

CHARLES G. NEWTON SURVEY, Abstract No. CHARLES G. NEWTON SURVEY, Abstract No. exas, and being all of Lot 23, Block A/5508, of Park le City of Dallas, Dallas County, Texas, according to ume 77096, Page 700, Deed Records, Dallas ame tracts of land described in General Warranty C, recorded in Instrument No. 201900315484, County, Texas and described in General Warranty recorded in Instrument No. 200900204343, Official Texas, and being more particularly described as

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNER'S DEDICATION

That Core Capital Group, LLC, acting by and through its duly authorized agent, and Daisy Wu and Ju Wu, do hereby adopt this plat, designating the herein described property as *PARK ORCHID 1*, 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 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). STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Daisy Wu, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true. COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ryan Milstein, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true. By: Core Capital Group, LLC WITNESS, my hand at Dallas, Texas, this the 2020. WITNESS, my hand at Dallas, Texas, this the 2020. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas. 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020 WITNESS, my hand at Dallas, 2020. Daisy Wu, Owner Notary Public in and for The State of Texas

A&W SURVEYORS, INC.

Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
TY ADDRESS: 5708 and 5710 Orchid Lane ~

LOTS CITY PLAN FILE NO. S190-146
ENGINEERING NUMBER 311T-

23A AND 23B, BLOCK A/5508 PARK ORCHID 1

PRELIMINARY PLAT

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ju Wu, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Ju Wu, Ownei

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for The State of Texas

CHARLES G. NEWTON SURVEY, ABSTRACT NO. 1091 CITY OF DALLAS, DALLAS COUNTY, TEXAS