

OWNERS CERTIFICATE

COUNTY OF DALLAS §
STATE OF TEXAS §
KING SPA DALLAS ADDITION, CITY OF DALLAS, DALLAS COUNTY, PLAT RECORDS OF INST#201300231680, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS, ALSO, ALL PORTION OF LOTS 1 & 2, OWNERS 321 COMMERCIAL AVE LLC & 329 COMMERCIAL AVE LLC, AS RECORDED IN VOLUME 2005041, PAGE 249, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A NORTHEAST CORNER OF THE SAID 13,689 ACRE TRACT, SAID CORNER BEING THE MOST NORTHWEST CORNER OF 1,987 ACRE TRACT OF LAND, OWNER I41 ROYAL PROPERTIES LP, AS RECORDED IN INST# 200900107542, WARRANTY DEED RECORDS OF DALLAS COUNTY, TEXAS, THE SAME BEING A POINT IN THE SOUTH RIGHT-OF-WAY LINE (VARIABLE WIDTH) OF ROYAL LANE;

THENCE, SOUTH 00° 25' 06" WEST ALONG EAST LINE OF SAID 13,689 ACRE TRACT AND WEST LINE OF 1,987 ACRE TRACT A DISTANCE OF 871.16 FEET FOR A CORNER, BEING IN THE NORTH RIGHT-OF-WAY LINE OF JOE FIELD RD (60 FEET RIGHT-OF-WAY WIDTH); THE SAME BEING SOUTHEAST CORNER OF SAID 13,689 ACRE TRACT AND SOUTHWEST CORNER OF SAID 1,987 ACRE TRACT;

THENCE, NORTH 87° 47' 40" WEST, ALONG NORTH RIGHT-OF-WAY LINE OF JOE FIELD RD (60 FEET WIDTH) AND SOUTH LINE OF 13,689 ACRE TRACT, A DISTANCE 191.00 FEET TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "TRLS 5187" FOR THE SOUTHWEST CORNER OF SAID 13,689 ACRE TRACT;

THENCE DEPARTING FROM SAID NORTH LINE, ALONG WEST LINE OF SAID 13,689 ACRE TRACT, NORTH 02° 22' 20" EAST, A DISTANCE OF 293.15 FEET TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "TRLS 5187" FOR THE SOUTHWEST CORNER OF SAID 13,689 ACRE TRACT; BEING A POINT IN THE NORTHEAST CORNER OF 1.0 ACRE TRACT OF LAND CONVERTED TO KIRSHON H. AMMI, AS RECORDED IN VOL. 92208, PAGE 1143, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE, NORTH 89° 40' 20" WEST, ALONG NORTH LINE OF SAID 1.0 ACRE TRACT & SOUTH LINE OF SAID 13,689 ACRE TRACT, A DISTANCE OF 295.62 FEET TO A 1/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "TRLS 5187" FOR THE SOUTHWEST CORNER OF SAID 13,689 ACRE TRACT; BEING A POINT IN THE EAST RIGHT-OF-WAY LINE OF NEWKIRK STREET (60 FEET RIGHT-OF-WAY);

THENCE, NORTH 07° 18' 25" WEST, ALONG WEST LINE OF 13,689 ACRE TRACT AND EAST RIGHT-OF-WAY LINE OF NEWKIRK STREET, A DISTANCE OF 540.49 FEET TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "TRLS 5187" FOR THE SOUTHWEST CORNER OF SAID 13,689 ACRE TRACT AND SOUTH LINE OF ROYAL LANE;

THENCE NORTH 45° 09' 35" EAST, ALONG SAID CORNER CUT RIGHT-OF-WAY LINE & NORTHWEST PROPERTY LINE OF SAID 13,689 ACRE TRACT, A DISTANCE OF 41.97 FEET TO A 5/8" IRON ROD SET (TO BE) WITH YELLOW CAP STAMPED "TRLS 5187" FOR THE NORTHEAST CORNER CUT OF SOUTHLINE OF ROYAL LANE AND NEWKIRK STREET;

THENCE NORTH 89° 40' 20" WEST ALONG SOUTH RIGHT-OF-WAY LINE OF ROYAL LANE (VARIABLE WIDTH) AND NORTH LINE OF SAID 13,689 ACRE TRACT, A DISTANCE OF 758.45 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 13,689 ACRES (586,293 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LARRY ALAN PROBECK, 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 _____, 2017.

Notary Public, State of TEXAS
My Commission Expires: _____

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT 321 COMMERCIAL AVE LLC & 329 COMMERCIAL AVE LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1 & LOT 2, KING SPA DALLAS REVISED ADDITION, IN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODING 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 GROUNDS 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 DESIGNED 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 GROUNDS WHICH IN ANY MANNER 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).

THIS PLAT APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS, THIS _____ DAY OF _____, 2017.

OWNERS:
321 COMMERCIAL AVE LLC & 329 COMMERCIAL AVE LLC

BY: JONG WOO KIM (MANAGER)
COUNTY OF DALLAS §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, a Notary Public, 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, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2017.

Notary Public, State of TEXAS
My Commission Expires: _____

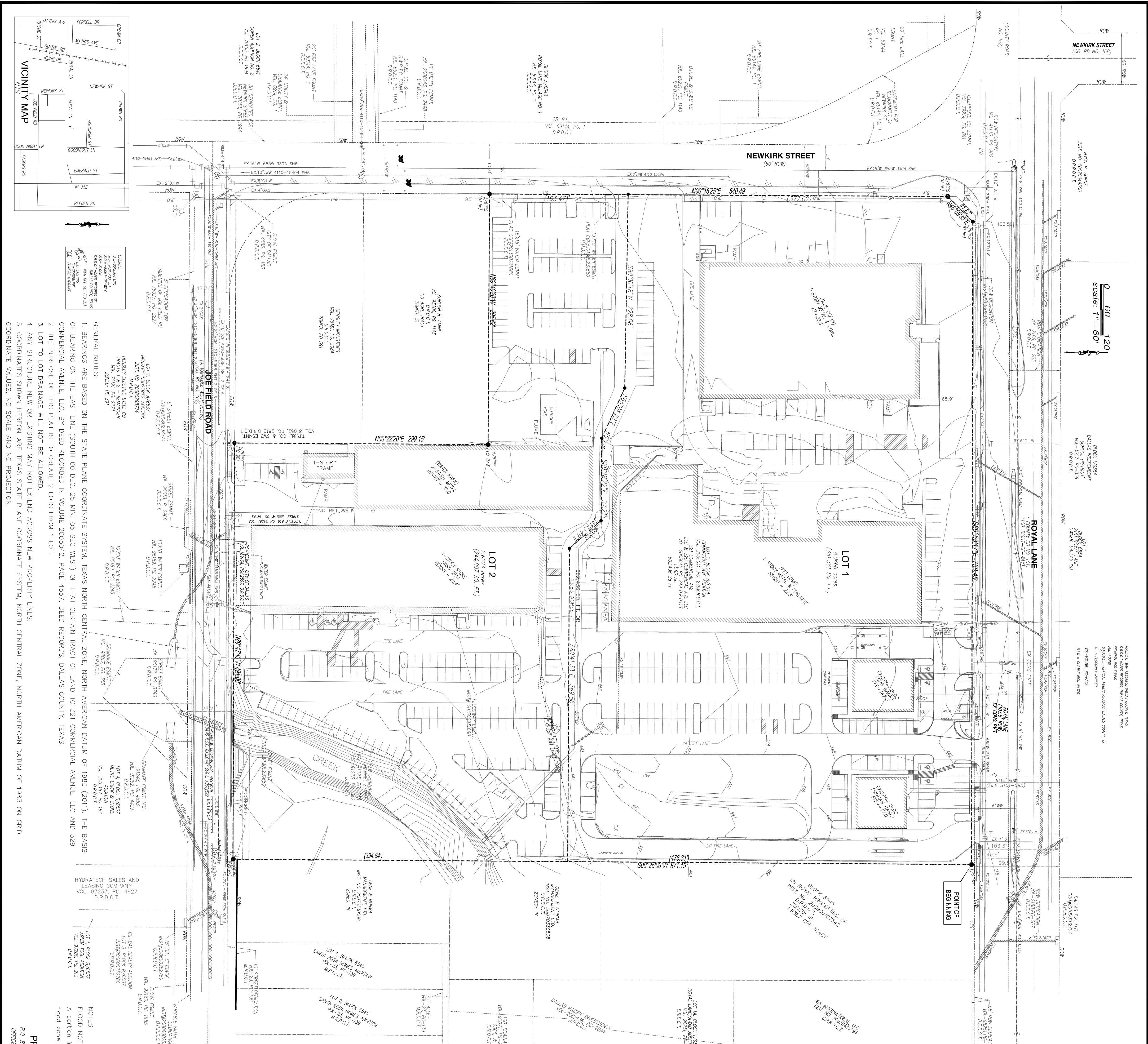
**PRELIMINARY/FINAL REPLAT
KING SPA DALLAS REVISED**

LOTS 1 & 2
BLK A/6544, LOT 1A
A 13,689 ACRES
(596,298 SQ. FT.) TRACT
BEING ALL OF
LOT 1A, BLOCK A/6544
KING SPA DALLAS

AS RECORDED IN INST#201300231680
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5101-095

OWNERS:
KING SPA DALLAS LLC &
329 COMMERCIAL AVE LLC
2154 ROYAL LANE, DALLAS, TX 75229

PROBECK LAND SURVEYORS
P.O. BOX 55905 ~ DALLAS, TEXAS 75255-0595
PHONE (214) 549-5499 ~ FAX (214) 549-1149



- GENERAL NOTES:**
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). THE BASIS OF BEARING ON THE EAST LINE (SOUTH 00 DEG 25 MIN 05 SEC WEST) OF THAT CERTAIN TRACT OF LAND TO 321 COMMERCIAL AVENUE, LLC AND 329 COMMERCIAL AVENUE, LLC, BY DEED RECORDED IN VOLUME 2009042, PAGE 4557, DEED RECORDS, DALLAS COUNTY, TEXAS.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
 3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
 4. ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.