

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF TARRANT**
WHEREAS Praveen Kumar Nagunoori and Lakshmi Prasanna Gaddam, are the sole owners of a tract of land located in the W. J. HOLLAND SURVEY, Abstract No. 692, Lot 4, Block A, of Martins Subdivision, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 10634, Plat Records, Tarrant County, Texas, and being the same tract of land described in deed to Praveen Kumar Nagunoori and Lakshmi Prasanna Gaddam, recorded in Instrument No. D224091050, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the intersection of the Southeast line of U.S. Highway No. 377 (South Main Street), with the South line of Rapp Road, and being the Northwest corner of a tract of land described in deed to Huynh and Viyapon, LLC, recorded in Instrument No. D218049411, Official Public Records, Tarrant County, Texas;

THENCE North 07 deg. 06 min. 05 sec. East, with said Southeast line, passing at a distance of 113.06 feet to a 5/8 inch iron rod found at the Southwest corner of said Lot 4, Block A, and continuing a total distance of 321.40 feet to an "X" set for corner at the beginning of a curve to the left, having a central angle of 00 deg. 00 min. 45 sec., a radius of 11524.15 feet, and a chord bearing and distance of North 07 deg. 05 min. 43 sec. East, 2.53 feet;

THENCE Northeasterly, with said Southeast line and said curve to the left, an arc distance of 2.53 feet to a Mag nail found at the Southwest corner of Lot 1R, of said Block A, and being the Northwest corner of said Lot 4;

THENCE North 89 deg. 18 min. 54 sec. East, a distance of 326.86 feet to an "X" found in the South line of said Lot 1R, at the Southerly Northwest corner of Lot 3, of said Block A, same being the Northeast corner of said Lot 4;

THENCE South 00 deg. 41 min. 08 sec. East, a distance of 320.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the North line of said Huynh and Viyapon, LLC tract, same being the South line of said Rapp Road;

THENCE South 89 deg. 14 min. 32 sec. West, a distance of 370.74 feet to the PLACE OF BEGINNING and containing 111,857 square feet or 2.568 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Praveen Kumar Nagunoori and Lakshmi Prasanna Gaddam, Owners, do hereby adopt this plat designating the hereinabove described property as **LOT 4R, BLOCK A, MARTINS SUBDIVISION**, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness my hand at _____, Texas, This _____ day of _____, 20____

Name: Praveen Kumar Nagunoori
Title: Owner

Name: Lakshmi Prasanna Gaddam
Title: Owner

**STATE OF TEXAS
COUNTY OF TARRANT**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Praveen Kumar Nagunoori, 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 considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____

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

**STATE OF TEXAS
COUNTY OF TARRANT**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Lakshmi Prasanna Gaddam, 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 considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Keller, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

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

SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOTS FROM AN EXISTING PLATTED LOT AND PORTION OF RAPP ROAD.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0070K, DATED 09/25/2009, ZONE X.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING GUIDELINES CONTAINED WITHIN THE KELLER UNIFIED DEVELOPMENT CODE.

CERTIFICATE OF APPROVAL

Approved by the City of Keller Planning and Zoning Commission

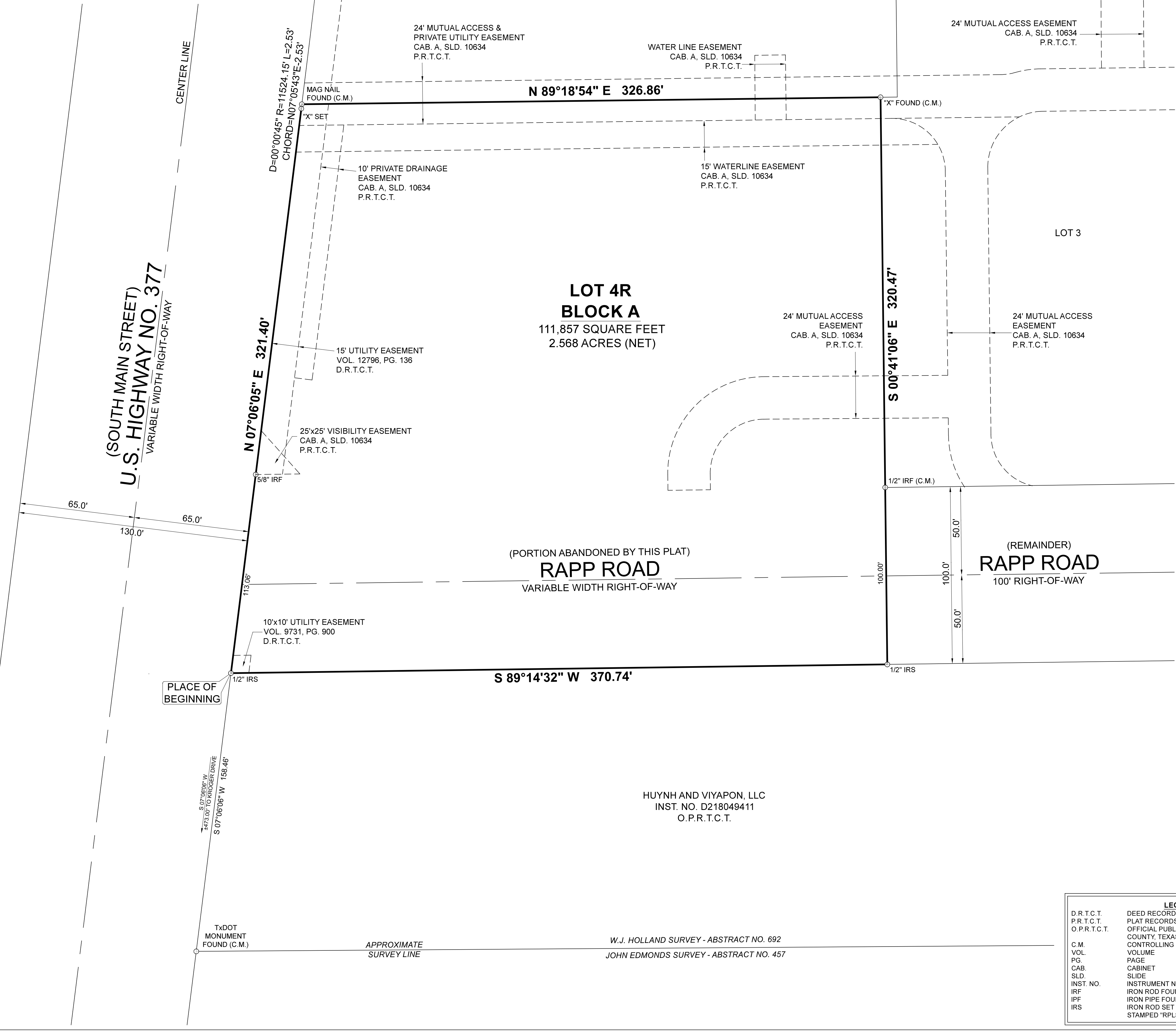
Chairman _____ Date _____

Mayor _____ Date _____

Approved by the City of Keller City Council

City Secretary _____ Date _____

Document # _____ Date _____



HUYNH AND VIYAPON, LLC
INST. NO. D218049411
O. P.R.T.C.T.

W.J. HOLLAND SURVEY - ABSTRACT NO. 692
JOHN EDMONDS SURVEY - ABSTRACT NO. 457

LEGEND	
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

PROPERTY ADDRESS:
1271 SOUTH MAIN STREET, KELLER, TX 76248
OWNER: PRAVEEN KUMAR NAGUNOORI AND LAKSHMI PRASANNA GADDAM
ADDRESS: 2004 WHEELER DR., SOUTHLAKE, TX 76092
PHONE: 732-429-0885

BURNS SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202407006 PREPARATION DATE: 11/01/2024 DRAWN BY: TD

REPLAT
LOT 4R, BLOCK A
MARTINS SUBDIVISION
BEING A REPLAT OF LOT 4, BLOCK A, MARTINS SUBDIVISION, AN ADDITION TO THE CITY OF KELLER, TARRANT COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 10634, PLAT RECORDS, TARRANT COUNTY, TEXAS 2.568 ACRES - ZONE: COMMERCIAL