

BEING a 3.623 acres, 157,823 square foot tract of a land out of the John C. Reed Survey, Abstract No. 1186, Dallas County, Texas and being a part of Block A/7226, of Lone Star Park Phase Two, a Revision of Lone Star Park Phase Three, an Addition to the City of Dallas, Dallas County, Texas, recorded in Volume 75147, Page 823, Map Records, Dallas County, Texas and being a tract of land to KHK Venturesm, LTD, recorded in Volume 98225, Page 505, Real Property Records, Dallas County, Texas (R.P.R.D.C.T.) and more particularly described as follows:

BEGINNING at a found 1/2-inch capped iron rod stamped RPLS #3963 at the Northwest corner of said KHK Ventures tract and at the Southwest corner of a tract of land to Dallas Transfer Properties, LTD, recorded in Volume 93002, Page 1620, Deed Records, Dallas County, Texas (D.R.D.C.T.) and along the East Right of Way line of Westmoreland Road, a 100 foot Right of Way, established by Judgement, dated August 5, 1966, Volume 5, PAGE 608, County Court at Law, No. 2, Dallas County, Texas;

THENCE along North line of said KHK Ventures tract and South line of said Dallas Transfer tract, North 89 degrees 25 minutes 42 seconds East, at a distance of 380.00 feet passing the Southeast corner of said Dallas Transfer tract and the Southwest corner of a tract of land to Principal Mutual Life Insurance Company, recorded in Volume 96085, Page 3679, D.R.D.C.T., continuing a total distance of 671.23 feet to a point in top of damaged vault, for the Northeast corner of said KHK Ventures tract, the Southeast corner of said Principal Mutual and the West Right of Way line of West Commerce Street, a 80-foot ROW, established per said Lone Star Park Phase Two Plat;

THENCE Southwesterly along West Commerce Street and a curve to the right having a radius of 385.40 feet, a central angle of 13 degrees 18 minutes 35 seconds, a length of 89.58 feet, whose chord bears South 45 degrees 34 minutes 06 seconds West, a distance of 89.38 feet to a found 5/8-inch iron rod;

THENCE South 52 degrees 25 minutes 43 seconds West, along West Commerce Street, a distance of 357.43 feet to a found 1/2-inch iron rod;

THENCE Southwesterly along West Commerce Street and a curve to the right having a radius of 400.75 feet, a central angle of 36 degrees 59 minutes 15 seconds, a length of 258.71 feet, whose chord bears South 70 degrees 58 minutes 32 seconds West, a distance of 254.24 feet to a set 5/8-inch iron rod with capped stamped Cobb Fendley & Associates;

THENCE Northwesterly along West Commerce Street and a curve to the right having a radius of 80.00feet, a central angle of 90 degrees 00 minutes 00 seconds, a length of 125.66 feet, whose chord bears North 45 degrees 34 minutes 17 seconds West, a distance of 113.14 feet to a found 1/2-inch iron rod along the East Right of Way line of Westmoreland Road, a 100 foot Right of Way;

THENCE North 00 degrees 34 minutes 17 seconds West, along Westmoreland Road, a distance of 277.51 feet to the POINT of BEGINNING, containing 3.623 acres, 157,823 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF

That, I Timothy A Frost, a Registered Professional Land Surveyor in the State of Texas, hereby states that this survey was made from an actual on the ground survey made in August 2018 under my supervision, that all monuments exist as shown hereon and this survey substantially conforms with the current professional and technical standards as set forth by the Texas Board of Professional Land Surveying. and in accordance with the platting rules and regulation of the City of Dallas, Texas

DATED this the _____ day of _____, 2018.
RELEASED FOR REVIEW ON 09/05/18. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES
AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Timothy A. Frost
Registered Professional Land Surveyor
Texas Registration No. 5316
Cobb, Fendley & Associates, Inc.
TBPLS Firm Number 10194167

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared Timothy A. Frost, known to be the person ad officer whose name is subscribed to the foregoing instrument and acknowledged to me that same is his act and deed in the capacity therein stated and for the jpurpose therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notarty for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL EN BY THESE PRESENTS:

Nino Karamzadeh, is the owner of the described property and does hereby adopt this plat designating the herein described property as LOT 1, Block 1, RIO STAR ADDITION, an addition to the City of Dallas as is further described on this plat and does hereby dedicate to the public use forever the easements and right of way shown hereon.

This plat is subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared _____, known to be the person ad officer whose name is subscribed to the foregoing instrument and acknowledged to me that same is his act and deed in the capacity the reinstated and for the propose therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary for the State of Texas

NOTES:

1. The basis of bearing for this Plat is Texas State Plane Coordinate System, North Central Zone (4202), NAD 83 (2011) Epoch 2010 with all distance and coordinates adjusted to Surface by Project Surface Factor of 1.00012.
2. According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel 340 of 725, Map Number 48113C0340 J, Map effective Date: August 23, 2001, the subject property is located in Zone "X". This statement does not reflect any type of flood study by this firm.
3. Contours shown hereon are 1 foot interval elevations derived from NAVD and computed using GEOID12A.
4. Purpose of plat is to create 1 lot from existing tract of land.
5. Existing building to remain.

PRELIMINARY PLAT OF LOT 1 OF RIO STAR ADDITION

A 157,822.66 SQ.FT. (3.623 ACRES)
TRACT OF LAND
IN JOHN C. REED SURVEY
ABSTRACT NO. 1186
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 178-307
CITY ENGINEERING PLAN FILE 311T _____

OWNER: RIO STAR FOOD, INC. 3251 W. COMMERCE ST. DALLAS, TX 75212	ENGINEER: JAX ENGINEERING, INC 9124 DOVE COURT BENBROOK, TX 76126	SURVEYER: COBB, FENDLEY & ASSOCIATES, INC. 1300 S. UNIVERSITY DRIVE, STE 300 FORT WORTH, TX 76107
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SHEET 2 OF 2

AUGUST, 2018