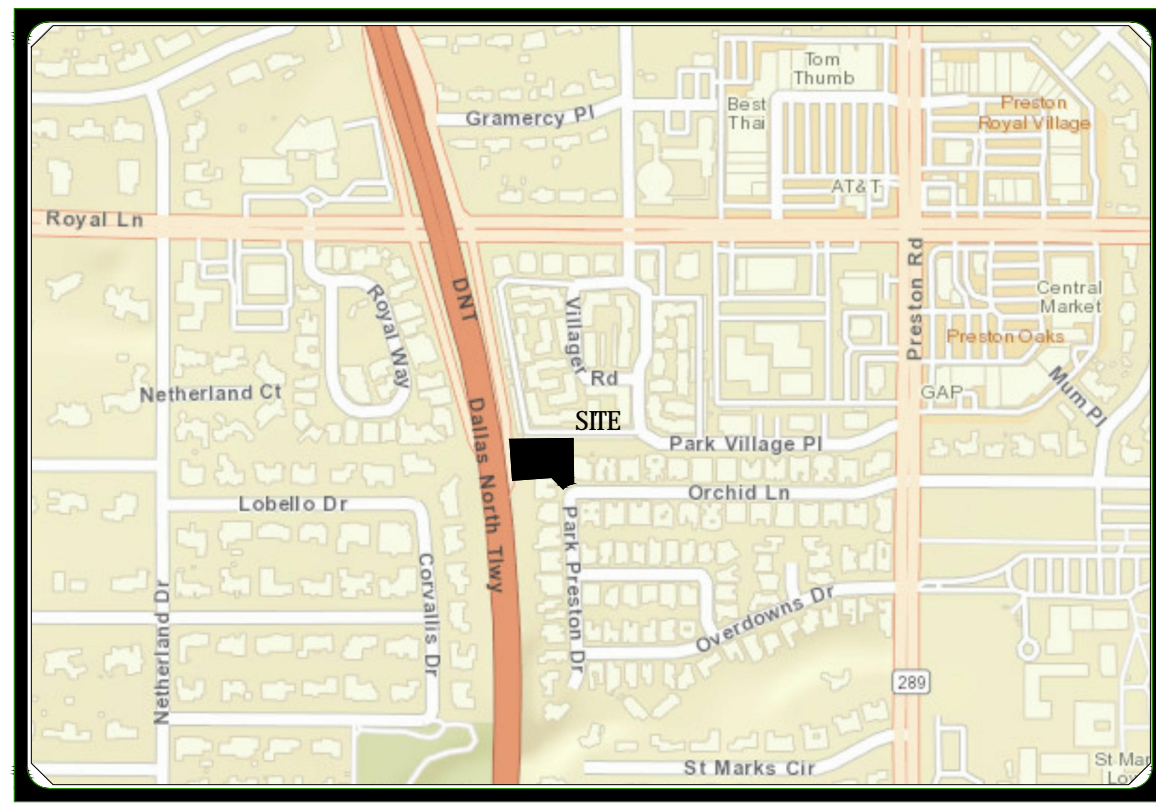


VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- 1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) adjustment realization 2011.
2. According to my interpretations of community panel no. 48113C0195 K, dated July 07, 2014, of the national flood insurance rate maps for Dallas County, Texas, the subject property appears to lie within Flood Zone "X" and is not shown to be within a special flood hazard area. This flood statement shall not create liability on the part of the surveyor.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. All boundary and lot corners shown hereon are 1/2" iron rod set w/ a cap stamped "STRAND" unless otherwise noted.
5. The purpose of this plat is to create two platted lots from a single platted lot.

STATE OF TEXAS §
COUNTY OF DALLAS §

This is to certify that I, CRAIG D. BARTOSH, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 10/23/2020

CRAIG D. BARTOSH, R.P.L.S. No. 6459

STATE OF TEXAS :
COUNTY OF DALLAS :

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, Craig D. Bartosh, 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 therein expressed.

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

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

My commission expires: _____

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, Nalini Mohan Tamanna and spouse, Prathibha S. Tamanna, are the owners of all that certain 0.392 acre tract of land, by a warranty deed recorded in Document Number 202000270429 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), which is known as all of Lot 33, Block C/5508, Park Preston No. 2 as recorded in Volume 77096, Page 700 in the Map Records of Dallas County, Texas (M.R.D.C.T.), in the Charles C. Newton Survey, A-1091, City of Dallas, Dallas County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) adjustment realization 2011.)

BEGINNING at a 1/2" iron rod with a yellow cap stamped "RPLS 5310" found for the western most southwest corner of the herein described tract, common to the northwest corner of Lot 32-B, Block C/5508 Park Preston Addition Section Two as recorded in Volume 82509, Page 1313 M.R.D.C.T., in the east line of a Public Drainage Channel as shown in said Preston Park No. 2, from which a 1/2" iron rod with a yellow cap stamped "RPLS 5310" found for the common western corner of said Lot 32-B, Park Preston Addition Section Two, and Lot 32-A, of said Park Preston Addition Section Two, bears South 03° 55' 48" East - 36.67 feet along the east line of said Public Drainage Channel;

THENCE North 03° 55' 48" West - 104.80 feet along the east line of said Public Drainage Channel, to a 1/2" iron rod with a yellow cap stamped "STRAND" set (herein after called 1/2" iron rod set) for the northwest corner of the herein described tract, being a point in the south line of The 5800 Royal Lane Condominiums as recorded in Volume 78004, Page 637 M.R.D.C.T.;

THENCE North 89° 16' 52" East - 161.97 feet along the south line of said The 5800 Royal Lane Condominiums, to a 1/2" iron rod set for the northeast corner of the herein described tract, common to the northwest corner of Lot 34, Block C/5508, of said Park Preston No. 2;

THENCE South 00° 43' 08" East - 115.57 feet along the west line of said Lot 34, Block C/5508 Park Preston No. 2, to a 1/2" iron rod set for the southeast corner of the herein described tract, in the north right-of-way of Orchard Lane (50' Right-Of-Way) which is a point on a curve to the left, having a central angle of 35° 22' 14", a radius of 50.00 feet, and a chord bearing and distance of South 62° 55' 04" West - 30.38 feet;

THENCE along said curve to the left, and along the north right-of-way line of said Orchard Lane, a distance of 30.87 feet, to a 1/2" iron rod set for the southern most southwest corner of the herein described tract, common to the southeast corner of said Lot 32-B, Block C/5508 Park Preston Addition Section Two;

THENCE North 44° 45' 35" West - 41.77 feet to a 1/2" iron rod set for corner of the herein described tract, being the northeast corner of said Lot 32-B, Block C/5508 Park Preston Section Two;

THENCE South 86° 04' 12" West - 100.00 feet along the north line of said Lot 32-B, Block C/5508 Park Preston Section Two, to the POINT OF BEGINNING and containing 0.392 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That NALINI MOHAN TAMANNA and PARTHIBHA S. TAMANNA, the owners, do hereby adopt this plat, designating the herein described property as LOTS 33-A & 33-B PRESTON PARK NO.2, 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 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 at Dallas, Texas, this the ___ day of ___, 2020.

By: _____ By: _____
Name: Nalini Mohan Tamanna Name: Prathibha S. Tamanna

STATE OF TEXAS :
COUNTY OF _____ :

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, NALINI MOHAN TAMANNA, 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 therein expressed.

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

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

My commission expires: _____

STATE OF TEXAS :
COUNTY OF _____ :

BEFORE the undersigned authority, a Notary Public in and for State of Texas on this day personally appeared, PRATHIBHA S. TAMANNA, 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 therein expressed.

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

NOTARY PUBLIC IN AND FOR STATE OF TEXAS

My commission expires: _____

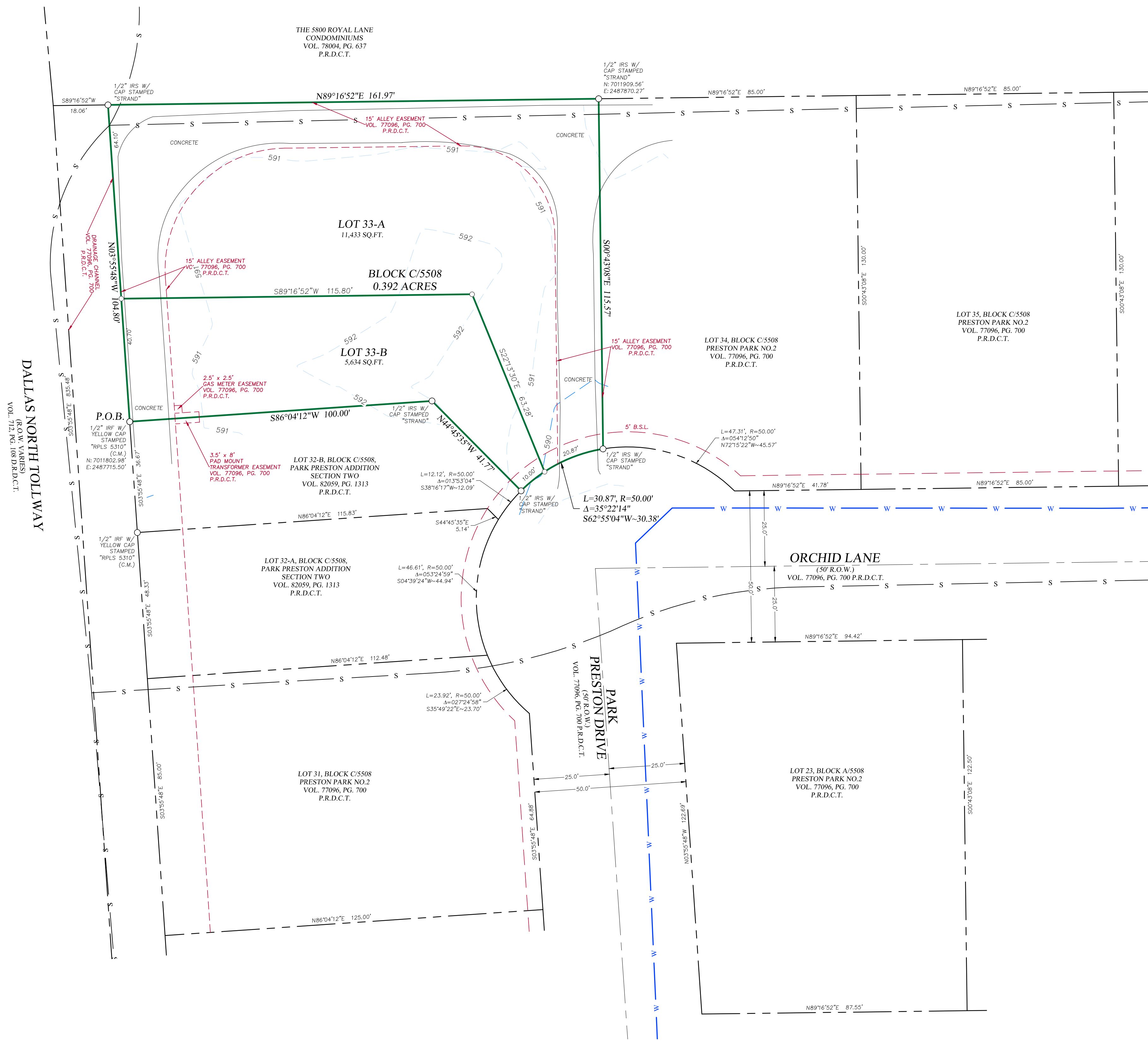
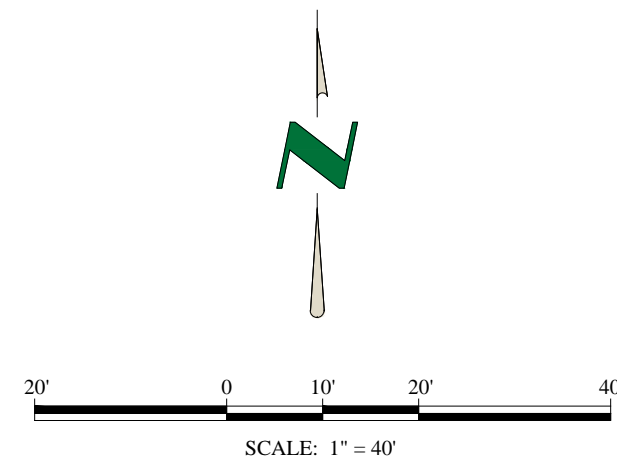
PRELIMINARY PLAT
PRESTON PARK NO. 2
LOTS 33-A & 33-B, BLOCK C/5508
0.392 ACRES (17,067 SQ.FT.) BEING
A REPLAT OF LOT 33, BLOCK C/5508,
RECORDED IN VOLUME 77096, PAGES 700-708,
IN THE MAP RECORDS OF DALLAS COUNTY, TEXAS
IN THE CHARLES C. NEWTON SURVEY, A-1091
CITY OF DALLAS, DALLAS COUNTY, TEXAS

STRAND
ENGINEER/SURVEYOR
STRAND SYSTEMS ENGINEERING
10003 TECHNOLOGY BLVD. WEST
DALLAS, TEXAS, 75220
972-620-8204

OWNER/DEVELOPER
NALINI MOHAN TAMANNA &
PRATHIBHA S. TAMANNA
ADDRESS
CITY, STATE, ZIP

ZONED TH-1
DALLAS FILE NO: S201-514
-- OCTOBER 2020 --

DRAWN BY: J.L.X. DATE: 10/01/2020 CHECKED BY: C.D.B. JOB NO.: 2039529



LEGEND
ROW- RIGHT-OF-WAY
CM- CONTROLLING MONUMENT
IRF- IRON ROD FOUND
IRS- IRON ROD SET
SQ. FT. - SQUARE FEET
P.R.D.C.T. - PUBLIC RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T. - DEED RECORDS DALLAS COUNTY TEXAS
BOUNDARY
ADJOINER
EASEMENT
SANITARY SEWER
WATER