

GENERAL NOTES

- 1) According to the F.L.R.M. No. 48113CQ490K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983. (2011).
- 3) Lot-to-lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Section approval.
- 4) Coordinates shown are State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, on grid coordinate values, no scale and no projection.
- 5) The maximum number of lots permitted by this plat is one.
- 6) Benchmarks Used:
No. 2229 - A square cut in center of an 11' x 3.5' concrete storm sewer drop inlet on the South side of Wheatland Road, and 57.5 East of centerline of Old Hickory Trail. Northing: 6,922,402.377; Easting: 2,471,611.584; Elevation: 673.17
No. 2230 - A square cut in center of a storm sewer drop inlet on the West side of Bain Bridge Drive and 190 feet North of the service road to LH 20. Northing: 6,923,552.841; Easting: 2,471,310.982; Elevation: 666.66
- 7) There are no existing structures on the property
- 8) There are no existing trees on the subject property.
- 9) The purpose of this plat if to plat an existing tract of land into a single lot.

LEGEND

IRF	IRON ROD FOUND
○	SANITARY SEWER MAN-HOLE COVER
●	POWER POLE
<CM>	CONTROL MONUMENT
	CONCRETE PAVING
— OHP —	OVERHEAD POWER LINE
— SS —	SANITARY SEWER LINE
— O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET
AC.	ACRE
L	LENGTH
R	RADIUS
CH	CHORD
CA	CENTRAL ANGLE

OWNER'S CERTIFICATE

COUNTY OF DALLAS
STATE OF TEXAS

WHEREAS HAMPTON/120, LTD. is the sole owner of a tract of land out of the J. R. Bell Survey, Abstract No. 123, City Block 7554, City of Dallas, Dallas County, Texas, being a part of the tract of land as described in Special Warranty Deed to HAMPTON/120, LTD., as recorded in Instrument No. 20070245554, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "RP.LS 5310" found for corner, being the southeast corner of the herein described tract, being the northeast corner of the tract of land as described in Special Warranty Deed to BUENO RESTAURANT GROUP, INC., as recorded in Instrument No. 201800248321, Official Public Records, Dallas County, Texas, lying on the east line of said HAMPTON/120, LTD tract and lying on the west right-of-way line of Hampton Road (a 100 foot right-of-way);

THENCE traversing said HAMPTON/120, LTD. tract, the following calls:

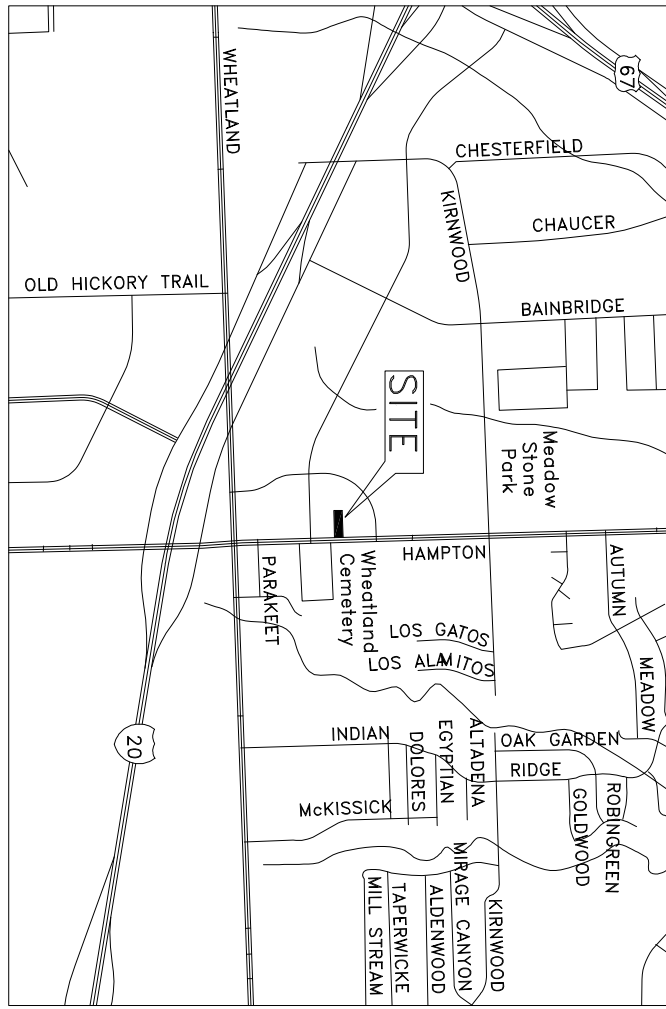
South 87 degrees 22 minutes 13 seconds West, departing the west right-of-way line of said Hampton Road and along the north line of said BUENO RESTAURANT GROUP, INC. tract, a distance of 283.87 feet to a 1/2 inch iron rod with yellow cap stamped "RP.LS 5310" found for corner, being the southwest corner of the herein described tract, being the northwest corner of said BUENO RESTAURANT GROUP, INC., tract, and lying on the east line of Lot 1, Block M/7554 of Hampton / 120 Addition, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded under County Clerk's File No. 201100043995, Official Public Records, Dallas County, Texas;

North 02 degrees 12 minutes 13 seconds West, along the east line of said Lot 1, Block M/7554, a distance of 88.39 feet to a 1/2 inch iron rod with yellow cap stamped "RP.LS 5310" being the northwest corner of the herein described tract and being the southwest corner of the tract of land as described in Special Warranty Deed with Vendor's Lien to Manish Patel, as recorded in Instrument No. 201700112687, Official Public Records, Dallas County, Texas;

North 87 degrees 22 minutes 13 seconds East, departing the east line of said Lot 1, Block M/7554, and along the south line of said Patel tract, a distance of 287.85 feet to a 1/2 inch rod with yellow cap stamped "RP.LS 5310" found for corner, being the northeast corner of the herein described tract, being the southeast corner of said Patel tract, lying on the west right-of-way line of aforementioned Hampton Road, and lying in a curve to the left, with a radius of 2914.79 feet, with a central angle of 01 degrees 44 minutes 24 seconds, with a chord bearing of South 00 degrees 22 minutes 32 seconds West, and with a chord distance of 88.51 feet;

THENCE along said non-tangent curve to the left and along the west right-of-way line of said Hampton Road, an arc length of 88.51 feet to the POINT OF BEGINNING and containing 25,247 square feet or 0.580 acres of land.

VICINITY MAP - NOT TO SCALE



OWNER'S DEDICATION

NOW WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HAMPTON/120, LTD., acting by and through its duly authorized agent, Gordon A. Edwards, Manager, do hereby adopt this plat, designating the herein described property as **HAMPTON WAFFLE HOUSE**, 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 roadway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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 a 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, 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, repairing, maintaining and adding to or removing all or parts of the 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 assessments shall also include additional area of working space for construction 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 paiting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2019.

HAMPTON/120, LTD.
a Texas limited partnership

By: HAMPTON/120 GP, LLC
a Texas limited liability company and General Partner

By: _____
Gordon A. Edwards, Manager

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 Gordon A. Edwards, Manager, 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 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 _____, 2019.

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

SURVEYOR'S STATEMENT

I, Gary E. Johnson, 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 or placed in compliance with the City of Dallas Development Code, Sec. 51A-3.617 (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 _____, 2019.

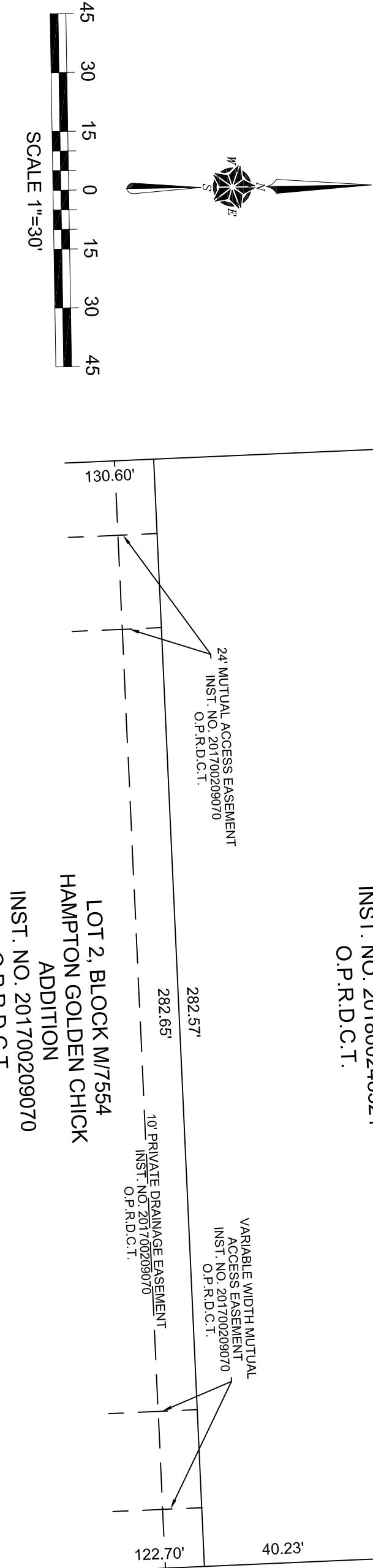
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (05/30/2019)

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 executed the same for the purposes therein expressed and under oath stated that the statement in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Signature _____



OWNER
HAMPTON/120, LTD.
7001 PRESTON RD.,
SUITE 500
DALLAS, TX, 75205

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritage.com
Firm No. 10169300

DATE: 5/21/2019 / JOB #: 1900989-2 / SCALE: 1" = 30' / MFW

PRELIMINARY PLAT
HAMPTON WAFFLE HOUSE
LOT 4, BLOCK M/7554
BEING 0.58 ACRES OUT OF A 6.709 ACRE TRACT
J. R. BELL SURVEY, ABSTRACT NO. 123
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5189-257
ENGINEERING NO. 311T-____