

LEGEND

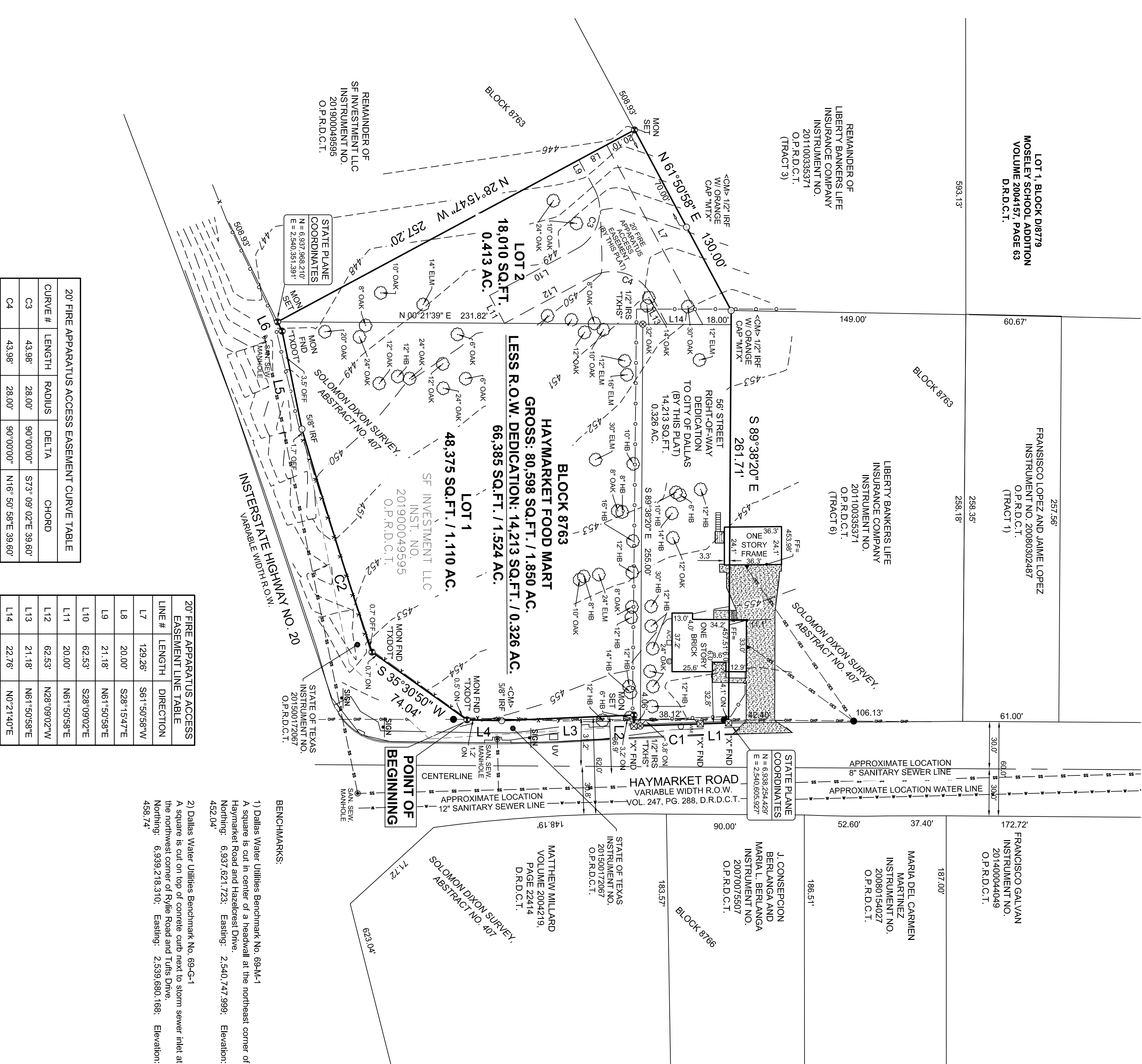
<CM>	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.A.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
V.O.L.	VOLUME NUMBER
SQ. FT.	SQUARE FEET
AC.	ACRE
R.O.W.	RIGHT-OF-WAY
MON FND	1/2" IRON ROD WITH 3/4" ALUMINUM DISK STAMPED "XDOT" MONUMENT FOUND
MON SET	CORNER
IFP	"HAYMARKET FOOD MART & RPLS 5298" SET FOR
A.K.A.	IRON ROD FOUND
IFP	ALSO KNOWN AS
UV	UTILITY VALVE
UV	IRON PIPE FOUND
UV	GAS METER
UV	UNKNOWN UTILITY
UV	UNKNOWN TREE

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	17.92'	S01°55'03"E
L2	7.69'	N89°41'00"W
L3	84.04'	S02°28'39"E
L4	22.01'	S01°14'02"W
L5	63.40'	S78°34'02"W
L6	6.55'	S83°55'45"W

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	42.18'	2,895.74'	0°59'04"	S01°58'58"E 42.17'
C2	148.40'	4,048.00'	02°06'07"	S72°32'28"W 148.39'



20' FIRE APPARATUS ACCESS EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C3	43.98'	28.00'	90°00'00"	S73°08'02"E 38.86'
C4	43.98'	28.00'	90°00'00"	N16°50'58"E 38.60'

20' FIRE APPARATUS ACCESS EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L7	128.28'	S61°50'58"W
L8	20.00'	S28°15'47"E
L9	21.18'	N61°50'58"E
L10	62.53'	S28°09'02"E
L11	20.00'	N61°50'58"E
L12	62.53'	N28°09'02"W
L13	21.18'	N61°50'58"E
L14	22.76'	N0°21'40"E

POINT OF BEGINNING

1) Dallas Water Utilities Benchmark No. 69M-1
A square is cut in center of a headpole at the northeast corner of Haymarket Road and Hazelcrest Drive.
Northing: 6,937,621.723; Easting: 2,540,747.999; Elevation: 452.04'

2) Dallas Water Utilities Benchmark No. 69G-1
A square is cut on top of concrete curb next to storm sewer inlet at the northwest corner of Rykle Road and Tuls Drive.
Northing: 6,939,278.310; Easting: 2,539,680.168; Elevation: 458.74'

BENCHMARKS:

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, SF Investment LLC, is the sole owner of a tract of land situated in the Solomon Duncan Survey, Abstract No. 407 in the City of Dallas, Texas, being out of City Block 8763, and being a portion of that tract of land described in Special Warranty Deed with Vendor's Lien to SF Investment LLC, recorded under Instrument No. 201900049595, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a monument stamped "TXDOT" found for corner, lying on the northwest intersection of Haymarket Road (variable width right-of-way) and Interstate Highway No. 20 (variable width right-of-way);

THENCE South 35 degrees 30 minutes 50 seconds West, along the west right-of-way line of Interstate Highway No. 20, a distance of 74.04 feet to a monument stamped "TXDOT" found for corner, said corner lying on the north right-of-way line of Interstate Highway No. 20, and the beginning of a non-tangent curve to the right, with a radius of 4048.00 feet, with a central angle of 02 degrees 06 minutes 02 seconds, with a chord bearing of South 72 degrees 32 minutes 28 seconds West, and a chord distance of 148.39 feet;

THENCE along said north right-of-way line of said Interstate Highway No. 20 and along said non-tangent curve to the right, an arc distance of 148.40 feet to a 5/8 inch iron rod found for corner;

THENCE South 78 degrees 34 minutes 02 seconds West, continuing along the north right-of-way line of said Interstate Highway No. 20, a distance of 63.40 feet to a monument stamped "TXDOT" found for corner;

THENCE South 63 degrees 55 minutes 45 seconds West, continuing along the north right-of-way line of said Interstate Highway No. 20, a distance of 6.55 feet to a 3/4 inch aluminum disk stamped "HAYMARKET FOOD MART" and "RPLS 5298" on a 1/2 inch iron rod set at the southwest corner of the herein described tract;

THENCE North 28 degrees 15 minutes 47 seconds West, traversing said SF Investment LLC tract, a distance of 257.20 feet to a 3/4 inch aluminum disk stamped "HAYMARKET FOOD MART" and "RPLS 5298" on a 1/2 inch iron rod set for corner lying in a subdivision line of the remainder of Liberty Bankers Life Insurance Company (Tract 3), described in Substitute Trustee's Deed recorded under Instrument No. 201100335371, Official Public Records, Dallas County, Texas;

THENCE North 61 degrees 50 minutes 58 seconds East, along said southeastern line of Liberty Bankers Life Insurance Company (Tract 3), passing at a distance of 70.00 feet, a 1/2 inch iron rod found with orange cap stamped "MTX", and continuing a total distance of 130.00 feet to a 1/2 inch iron rod found with orange cap stamped "MTX" at the southeast corner of said Liberty Bankers Life Insurance Company (Tract 6);

THENCE South 88 degrees 38 minutes 20 seconds East, along the south line of said Liberty Bankers Life Insurance Company (Tract 6), a distance of 261.71 feet to an "X" found lying in said west right-of-way line of Haymarket Road at the southeast corner of said Liberty Bankers Life Insurance Company (Tract 6);

South 01 degrees 55 minutes 05 seconds East, along said west right-of-way line of Haymarket Road, a distance of 17.92 feet to an "X" found for corner at the beginning of a tangent curve to the left with a radius of 2,895.74 feet, with a central angle of 00 degrees 59 minutes 04 seconds, with a chord bearing of South 01 degrees 59 minutes 58 seconds East, and a chord distance of 42.17 feet;

THENCE along said west right-of-way line of Haymarket Road and said tangent curve to the left, an arc length of 42.18 feet to an "X" found for corner;

THENCE North 88 degrees 41 minutes 00 seconds West, continuing with said west right-of-way line of Haymarket Road, a distance of 7.09 feet to a 3/4 inch aluminum disk stamped "HAYMARKET FOOD MART" and "RPLS 5298" on a 1/2 inch iron rod set for corner;

THENCE South 02 degrees 25 minutes 39 seconds East, continuing with said west right-of-way line of Haymarket Road, a distance of 84.04 feet to a 5/8 inch iron rod found;

THENCE South 01 degrees 14 minutes 02 seconds East, continuing with said west right-of-way line of Haymarket Road, a distance of 22.01 feet to the POINT OF BEGINNING and containing 80,598 square feet or 1.850 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SF Investment LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **HAYMARKET FOOD MART ADDITION**, 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 roadway management areas shown hereon. The easements shown hereon 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 manual 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 and upon 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 the utility.)

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement areas 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, Texas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2020.

SF Investments LLC

Faizur Rahman, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Faizur Rahman, 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 and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature _____

PRELIMINARY STATEMENT

1. Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared by him or under his direct supervision and that he is a duly licensed surveyor in good standing with the Board during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, 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 or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (a)(1)(c)(i)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2020.

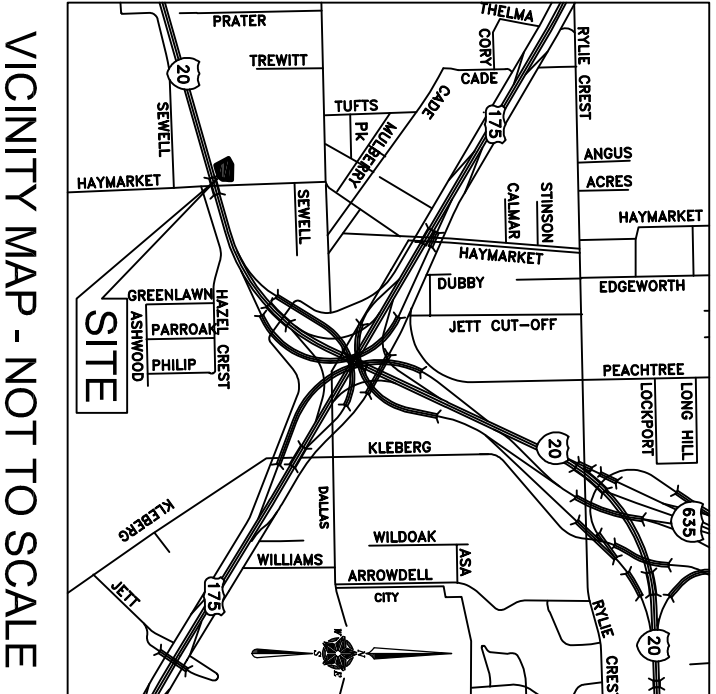
Preliminary, this document shall not be used or relied upon as a final survey document. (01/22/2020)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

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

Notary Signature _____



VICINITY MAP - NOT TO SCALE

GENERAL NOTES:

- 1) Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 2011.
- 2) The purpose of this preliminary plat is to create a plat for a portion of a tract.
- 3) Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- 4) Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
- 5) TXDOT approval may be required for any driveway modification or new access point(s). No dilation.
- 6) According to the F.I.R.M. No. 481330620 K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 7) All structures on subject property to be removed.

PRELIMINARY PLAT

HAYMARKET FOOD MART ADDITION

LOTS 1 AND 2, BLOCK 8763

1.850 ACRE TRACT OF LAND IN CITY BLOCK 8763 AND SOLOMON DUNCAN SURVEY, ABSTRACT NO. 407 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S190-083 ENGINEERING PLAN NO. 311T-_____

DATE: 01/22/2020 JOB # 1901161-S / DRAWN: CN / SCALE - 1" = 40'