Lot 4, Block 10/1598 of said Elk Hill Addition; said point also being the west corner of said Lot 8, Block 10/1598;

THENCE, North 25 degrees 26 minutes 11 seconds East, with the west line of said Lot 8, Block 10/1598, a distance of 60.21 feet to a 1/2-inch iron pipe found at the north corner of said Lot 8, Block 10/1598; said point also being the east corner of said Lot 4, Block 10/1598; said point also being on the said southwest right-of-way line of a 16-foot alley;

THENCE, South 44 degrees 01 minutes 23 seconds East, with said southwest right-of-way line, a distance of 106.19 feet to the PLACE OF BEGINNING,

CONTAINING, 11,578 square feet or 0.266 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 (CM) 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.

Dated this the _____ day of _____, 2015.

RELEASED 10/22/2015 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known 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 therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- "ICM" indicates controlling monument found.
- Lot-to-lot drainage is not permitted without Engineering Section approval.
- Purpose of this Plat: To create 4 lots from 2 lots.
- Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- No buildings exist on subject property.

OWNER:

AN JADHAVJI INVESTMENTS, LLC.
2775 Villa Creek Dr., Suite 180
Dallas, TX 75234

ENGINEER - SURVEYOR:

GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
660 North Central Expressway, Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

FILED IN INSTRUMENT NO. _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, AN JADHAVJI INVESTMENTS, LLC., a Texas limited liability company, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as LAFAYETTE HOMES 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 floodway management area shown thereon. The easements shown thereon are hereby reserved for the purpose 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 building, 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 at Dallas, Texas this the _____ day of _____, 2015.

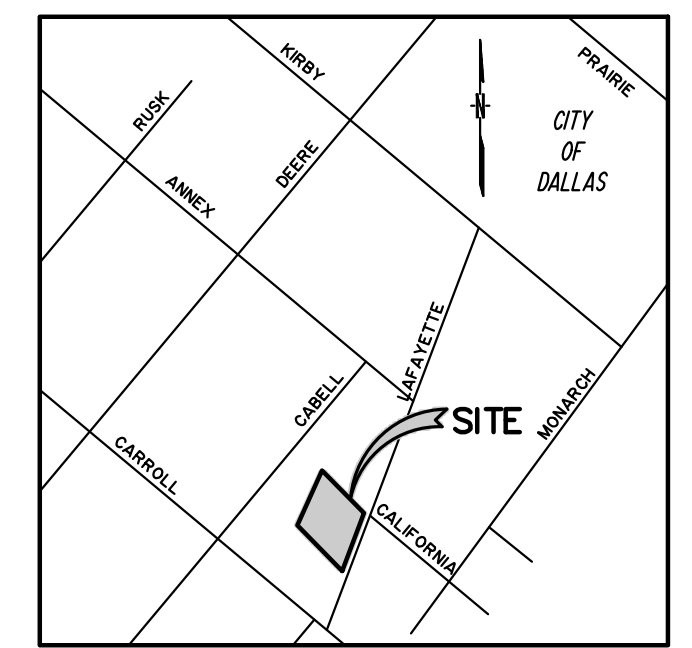
AN JADHAVJI INVESTMENTS, LLC.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ known 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 therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2015.

Notary Public in and for the State of Texas



VICINITY MAP
NTS
MAPSCO 352

LOT NO.	SQ. FT.	ACRES
7A	2,895	0.066
7B	3,033	0.070
8A	2,832	0.065
8B	2,818	0.065

LEGEND

- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- CENTERLINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- INST. No. INSTRUMENT NUMBER
- V. VOLUME
- P. PAGE
- CM CONTROLLING MONUMENT
- 3/4" ALUMINUM DISC STAMPED "LAFAYETTE HOMES ADDITION, GONZALEZ & SCHNEEBERG, TX RPLS 4804" SET ON 5/8-INCH IRON ROD.
- AMS



SHEET 1 OF 1
PRELIMINARY PLAT
LAFAYETTE HOMES ADDITION
LOTS 7A-7B & 8A-8B
BLOCK 10/1598

BEING A REPLAT OF ALL OF
LOTS 7-8, BLOCK 10/1598
ELK HILL ADDITION
V. 1, P. 85, M.R.D.C.T.

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-021

Gonzalez & Schneeberg
engineers ■ surveyors

660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901

SCALE 1" = 20'
DATE OCTOBER, 2015
PROJ. NO. 6447-15-10-02
DWG. NO. 6447plat.dwg