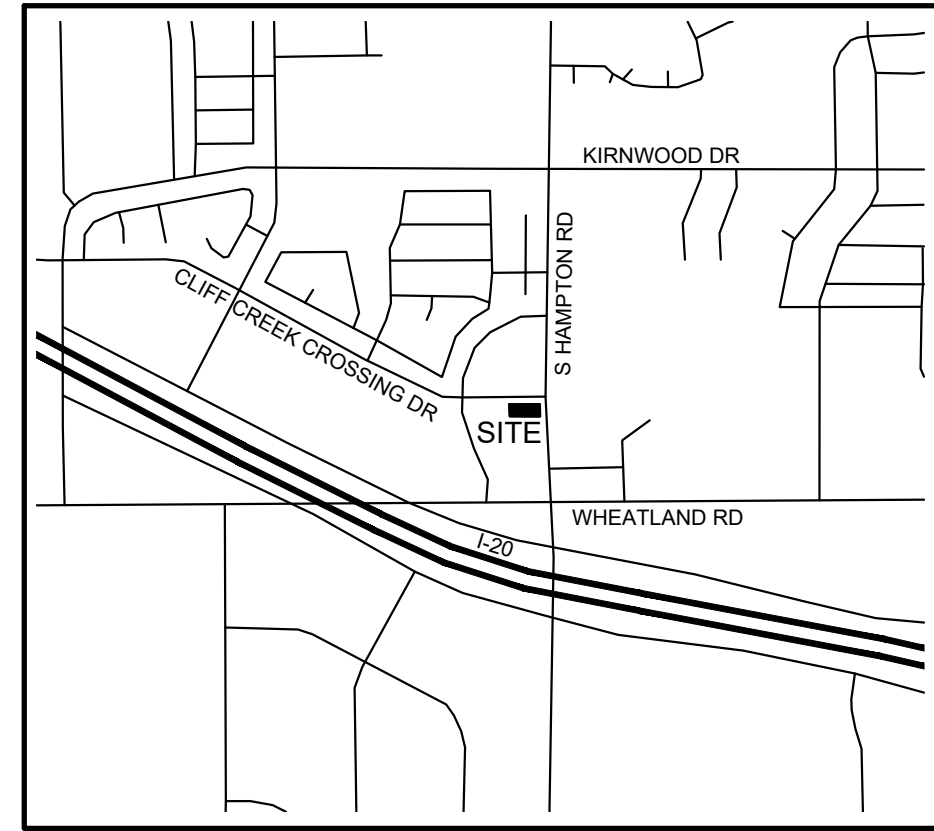


VICINITY MAP
NOT TO SCALE



LEGEND					
○	Boundary Monumentation	□	Unidentified Vault	○	Bollard
()	Record Call	⊠	Crosswalk pole	▲	Storm Drain Manhole
⊠	Capped Iron Rod Set "Eagle Surveying"	⊠	Lighting Signal Box	⊠	Drainage Inlet
⊠	Iron Rod Found	⊠	Guy Wire	⊠	Irrigation Control Valve
IRF	Point of Beginning	⊠	Power Pole	⊠	Water Meter
POB	Right of Way	⊠	Electric Transformer	⊠	Water Valve
ROW	Map Records Dallas County Texas	⊠	Telecommunications Riser	⊠	Water Riser
M.R.D.C.T.	Deed Records Dallas County Texas	⊠	Telecommunications Vault	⊠	Water Valve
D.R.D.C.T.	Deed Records Dallas County Texas	⊠	Telecommunications Utility Mark	⊠	Blue Paint Stripe
○	Rock	⊠	Gas Meter	⊠	Fire Department Connector
○	Concrete	⊠	Orange Paint Stripe	⊠	Sanitary Clean Out
—	Overhead Power Lines	⊠	Sanitary Manhole		
—	Guardrail				
—	Chain-link Fence				
—	Storm Drain Line (Approximate)				
—	Water Line (Approximate)				
—	Sanitary Sewer Line (Approximate)				

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	7.93'	2945.11'	0°09'15"	S 01°22'06" E	7.93'	3.97'

GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 48113C0490K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this plat is to create one commercial lot of record.
- The subject property is zoned "PD 598" according to the City of Dallas online zoning map.
- The bearings shown on this survey were derived from the Alterra RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- No structures exist on this site.
- The location of underground utilities shown hereon are approximate, no excavation was performed to determine their exact location.
- No trees were observed on this site.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SWEET GEORGIA BROWN BBQ & HOME COOKING, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of a 1.03 acre tract of land out of the J Bell Survey, Abstract Number 123, situated in the City of Dallas, Dallas County, Texas and being all of a called 1.032 acre tract of land conveyed to Sweet Georgia Brown BBQ & Home Cooking, Inc. by deed of record in Volume 200147, Page 5694 of the Deed Records of Dallas County, Texas, also being a portion of City Block L77554 and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at the South end of a cutback line at the intersection of the West right-of-way line of South Hampton Road (variable width right-of-way) and the South right-of-way line of Cliff Creek Crossing Drive (64 foot right-of-way), being the most Easterly Northeast corner of said 1.032 acre tract;
THENCE, S01°17'45"E, along the West right-of-way line of South Hampton Road, being the common East line of said 1.032 acre tract, a distance of 139.95 feet to a 5/8 inch iron rod found at the Northeast corner of Lot 1 of Block L77554 of Wheatland Towne Crossing No. 3 Addition, a subdivision of record in Document No. 200900168527 of the Official Public Records of Dallas County, Texas;

THENCE, leaving the West right-of-way line of South Hampton Road, along the East line of said Lot 1, being the common South and West lines of said 1.032 acre tract, the following two (2) courses and distances:

- S88°40'19"W, a distance of 300.01 feet to a 5/8 inch iron rod found at the Southwest corner of said 1.032 acre tract;
 - N01°19'41"W, a distance of 150.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Cliff Creek Crossing, being the Northeast corner of said Lot 1, also being the Northwest corner of said 1.032 acre tract;
- THENCE**, along the South right-of-way line of Cliff Creek Crossing and the common North line of said 1.032 acre tract, the following two (2) courses and distances:
- N88°40'57"E, a distance of 290.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set the North end of said cutback line;
 - S45°39'10"E, a distance of 13.97 feet to the **POINT OF BEGINNING** and containing an area of 1.03 Acres, or (44,951 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SWEET GEORGIA BROWN BBQ & HOME COOKING, INC., does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK L7754, SWEET GEORGIA BROWN 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 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 _____, 2021.

OWNER: SWEET GEORGIA BROWN BBQ & HOME COOKING, INC.

BY: _____
AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

That I, **MATTHEW RAABE**, 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-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 _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

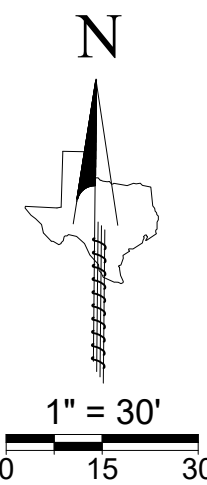
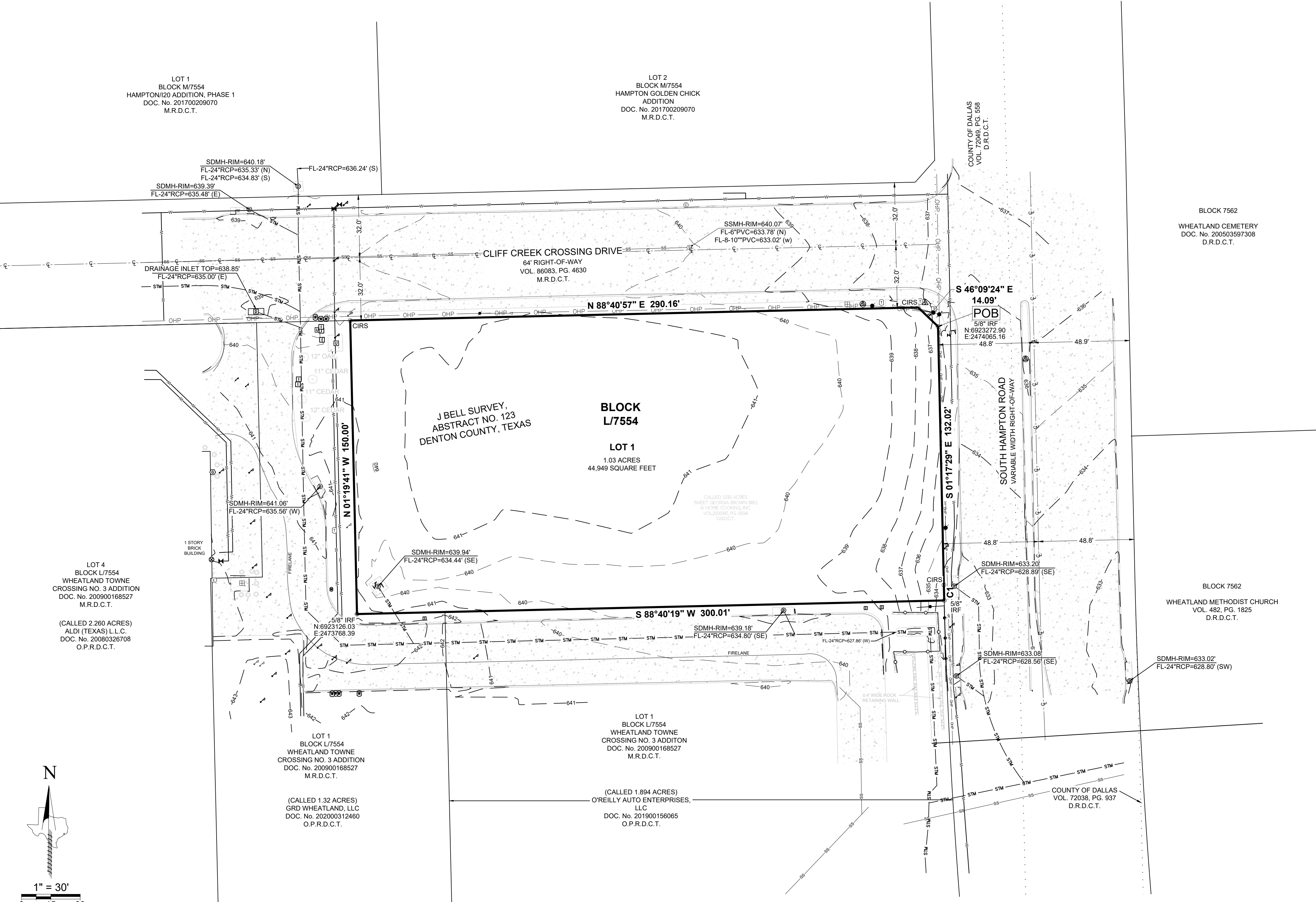
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2021.

Notary Public in and for the State of Texas



CITY PLAN FILE NUMBER
S201-641

SURVEYOR	ENGINEER	OWNER
EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009	CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE SUITE: 406 BEDFORD, TX 76021 817.281.0572	SWEET GEORGIA BROWN BBQ & HOME COOKING, INC. 2840 E LEDBETTER DRIVE DALLAS, TX 75216

JOB #: 2008.019-04	 EAGLE SURVEYING
DATE: 03/24/2021	
DRAWN BY: TAR	

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

PRELIMINARY PLAT
SWEET GEORGIA BROWN ADDITION
LOT 1, BLOCK L7754

BEING 1.03 ACRES OF LAND SITUATED IN THE
J. BELL SURVEY, ABSTRACT NO. 123,
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

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