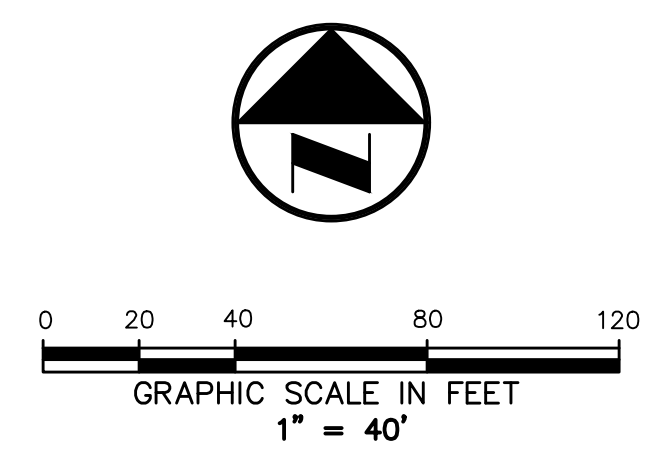


VICINITY MAP
(NOT TO SCALE)



LEGEND

- B+ BOLLARD
- CO+ CLEANOUT
- ELEC+ ELECTRIC BOX
- EM+ ELECTRIC METER
- F+ FIRE DEPT. CONN.
- FH+ FIRE HYDRANT
- FP+ FLAG POLE
- GM+ GAS METER
- LS+ LIGHT STANDARD
- MH+ MANHOLE (TYPE UNKNOWN)
- MM+ MONITORING WELL
- PP+ POWER POLE
- PP(1)+ PP W/ GUY ANCHOR
- PP(2)+ PP W/ CROSS ARM (LENGTH IN FEET)
- PP(3)+ PP W/ LIGHT
- RD+ ROOF DRAIN
- SS+ SAN. SEWER MANHOLE
- TEL+ TELEPHONE MANHOLE
- WM+ WATER METER
- WV+ WATER VALVE
- ADS 3-1/4 INCH ALUMINUM DISK STAMPED
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - OVERHEAD UTILITY LINE
- - - HAND RAIL
- - - GUARD RAIL
- - - STORM DRAIN LINE
- - - WATER LINE
- - - 6" SANITARY SEWER LINE
- - - EXIST CONTOUR
- - - DEED RECORDS OF DALLAS COUNTY, TEXAS
- - - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
- The purpose of this plat is to create two new lots from one existing lot for redevelopment purposes.
- Lot-to-lot drainage will not be permitted without City of Dallas Paving and Drainage Engineering Section approval.
- Coordinates shown are based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202, on grid values, no scale, and no projection.
- The lot line shown hereon is between the two buildings that abut each other.

AREA TABLE

LOT 1R	4.894 ACRES	213,172 SF
LOT 2R	6.840 ACRES	297,932 SF
GROSS: TOTAL PLAT AREA	11.733 ACRES	511,105 SF

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. RELEASED 6/16/21.

SHEET 1 OF 2
PRELIMINARY PLAT
**LOT 1R AND 2R,
BLOCK A/6480
TAE H JHIN ADDITION**
A REPLAT OF
LOTS 1, BLOCK 6480
HYDROMETALS INC. ADD
LOCATED IN THE CITY OF DALLAS
AND BEING OUT OF THE
ABSALOM SMITH SURVEY, ABSTRACT NO. 1347
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S201-690
ENGINEERING PLAN NO.: 311T-

OWNER:

JINNY BEAUTY SUPPLY
3587 OAKCLIFF ROAD,
DORAVILLE, GEORGIA 30340
PH: (800) 936-3733
CONTACT: EDDIE JHIN

ENGINEER/SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10088000	
DRAWN BY	CHECKED BY	SCALE	DATE
JMC	MWW	1"=40'	JUNE 2021
JOB NUMBER		1198-21.234	

J:\MIS\1515\1515-21.234.DWG\SURVEY CSD 2018\1198-21.234.PPP.DWG
1515-21.234.DWG
1198-21.234.PPP.DWG

PRELIMINARY PLAT - LOT 1R AND 2R, BLOCK A/6480, TAE H JHIN ADDITION

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ACE Manor Property Management I, Ltd., is the owner of a 11.733 acres (511,105 square foot) tract of land situated in the Absalom Smith Survey, Abstract No. 1347, Dallas County, Texas; said tract being all of Lot 1, Block 6480, Hydrometals Inc. ADD, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76204, Page 856 of the Deed Records of Dallas County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Ace Manor Property Management I, Ltd., recorded in Instrument No. 201300074093 of the Official Public Records of Dallas County, Texas; said 11.733 acres square foot tract being more fully described as follows:

BEGINNING, at a 1/2–inch iron rod found for corner in the north right–of–way line of Willowbrook Road (a variable width right–of–way); said point being the southeast corner of said Lot 1, and the southwest corner of a certain tract of land described in Special Warranty Deed to Barn Cement (TX) LLC recorded in Instrument No. 201400295505 of said Official Public Records;

THENCE, South 89 degrees, 09 minutes, 55 seconds West, along the north line of said Willowbrook Road and the south line of said Lot 1, a distance of 700.50 feet to a 3–1/4–inch aluminum disk stamped "PACHECO KOCH – THJA" set for corner; said point being on the west line of said Lot 1 and the east line of a certain tract of land described in Special Warranty Deed to Duncan Burch recorded in Volume 99124, Page 3634 of said Deed Records;

THENCE, North 01 degrees, 22 minutes, 35 seconds West, along the west line of said Lot 1, the said east line of Duncan Burch tract and the east line of Lot 2, Block 6479, Cerdo I Addition, an addition to the City of Dallas, Texas according to plat recorded in Volume 2002081, Page 141 of said Deed Records, at a distance of 591.75 feet passing the northeast corner of said Duncan Burch tract and the easternmost southeast corner of said Lot 2, continuing an all a total distance of 729.66 feet to a "+ cut in concrete found for corner; said point being the northwest corner of said Lot 1, the northeast corner of said Lot 2 and being on the south line of Block B/6478, Olympic Center, an addition to the City of Dallas, Texas according to plat recorded in Volume 84140, Page 3973 of said Deed Records;

THENCE, North 89 degrees, 09 minutes, 55 seconds East, along the north line of said Lot 1 and the said south line of Block B/6478, a distance of 700.50 feet to a 1/2–inch iron rod found for corner; said point being the northeast corner of said Lot 1 and the northwest corner of said Barn Cement (TX) LLC tract;

THENCE, South 01 degrees, 22 minutes, 35 seconds East, departing the said south line of Block B/6478, along the east line of said Lot 1 and the west line of said Barn Cement (TX) LLC tract, a distance of 729.66 feet to the POINT OF BEGINNING;

CONTAINING: 511,105 square feet or 11.733 acres of land, more or less.

SURVEYOR'S STATEMENT

THAT I, Jonathan E. Cooper, 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 Preliminary Plat.

Dated this the ____ day of _____, 2021.

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. RELEASED 6/16/21.

Jonathan E. Cooper
Registered Professional Land Surveyor,
No. 5369
jcooper@pkce.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jinny Beauty Supply, acting by and through its duly authorized agent do hereby adopt this plat, designating the herein above described property as TAE H JHIN ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 at Dallas, Texas, this the ____ day of _____, 2021.

Jinny Beauty Supply

By: _____
Eddie Jhin
President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Eddie Jhin 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas


SHEET 2 OF 2
PRELIMINARY PLAT
LOT 1R AND 2R,
BLOCK A/6480
TAE H JHIN ADDITION
A REPLAT OF
LOTS 1, BLOCK 6480
HYDROMETALS INC. ADD
LOCATED IN THE CITY OF DALLAS
AND BEING OUT OF THE
ABSALOM SMITH SURVEY, ABSTRACT NO. 1347
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S201–690
ENGINEERING PLAN NO.: 311T–_____

ENGINEER/SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235–3031
CONTACT: JONATHAN E. COOPER

OWNER:

JINNY BEAUTY SUPPLY
3587 OAKCLIFF ROAD,
DORAVILLE, GEORGIA 30340
PH: (800) 936–3733
CONTACT: EDDIE JHIN

		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F–469 TX REG. SURVEYING FIRM LS–10008000			
DRAWN BY JMC	CHECKED BY MWW	SCALE 1"=40'	DATE JUNE 2021	JOB NUMBER 1198–21.234	

PRELIMINARY PLAT - LOT 1R AND 2R, BLOCK A/6480, TAE H JHIN ADDITION