

**SURVEYOR'S STATEMENT**

I, TIMOTHY R. MANKIN, 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 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 ORIGINAL DRAWING FILE ACCOMPANYING THIS PLAN IS A PRECISE REPRESENTATION OF THIS SITED PLAT PLAN.

**PRELIMINARY** RELEASED 12/08/2016 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

TIMOTHY R. MANKIN  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS,  
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS 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 \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF DALLAS

Whereas, TAMMINGA FAMILY PARTNERSHIP, LTD. is the sole owner of a 1.204 acre tract of land situated in the Levy Dixon Survey, Abstract No. 380, in the City of Dallas, Dallas County, Texas, and being more particularly described by the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of said Tamminga tract, same being the East corner of Lot 2, Block A/6882, of Raylee Nicole Halbrooks Subdivision, on addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2004106, Page 37, of the Map Records of Dallas County, Texas; some being in the southeasterly right-of-way line of Bonnie View Road (variable width right-of-way) (Volume 94020, Page 3306, Deed Records, Dallas County, Texas);

THENCE North 58 deg. 59 min. 19 sec. East, along the common line of said Tamminga tract and said Bonnie View Road, a distance of 210.00 feet to an 'X' cut found in concrete for the East corner of said Tamminga tract; some being a North corner of that certain tract of land conveyed to Margaret Ann Hauteman, by deed recorded in Volume 90104, Page 3759, Deed Records, Dallas County, Texas;

THENCE along the common line of said Tamminga tract and said Hauteman tract as follows:  
 South 58 deg. 59 min. 19 sec. West, passing at a distance of 20.00 feet, on 'X' cut found in concrete, and continuing a total distance of 249.79 feet to a 5/8 inch iron rod with 'ZNC' red cap found for the South corner of said Tamminga tract;  
 North 29 deg. 38 min. 21 sec. West, a distance of 210.00 feet to a 1/2 inch iron rod with 'RPLS 5414' orange cap found for the West corner of said Tamminga tract; some being the South corner of aforesaid Lot 2;

THENCE North 58 deg. 59 min. 19 sec. East, along the common line of said Tamminga tract and said Lot 2, passing at a distance of 229.79 feet, a 5/8 inch iron rod with 'ZNC' red cap found, and continuing a total distance of 249.79 feet to the POINT OF BEGINNING and containing 52,442 square feet or 1.204 acres of computed land.

OWNER'S DEDICATION:  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT TAMMINGA FAMILY PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DUTY AUTHORIZED AGENT, KEVIN CHO, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **CHAMP TENG** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE MANAGEMENT, THE EASEMENTS, UTILITIES, AND RECORDS 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 PAYING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR ACCESS SHALL BE CONSTRUCTED, RECONSTRUCTED OR BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL AND ANY 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 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 RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ITS RESPECTIVE SYSTEMS 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 EASEMENT AREA FOR ANY AND ALL UTILITIES AND MAINTENANCE OF ADDITIONAL MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAYMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

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

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

TAMMINGA FAMILY PARTNERSHIP, LTD.

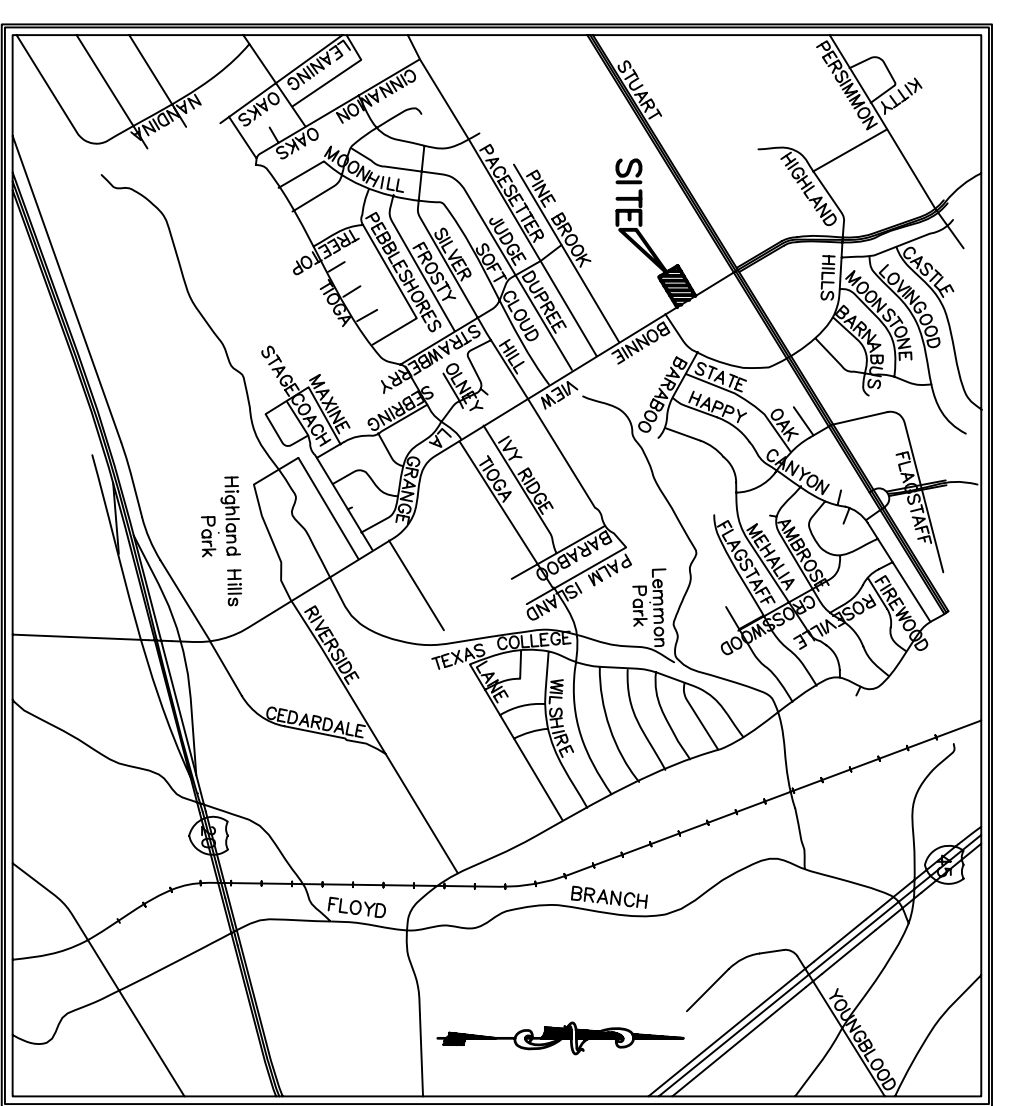
By: \_\_\_\_\_  
 KEVIN CHO, OWNER

COUNTY OF DALLAS:

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

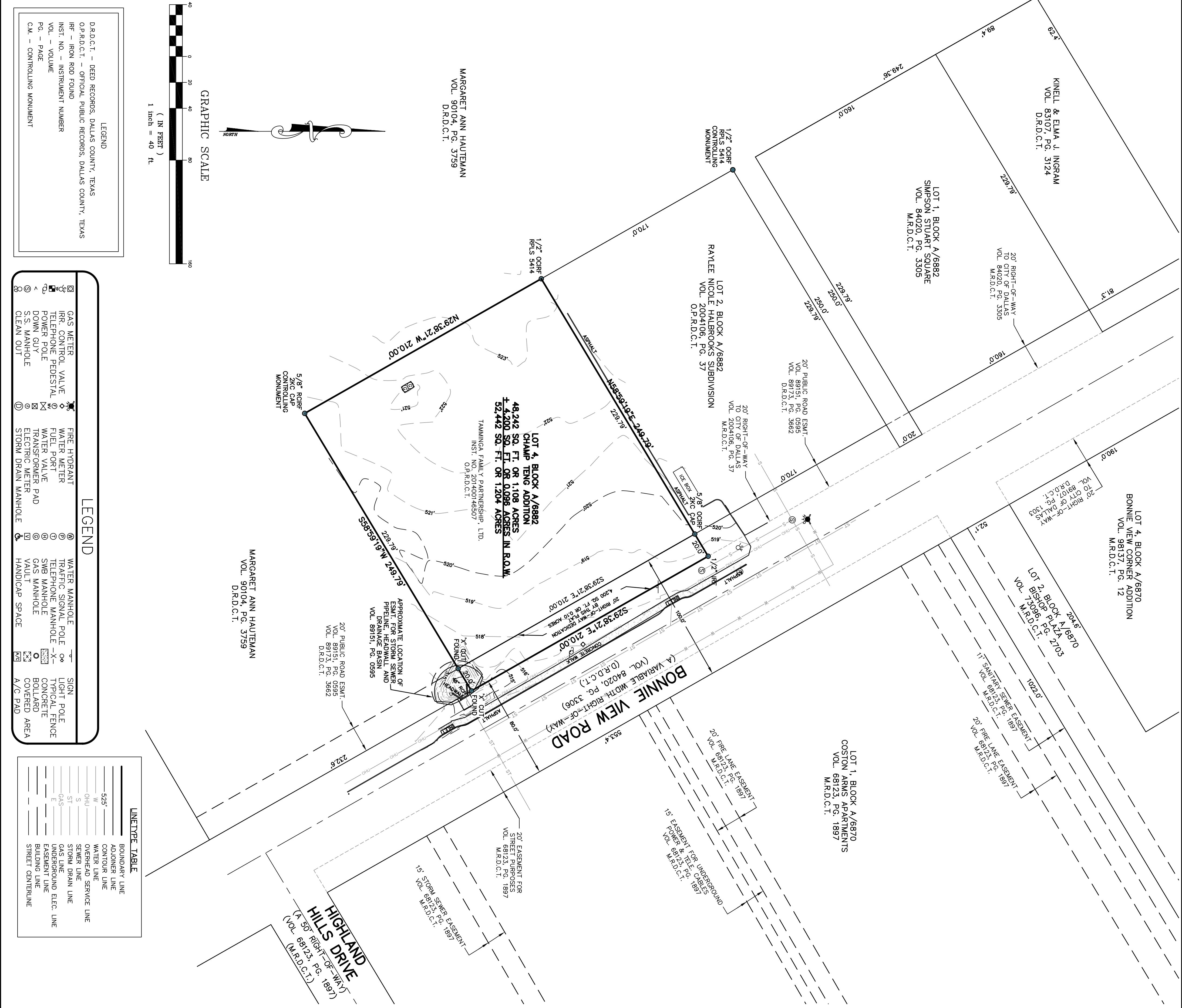
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY



VICINITY MAP  
 NOT TO SCALE

**GENERAL NOTES:**  
 1. BASIS OF BEARING - BASED ON THE SOUTH LINE (NORTH 59 DEG. 57 MIN. 30 SEC. EAST) OF BLOCK A/6882 OF RAYLEE NICOLE HALBROOKS SUBDIVISION. IN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004106, PAGE 37, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.  
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND.  
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND 5' NO STRUCTURES ON SITE.  
 6. ELEVATIONS SHOW HEREON BASED ON CITY OF DALLAS WATER UTILITIES BENCHMARKS -66-P-1- SQUARE CUT IN CENTER OF CONCRETE HEADWALL NORTH SIDE OF PERSIMMON ROAD AND 290' EAST OF JOHNSON LANE. ELEV.=437.52  
 -66-P-2S- STANDARD WATER DEPARTMENT BENCHMARK IN CENTER NORTH CONCRETE HEADWALL OF A BOX CULVERT UNDER PERSIMMON ROAD AND 50' WEST OF BONNIE VIEW ROAD. ELEV.=453.83



**LEGEND**

O.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 H.P. - IRON ROD FOUND  
 INST. NO. - INSTRUMENT NUMBER  
 VOL. - VOLUME  
 PG. - PAGE  
 C.M. - CONTROLLING MONUMENT

**LEGEND**

GAS METER  
 IRR. CONTROL VALVE  
 TELEPHONE PEDESTAL  
 POWER POLE  
 DOWN GUY  
 S.S. MANHOLE  
 CLEAN OUT

FIRE HYDRANT  
 WATER METER  
 FUEL PORT  
 WATER VALVE  
 TRANSFORMER PAD  
 ELECTRIC METER  
 STORM DRAIN MANHOLE

WATER MANHOLE  
 TRAFFIC SIGNAL POLE  
 TELEPHONE MANHOLE  
 SWB MANHOLE  
 PAUL  
 HANDICAP SPACE

SIGN  
 LIGHT POLE  
 TYPICAL FENCE  
 CONCRETE  
 BOLLARD  
 COVERED AREA  
 A/C PAD

**LINE/TYPE TABLE**

---	BOUNDARY LINE
---	ADJOINER LINE
---	WATER LINE
---	SEWER LINE
---	OVERHEAD SERVICE LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELEC. LINE
---	EASEMENT LINE
---	CONCRETE
---	STREET CENTRELINE

**LEGEND**

5/25' BOUNDARY LINE  
 0-11' ADJOINER LINE  
 S STORM DRAIN LINE  
 S GAS LINE  
 E UNDERGROUND ELEC. LINE  
 C CONCRETE  
 B BOLLARD  
 A/A/C PAD

**OWNER:**

TAMMINGA FAMILY PARTNERSHIP, LTD.  
 PO BOX 1089 TEXAS 75168  
 WAKARUSA, TEXAS  
 KEVIN CHO  
 214-557-5298

**JOB NO.:** P-3922  
**DATE:** 12/9/2016  
**FIELD DATE:** 12/7/2016  
**SCALE:** 1" = 40'  
**FIELD:** A.S.M.  
**DRAWN:** J.B.M.  
**CHECKED:** T.R.M.

**PRELIMINARY PLAT**  
**CHAMP TENG ADDITION**  
**LOT 4, BLOCK A/6882**  
 BEING 1.204 ACRES OUT OF THE LEVY DIXON SURVEY, ABSTRACT NO. 380  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 ENGINEERING PLAN NO. \_\_\_\_\_

**PEISER & MANKIN SURVEYING, LLC**  
 www.peisersurveying.com

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 GARLAND, TEXAS 76051  
 817-481-1806 (O)  
 817-481-1839 (F)

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