

STATE OF TEXAS)
COUNTY OF DALLAS)

BEING ALL THAT CERTAIN, LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN R. BELL SURVEY, ABSTRACT NO. 123, CITY BLOCK 7554, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF A 1.600 TRACT OF LAND, AS DESCRIBED IN SPECIAL WARRANTY DEED (WITH VENDOR'S LEAN) TO MANISH PATEL, RECORDED IN INSTRUMENT NO. 201700112687, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTH WEST CORNER OF SAID 1.600 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF CHRYSALIS DRIVE, A 64 FOOT PUBLIC RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF LOT 1, BLOCK M/7554, OF THE HAMPTON/20ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, AS DESCRIBED IN PLAT, RECORDED IN INSTRUMENT NO. 201100043995, O.P.R.D.C.T., AND BEING IN A CURVE THE RIGHT, HAVING A CENTRAL ANGLE OF 27 DEGREES 29 MINUTES 32 SECONDS, A RADIUS OF 558.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 06 MINUTES 28 SECONDS EAST, 265.18 FEET;

THENCE NORTHEASTERLY, ALONG SAID SOUTH LINE, AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 267.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 39 MINUTES 09 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 34.30 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST END OF A CORNER CLIP;

THENCE SOUTH 44 DEGREES 35 MINUTES 08 SECONDS EAST, A DISTANCE OF 14.27 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOUND IN THE WEST LINE OF HAMPTON ROAD, A 100 FOOT RIGHT-OF-WAY, AT THE SOUTH END OF SAID CORNER CLIP, AND BEING IN A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02 DEGREES 49 MINUTES 57 SECONDS, A RADIUS OF 3,455.64 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 03 MINUTES 32 SECONDS WEST, 170.82 FEET;

THENCE SOUTHERLY, ALONG WEST LINE, AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 170.83 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET FOR CORNER AT THE BEGINNING OF A TANGENT REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01 DEGREES 20 MINUTES 36 SECONDS, A RADIUS OF 2,914.79 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 57 MINUTES 54 SECONDS WEST, 68.34 FEET;

THENCE SOUTHERLY, CONTINUING ALONG SAID WEST LINE, AND SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 68.34 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOUND FOR CORNER;

THENCE SOUTH 88 DEGREES 14 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH LINE OF A 0.580 ACRE TRACT OF LAND, AS DESCRIBED IN SPECIAL WARRANTY DEED, TO WAFFLE HOUSE, INC., A GEORGIA CORPORATION, RECORDED IN INSTRUMENT NO. 201900270266, O.P.R.D.C.T., A DISTANCE OF 287.94 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP "RPLS 5310" FOUND IN THE EAST LINE OF SAID HAMPTON/20 ADDITION, AND AT THE NORTHWEST CORNER OF SAID WAFFLE HOUSE, INC. TRACT;

THENCE NORTH 01 DEGREES 15 MINUTES 32 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 194.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 69,732 SQUARE FEET OR 1.600 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT, KKMD INVESTMENTS, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HINSON C. DAVIS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. 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. AN EASEMENT AREA AT LEAST 12 FEET WIDE IN THE AREA LABELED WATER AND WASTEWATER WITHIN THE MINIMUM 20-FOOT-WIDE SHARED ACCESS AREA IS RESERVED EXCLUSIVELY FOR PUBLIC WATER AND WASTEWATER BELOW GRADE (SURFACE ACCESS OVER THE WATER AND WASTEWATER EASEMENTS IS PERMISSIBLE). 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).

NOT WITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE SHARED ACCESS AREA EASEMENT SHOWN ON THIS PLAT MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE SHARED ACCESS AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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 _____, 20__.

KKMD INVESTMENTS, LLC

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MIKE PATEL, 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 AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

GENERAL NOTES

- 1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON OBSERVATIONS UTILIZING THE TRIMBLE VRS NOW NETWORK.
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 AND ARE GRID VALUES, NO SCALE FACTOR HAS BEEN APPLIED.
- 3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 48113C0490K, EFFECTIVE 07-07-2014.
- 4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- 5. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 1 (ONE) COMMERCIAL LOT FOR DEVELOPMENT, BEING A TRACT, BLOCK 7554, HAMPTON ROAD VILLAGE ADDITION.
- 6. ALL DISTANCES IN PARENTHESIS ARE BASED ON SPECIAL WARRANTY DEED (WITH VENDOR'S LIEN) TO MANISH PATEL - 20170012687.



VICINITY MAP NTS

ABBREVIATIONS

- DRDCT - DEED RECORDS, DALLAS COUNTY, TEXAS
- OPRDCT - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- PRDCT - PLAT RECORDS, DALLAS COUNTY, TEXAS
- MRDCT - MAP RECORDS, DALLAS COUNTY, TEXAS
- CC# - COUNTY CLERK'S FILE NUMBER
- CIRF - CAPPED IRON ROD FOUND
- IRF - IRON ROD FOUND

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, CHAIRPERSON OR VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE ____ DAY OF _____ A.D. 20__ AND SAME WAS DULY APPROVE ON THE ____ DAY OF _____ A.D. 20__ BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

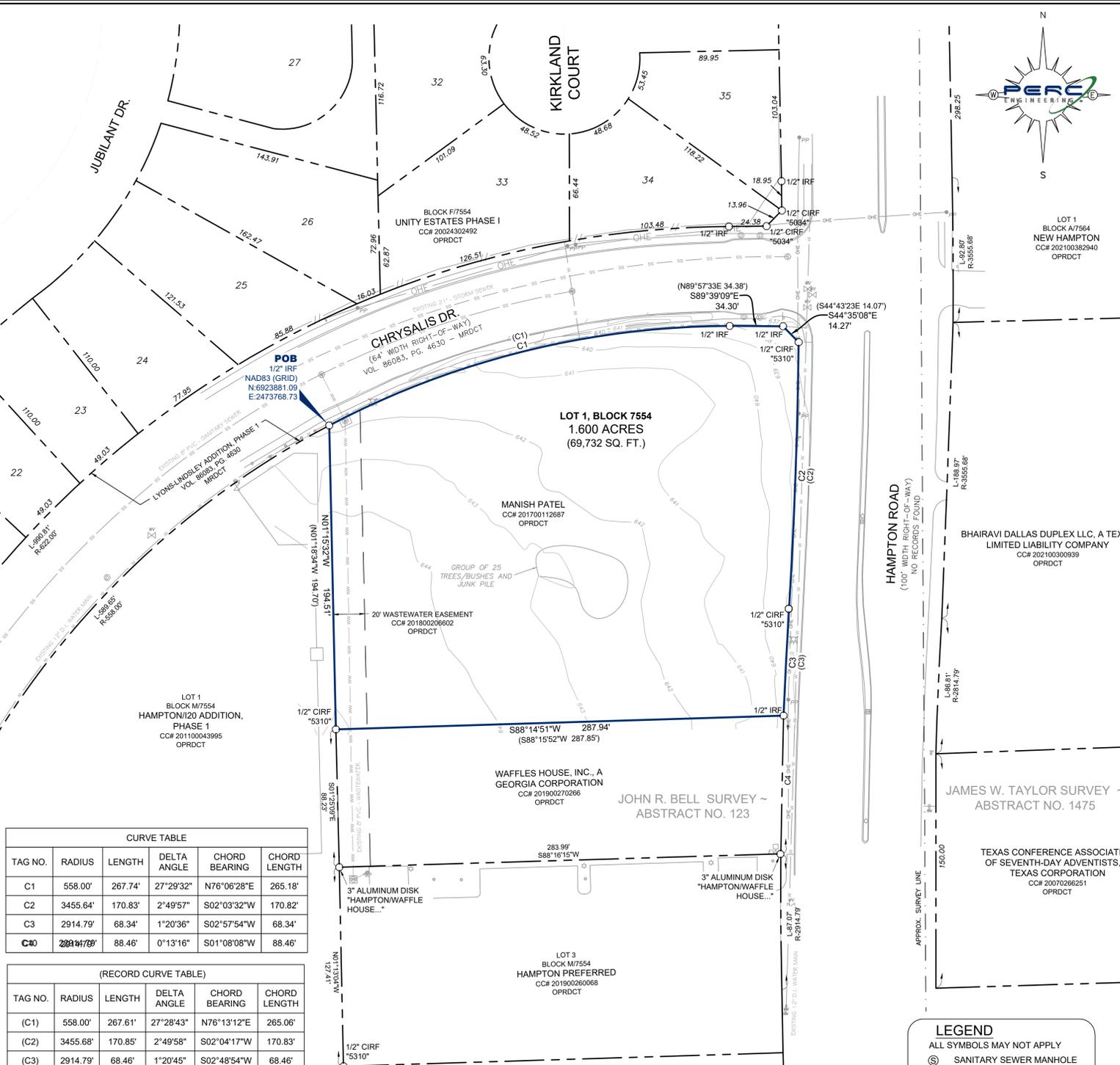
SECRETARY

APPLICATION FILE NUMBER:
PRELIMINARY PLAT
LOT 1, BLOCK 7554
HAMPTON ROAD VILLAGE ADDITION
BEING 1.600 ACRES LOCATED IN THE
JOHN R. BELL SURVEY, ABSTRACT
NO. 123, CITY BLOCK 7554
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000102 & S245-246



4055 INTERNATIONAL PLAZA, STE 430
FORT WORTH, TX 76109
MAIN: 817.380.5110
tbpels #10194323
www.PERC-eng.com

PROJECT NUMBER: 3256457 DATE: _____, 20__
REVISED DATE:
REVISION NOTES:
SHEET 1 OF 1



LOT 1
BLOCK A/7564
NEW HAMPTON
CC# 202100382940
OPRDCT

BHAIRAVI DALLAS DUPLEX LLC, A TEXAS
LIMITED LIABILITY COMPANY
CC# 202100300939
OPRDCT

JAMES W. TAYLOR SURVEY ~
ABSTRACT NO. 1475

TEXAS CONFERENCE ASSOCIATION
OF SEVENTH-DAY ADVENTISTS, A
TEXAS CORPORATION
CC# 20070268251
OPRDCT

LEGEND

- ALL SYMBOLS MAY NOT APPLY
- SANITARY SEWER MANHOLE
- WV WATER VALVE
- ⊕ FIRE HYDRANT
- PP POWER POLE
- ⊙ STORM DRAIN MANHOLE
- SINGLE POST SIGN
- ☆ LIGHT POST
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ ELECTRIC BOX
- ⊕ STORM SEWER MANHOLE
- WM WATER METER

OWNER / DEVELOPER:
KKMD INVESTMENTS LLC
CONTACT: MIKE PATEL
PHONE: 918-916-5500
5503 STATESMAN LANE
FRISCO, TX 75034

ENGINEER:
JAHVANI CONSULTING ENGINEERS, INC.
CONTACT: HOUSHANG JAHVANI
PHONE: 214-718-9469
2121 N JOSEY LANE, SUITE 200.,
CARROLTON, TEXAS

CURVE TABLE

TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	558.00'	267.74'	27°29'32"	N76°06'28"E	265.18'
C2	3455.64'	170.83'	2°49'57"	S02°03'32"W	170.82'
C3	2914.79'	68.34'	1°20'36"	S02°57'54"W	68.34'
C#0	2891478'	88.46'	0°13'16"	S01°08'08"W	88.46'

(RECORD CURVE TABLE)

TAG NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C1)	558.00'	267.61'	27°28'43"	N76°13'12"E	265.06'
(C2)	3455.68'	170.85'	2°49'58"	S02°04'17"W	170.83'
(C3)	2914.79'	68.46'	1°20'45"	S02°48'54"W	68.46'



SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT I, ISAAC BENAVIDES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

ISAAC BENAVIDES DATE: SEPTEMBER __, 2025
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 7045
STATE OF TEXAS