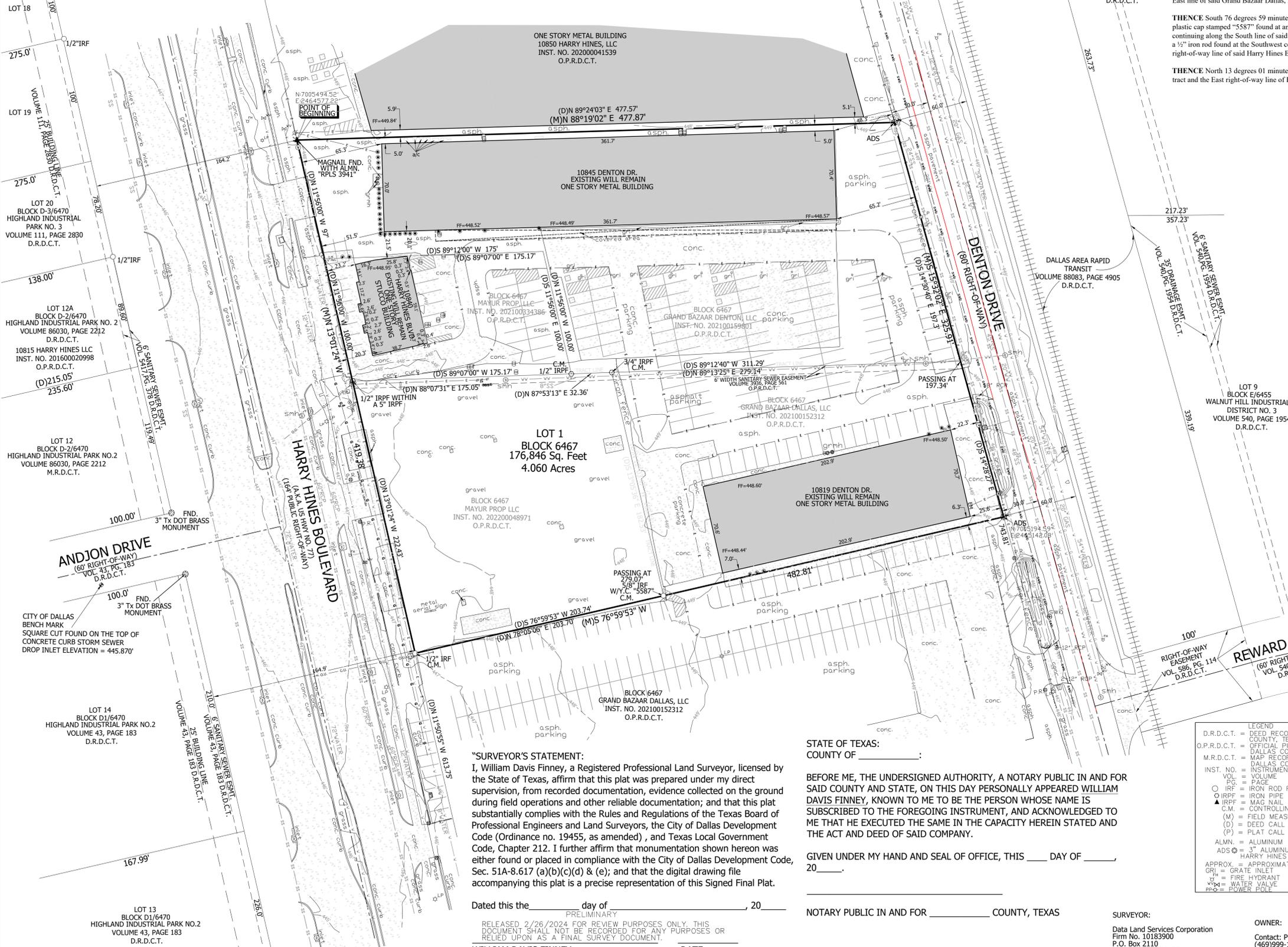


SCALE 1"=40'
(INTENDED TO BE PRINTED ON A 24" X 36" SHEET)

- GENERAL NOTES:
1. BASIS OF BEARING STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL *51A8.611(E).
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 4 TRACTS INTO ONE LOT.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 OF GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION US-SURVEY FEET.

LINE TYPE TABLE

| | |
|-----|---------------------------------|
| --- | BOUNDARY LINE |
| --- | ADJOINER LINE |
| --- | EXISTING CONTOUR LINE |
| --- | WATER LINE |
| --- | GAS LINE |
| --- | OVERHEAD ELECTRIC AND UTILITIES |
| --- | STORM SEWER LINE |
| --- | WASTE WATER LINE |
| --- | SOUTH WESTERN BELL TELEPHONE |
| --- | STREET CENTER LINE |



LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Mayur Prop, LLC, and Grand Bazaar Dallas, LLC, are the owners of that certain lot, tract or parcel of land situated in the James Mathews Survey, Abstract No. 965 in the City of Dallas, Dallas County, Texas and being part of City Block No. 6467, as conveyed to Mayur Prop, LLC per deed recorded in Instrument Number 202100334386, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and Instrument Number 202200048971, O.P.R.D.C.T., and part of a tract of land conveyed to Grand Bazaar Dallas, LLC per deed recorded in Instrument Number 202100152312, O.P.R.D.C.T. and Instrument Number 202100159801, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a found mag nail with aluminum washer stamped "RPLS 3941" at the Northwest corner of said Grand Bazaar Denton, LLC (202100159801) and at the Southwest corner of a tract of land conveyed to 10850 Harry Hines, LLC per deed recorded in Instrument Number 20200041539, O.P.R.D.C.T., and in the East right-of-way line of Harry Hines Boulevard (a called 164-foot wide right-of-way) (also known as U.S. Hwy No. 77);

THENCE North 88 degrees 19 minutes 02 seconds East, with the North line of said Grand Bazaar Denton, LLC (202100159801) tract and the South line of said 10850 Harry Hines, LLC tract, a distance of 477.87 feet to a 3-1/4-inch aluminum disk set stamped "Harry Hines Bazaar Phase II set at the Northeast corner of said Mayur Prop, LLC (202100159801) tract and at the Southeast corner of said 10850 Harry Hines, LLC tract and being in the West line of Denton Drive (a 80 foot right-of-way);

THENCE South 15 degrees 32 minutes 02 seconds East, with the East line of said Mayur Prop, LLC (202100152312) tract and the West line of said Denton Drive, passing at a distance of 197.34 feet the Southeast corner of said Mayur Prop, LLC (202100159801) tract, and being at the Northeast corner of said Grand Bazaar Dallas, LLC (202100152312) tract, continuing with the East line of said Grand Bazaar Dallas, LLC (202100152312) tract, a total distance of 325.91 feet to a 3-1/4-inch aluminum disk set stamped "Harry Hines Bazaar Phase II set for corner;

THENCE South 76 degrees 59 minutes 53 seconds West, across the said Grand Bazaar Dallas, LLC (202100152312) tract, passing at a distance of 279.07 feet a 5/8" iron rod with yellow plastic cap stamped "5587" found at an ell corner of said Grand Bazaar Dallas, LLC (202100152312) tract, and at the Southeast corner of said Mayur Prop, LLC (202200048971) tract, continuing along the South line of said Mayur Prop, LLC (202200048971) tract and a North line of said Grand Bazaar Dallas, LLC (202100152312) tract, in all a total distance of 482.81 feet to a 1/2" iron rod found at the Southwest corner of said Mayur Prop, LLC (202200048971) tract and at a Northwest corner of said Grand Bazaar Dallas, LLC (202100152312) tract and in the East right-of-way line of said Harry Hines Boulevard;

THENCE North 13 degrees 01 minutes 24 seconds West, with the West line of Mayur Prop, LLC (202200048971, (202100334386) tracts and said Grand Bazaar Denton, LLC (202100159801) tract and the East right-of-way line of Harry Hines Boulevard, a distance of 419.38 feet to the **POINT OF BEGINNING** containing 176,846 square feet or 4.060 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **GRAND BAZAAR DALLAS, LLC AND MAYUR PROP, LLC** ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **HARRY HINES BAZAAR PHASE II ADDITION**, 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, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__.

GRAND BAZAAR DALLAS, INC AND MAYUR PROP, LLC

BY: _____
Pran Shree
(Owner)

STATE OF _____

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Pran Shree, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR _____ COUNTY,

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, 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 approved on the ____ day of _____ A.D. 20__ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas
Attest: _____
Secretary

PRELIMINARY PLAT
HARRY HINES BAZAAR
PHASE II
LOT 1, BLOCK 6467
BEING PART OF BLOCK 6467
BEING 4.060 ACRES SITUATED IN THE
JAMES MATHEWS SURVEY, ABSTRACT NO. 6467,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-084
ENGINEERING PLAN NO. _____

"SURVEYOR'S STATEMENT:
I, William Davis Finney, 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 Engineers and Land Surveyors, 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 _____, 20__
PRELIMINARY

RELEASED 2/26/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

WILLIAM DAVIS FINNEY DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 3941

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILLIAM DAVIS FINNEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

LEGEND

| | | |
|--------------|---|--|
| D.R.D.C.T. | = | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | = | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| M.R.D.C.T. | = | MAP RECORDS, DALLAS COUNTY, TEXAS |
| INST. NO. | = | INSTRUMENT NUMBER |
| VOL. | = | VOLUME |
| PG. | = | PAGE |
| ○ IRF | = | IRON ROD FOUND |
| ○ IRPF | = | IRON PIPE FOUND |
| ▲ IRFF | = | MAG. NAIL |
| C.M. | = | CONTROLLING MONUMENT |
| (M) | = | FIELD MEASURED |
| (D) | = | DEED CALL |
| (P) | = | PLAT CALL |
| ALMN. | = | ALUMINUM |
| ADS | = | 3" ALUMINUM DISK STAMPED HARRY HINES BAZAAR PHASE II "RPLS 3941" |
| APPROX. | = | APPROXIMATELY |
| GRI | = | GRATE INLET |
| ⊕ | = | FIRE HYDRANT |
| ⊕ | = | WATER VALVE |
| ⊕ | = | POWER POLE |

SURVEYOR:
Data Land Services Corporation
Firm No. 10183900
P.O. Box 2110
Forney, Texas 75126
972-564-6166 Office
Email: orders@datalandservices.com

OWNER:
Contact: Pran Shree
(469)999-1078
4347 W. Northwest Hwy
Dallas, Texas 75220
Email: rick@harryhinesbazaar.com

FIELD DATE: 2/23/2024
SCALE 1"=40'
DRAWN BY: JLK
JOB# 24-3066
SHEET 1 OF 1