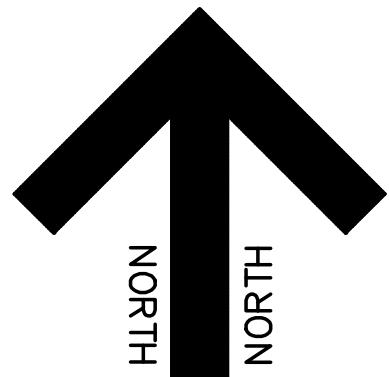
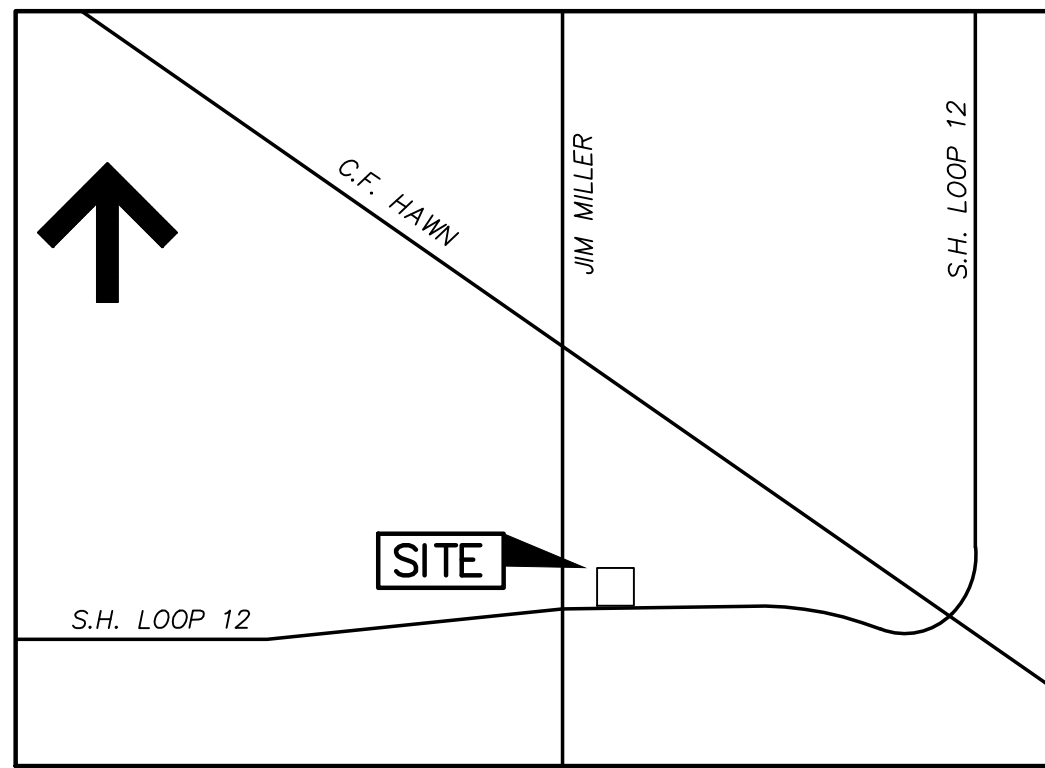


S:\D:\Proj\2020\2290 Job Survey\2290-1-20 115 N. Jim Miller Rd - Dallas, TX\Survey\DWG\2290-1-20 PREL\AT.dwg plotted by Jay at May 07, 2020 - 10:55am

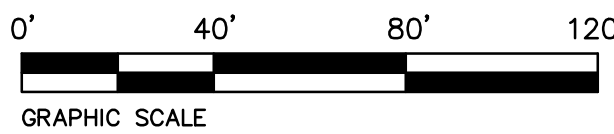


SCALE: 1" = 40'



### LOCATION MAP

N.T.S.



LEGEND	
CIRF	5/8 INCH IRON ROD FOUND WITH CAP STAMPED "JDJR" UNLESS OTHERWISE SHOWN
AMON	3" ALUMINUM MONUMENT SET STAMPED
XCF	X CUT IN CONCRETE FOUND CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
INST. NO.	COUNTY CLERK'S INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY

### SURVEYOR'S STATEMENT

STATE OF TEXAS §  
COUNTY OF DALLAS §

I, Kerry M Hoefner, 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. I further affirm that monummentation 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 \_\_\_\_\_, 2020

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

By: Kerry M Hoefner  
Texas Registered Professional Land Surveyor No. 4562

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this date personally appeared Kerry M Hoefner, known to me personally 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### GENERAL NOTES

- The bearings shown hereon are based on the found monummentation noted as (CM) (Control Monument) of the plat of KWANG CHONG ADDITION, recorded in Instrument Number 2016000090626, O.P.R.D.C.T., as field-verified by autonomous GPS observation based upon the Leica SmartNet, GEOID12A, Texas North Central zone, NAD83.
- The purpose of this plat is to plat 1 lot into 2 commercial lots.
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
- State Plane Coordinates shown hereon are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 on grid coordinate values, no projection or scale.
- Benchmark is a standard City of Dallas benchmark: Number 58-S-1, Elevation=439.83'
- Existing structures to remain (Lot 1A-1)

OWNER:  
SANABEL INVESTMENTS, LP  
P.O. BOX 5299  
WAXAHACHIE, TEXAS 75168

### DESCRIPTION

BEING a 2.9877 acre tract or parcel of land situated in the J ELAM SURVEY, Abstract No. 444, City of Dallas, Dallas County, Texas, and being that certain tract of land known as Lot 1A, Block 6275, KWANG CHONG ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 2016000090926, Official Public Records, Dallas County, Texas; said tract also being that certain tract described in Warranty Deed to Sanabel Investment, LP, recorded in Instrument Number 201500021194, Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum monument found, being the most southerly southwest corner of said Lot 1A, and also being the southeast end of a corner clip at the north line of Great Trinity Forest Way (also known as State highway No. 12, a variable width public right-of-way) and the east line of Jim Miller Road (also known as County Road No. 161, a 100 foot wide public right-of-way);

THENCE North 45 degrees 48 minutes 20 seconds West, along said corner clip, a distance of 21.15 feet to 5/8 inch iron rod with yellow cap stamped 'JDJR' set at the most westerly southwest corner of said Lot 1A, and also being the northwest end of said corner clip at the said intersection of the north line of Great Trinity Forest Way and the east line of Jim Miller Road;

THENCE North 00 degrees 38 minutes 39 seconds West, along the said east line of Jim Miller Road, a distance of 230.70 feet to 1/2 inch iron rod found at the northwest corner of said Lot 1A, and also being the southwest corner of a remainder of a called 4.259 acre tract to St. James African Methodist Episcopal Church, as recorded in Volume 93229, Page 6290, Deed Records, Dallas County, Texas

THENCE North 88 degrees 47 minutes 14 seconds East, departing the said east line of Jim Miller Road and along the north line of said Lot 1A, a distance of 521.08 feet to 1/2 inch iron rod found at the northeast corner of said Lot 1A and also being the southeast corner of said St. James African Methodist Episcopal Church Tract, and also being in the west line of Block A/6275, GROVE VILLAGE APARTMENTS ADDITION, as recorded in Volume 70008, Page 1483, Map Records, Dallas County, Texas;

THENCE South 03 degrees 43 minutes 01 seconds East, along the east line of said Lot 1A, a distance of 248.22 feet to 1/2 inch iron rod found at the southeast corner of said Lot 1A, and also being the south west corner of said GROVE VILLAGE APARTMENTS ADDITION, and also being in the said north line of Great Trinity Forest Way;

THENCE South 89 degrees 01 minutes 59 seconds West, along the south line of said Lot 1A, a distance of 519.37 feet to the Point of Beginning, and containing 2.9877 Acres (130,144 square feet) of land.

### OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, SANABEL INVESTMENTS, LP, acting by and through their duly authorized agent, WALID ALAMEDDINE, does hereby adopt this plat, designating the herein described property as KWANG CHONG REVISED 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.

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

By: \_\_\_\_\_  
WALID ALAMEDDINE (PRESIDENT)  
SANABEL INVESTMENTS, LP

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this date personally appeared WALID ALAMEDDINE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said SANABEL INVESTMENTS, LP, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## PRELIMINARY PLAT KWANG CHONG ADDITION REVISED

BEING A 2.9877 ACRE REPLAT OF  
LOT 1A, BLOCK 6275  
KWANG CHONG ADDITION  
SITUATED IN THE J ELAM SURVEY A-444  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY FILE NO. S190-130  
CITY ENG NO.

PREPARED BY: <b>JDJR</b> ENGINEERS AND CONSULTANTS, INC. TBPLS Firm No. 100356-00		
ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958		
DATE: APRIL 7, 2020	DRAWN BY: BJC	JDJR PROJECT NO. 1290-1-20
SCALE: 1" = 40'	CHECKED BY: KMH	© COPYRIGHT 2020