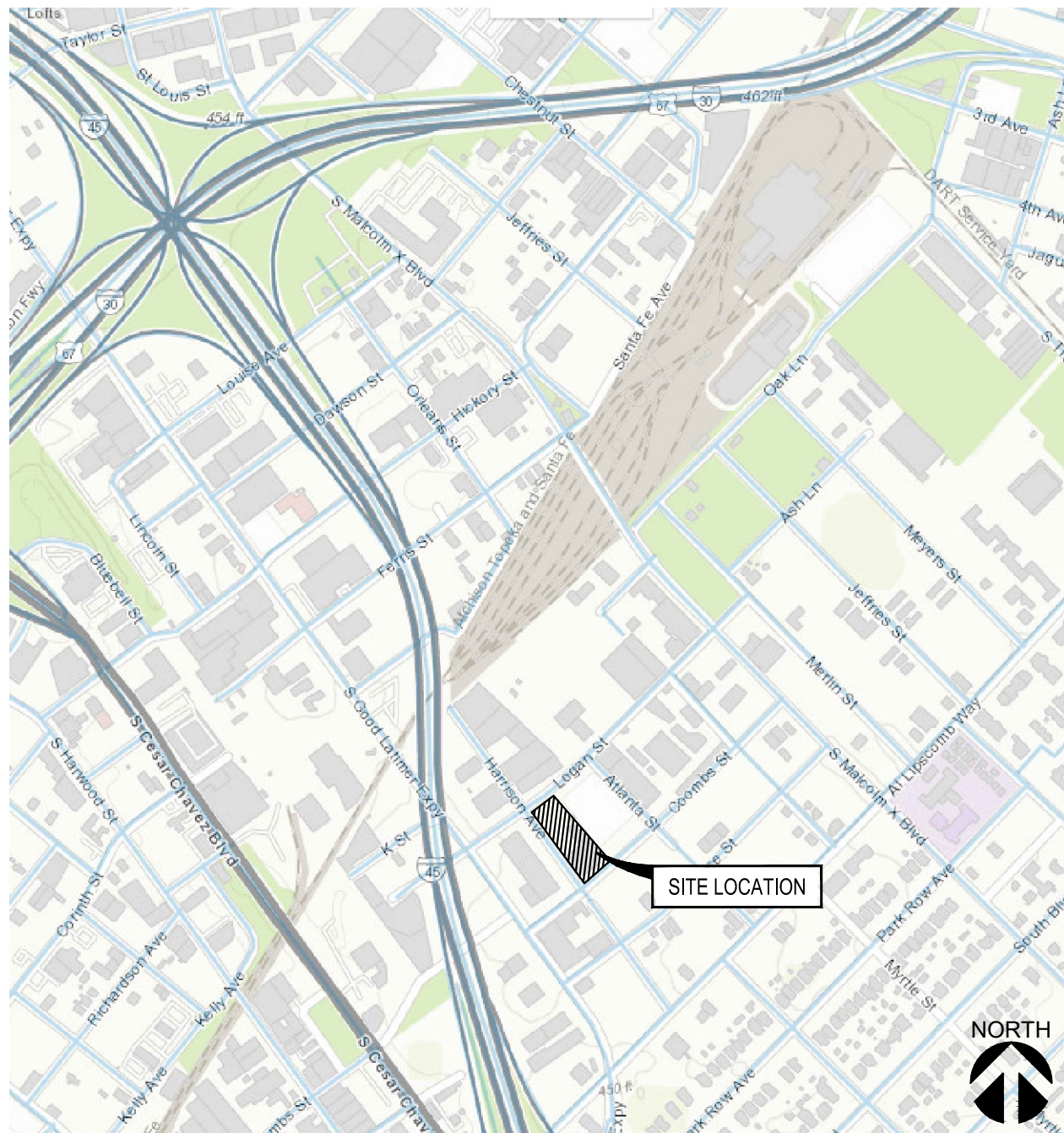
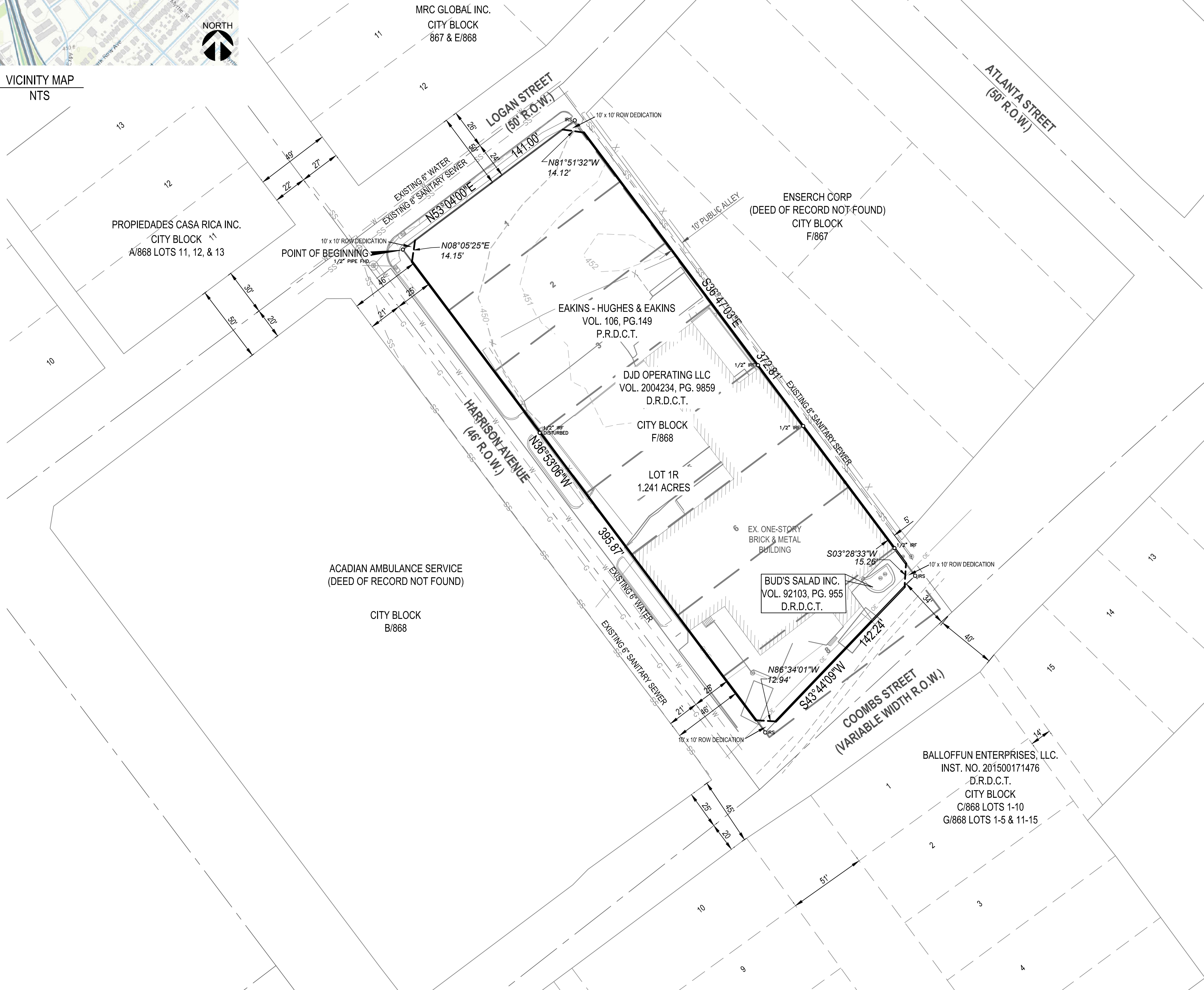


NGOMEZ 09/15/2020 5:00PM H:\PROJECTS\12137.01 - BUDS SALADS REMODEL-ADDITION\10 CADD & BIM\10.1 AUTOCAD\SURVEY\PRELIMINARY PLAT\213701 - PRELIMINARY PLAT.DWG



VICINITY MAP  
NTS



NOTE:

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE EIGHT (8) LOTS FROM BLOCK F/868 INTO ONE (1) LOT.
2. EXISTING BUILDINGS ARE TO REMAIN, AND WILL BE EXPANDED.
3. NO LOT TO LOT DRAINAGE WILL BE PERMITTED WITHOUT PROPER APPROVAL.
4. NO PARK LAND BEING DEDICATED WITH THIS PLAT.

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, DJD OPERATING LLC and BUD'S SALAD INC are the owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas, said tract being all of Lots 1-7 and portion of Lot 8, Block F/868 Eakins Hughes & Eakins, an addition to the City of Dallas, Texas, as recorded in Volume 106, Page 149 of the Plat Records of Dallas County, Texas and being all of a tract of land described in Instrument to DJD Operating LLC as recorded in Volume 2004234, Page 9859 of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and in Instrument to Bud's Salad Inc. as recorded in Volume 92103, Page 955 (D.R.D.C.T.) and being more particularly described as follows;

BEGINNING at a 1/2 inch iron pipe found at the northwest corner of said Lot 1, said point being at the intersection of the southeast right-of-way line of Logan Street (a 50' right-of-way) and the northeast right-of-way line of Harrison Avenue (a 50' right-of-way);

THENCE North 53 degrees 04 minutes 00 seconds East, along the southeast right-of-way line of Logan Street, a distance of 141.00 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" at the northeast corner of said Lot 1, said point being on the southwest right-of-way line of a 10' alley;

THENCE South 36 degrees 47 minutes 03 seconds East, along the southwest right-of-way line of said 10' alley, passing at a distance of 200.57 feet a 1/2 inch iron rod found at the common northeast corner of said Lots 4 and 5, passing at a distance of 250.21 feet a 1/2 inch iron rod found at the common northeast corner of said Lots 5 and 6, passing at a distance of 350.18 feet a 1/2 inch iron rod found at the common northeast corner of said Lots 7 and 8 and continuing in all a distance of 372.81 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" on the northwest right-of-way line of Coombs Street (a variable width right-of-way);

THENCE South 43 degrees 44 minutes 09 seconds West, along the northwest right-of-way line of said Coombs Street, a distance of 142.24 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "Huitt-Zollars" on the northeast right-of-way line of said Harrison Avenue;

THENCE North 36 degrees 53 minutes 06 seconds West, along the northeast right-of-way line of said Harrison Avenue, a distance of 395.87 feet to the POINT OF BEGINNING AND CONTAINING 54,060 square feet or 1.241 acres of land, more or less

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DJD OPERATING LLC and BUD'S SALAD INC acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as EAKINS HUGHES & EAKINS LOTS 1R, BLOCK F/868 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.

DJD OPERATING LLC

By: \_\_\_\_\_

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 \_\_\_\_\_ 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 purpose 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 \_\_\_\_\_, 2020.

(Signature)  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of, \_\_\_\_\_, 2020.

BUD'S SALAD INC

By: \_\_\_\_\_

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 \_\_\_\_\_ 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 purpose 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 \_\_\_\_\_, 2020.

(Signature)  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

SURVEYOR'S STATEMENT:

I, \_\_\_\_\_, 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 212.1 further affirm that monumentation shown herein was either found 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 \_\_\_\_\_, 2020

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

(Signature)

Texas Registered Professional Land Surveyor No. \_\_\_\_\_

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 \_\_\_\_\_ 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 purpose 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 \_\_\_\_\_, 2020.

(Signature)  
Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

PRELIMINARY PLAT  
EAKINS HUGHES & EAKINS  
LOTS 1R, BLOCK F/868  
AN ADDITION TO THE CITY OF DALLAS, TEXAS  
1.241 ACRES

BEING A REPLAT OF  
LOTS 1 - 7 & PART OF LOT 8, BLOCK F/868  
EAKINS HUGHES & EAKINS  
OUT OF THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S190-227

DATE: SEPTEMBER 2020

PREPARED FOR:



Bud's Salads

2426 Harrison Avenue  
Dallas, Texas 75215  
214.428.1200

PREPARED BY:

HUITT-ZOLIARS

1717 McKinney Avenue, Suite 1400

Dallas, Texas 75202-1236

214.871.3311

www.huitt-zollars.com

ADVANCEDESIGN™

