

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS 321 COMMERCIAL AVENUE, L.L.C., a New Jersey limited liability company and 329 COMMERCIAL AVENUE, L.L.C., a New Jersey limited liability company, are the owners of that certain called 13,689 square tract parcel of land lying and being situated in Dallas City Block A/6544, in the William M. Cochran Survey, Abstract No. 279, City of Dallas, Dallas County, Texas, and being all of Lot 1B, Block A/6544, King Spa Dallas Addition Revised, an addition to the City of Dallas as recorded in Document Number 201900123357 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of that tract of land described in deed to 321 Commercial Avenue, LLC and 329 Commercial Avenue, LLC, as recorded in Volume 200541, Page 249, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3.5" monument disc stamped "RPLS 6122" for the north end of a corner clip at the intersection of the north right-of-way line of Royal Lane (a called 103.50-foot wide public right-of-way) and the east right-of-way line of Newkirk Street (a called 60-foot wide right-of-way), said corner clip being the northwest corner of said Lot 1B;

THENCE North 89 degrees 13 minutes 00 seconds East, along said south right-of-way line and the north line of said Lot 1B, a distance of 758.46 feet to a found 3.5" monument disc stamped "RPLS 6122" on the west line of a tract of land described in a Special Warranty Deed to Maheshwari Dallas, LP, as recorded in Instrument No. 201900089025, O.P.R.D.C.T., for corner;

THENCE South 00 degrees 28 minutes 37 seconds East, departing said south right-of-way line and the north line of said Lot 1B and along the west line of said Maheshwari Dallas, LP, Tract, a distance of 476.48 feet to a point at the northeast corner of Lot 1C, Block A/6544 of said King Spa Dallas Addition Revised, and the southeast corner of said Lot 1B, for corner;

THENCE North 89 degrees 41 minutes 32 seconds West, along said common line of Lot 1B and Lot 1C, a distance of 278.03 feet to a point for corner;

THENCE North 00 degrees 23 minutes 11 seconds East, along said common line of Lot 1B and Lot 1C, a distance of 36.61 feet to a point for corner;

THENCE North 89 degrees 28 minutes 21 seconds West, along said common line of Lot 1B and Lot 1C, a distance of 206.78 feet to a point for corner;

THENCE North 00 degrees 23 minutes 11 seconds East, along said common line of Lot 1B and Lot 1C, a distance of 94.60 feet to a point for corner;

THENCE South 89 degrees 14 minutes 33 seconds West, along said common line of Lot 1B and Lot 1C, a distance of 304.56 feet to a point for corner at the southwest corner of said Lot 1B and the northwest corner of said Lot 1C and said east right-of-way line of Newkirk Street;

THENCE North 00 degrees 35 minutes 18 seconds West, along said east line of Newkirk Street and said west line of Lot 1B, a distance of 305.55 feet to a point for the south end of the aforementioned corner clip;

THENCE North 44 degrees 15 minutes 52 seconds East, along said corner clip, a distance of 41.87 feet to the POINT OF BEGINNING AND CONTAINING 322,082 square feet or 7.394 acres of land, more or less.

OWNER'S 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 LOTS A1, B1 AND C1, BLOCK A/6544, KING SPA DALLAS ADDITION REPLAT, 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 refuse 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, 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 platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

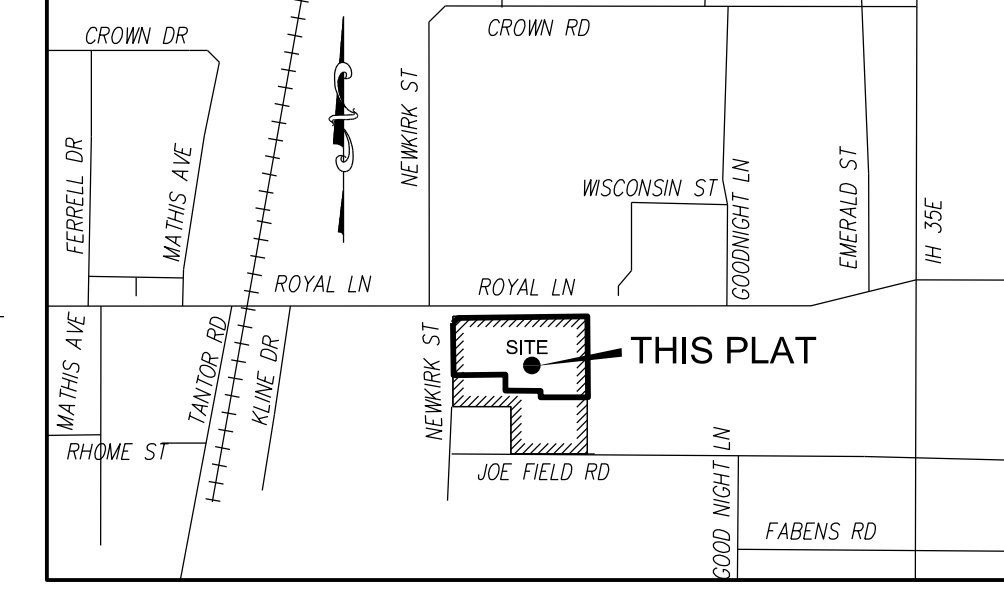
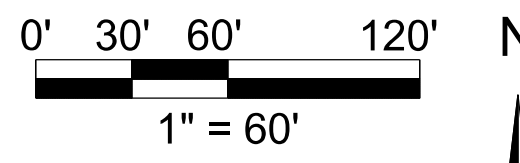
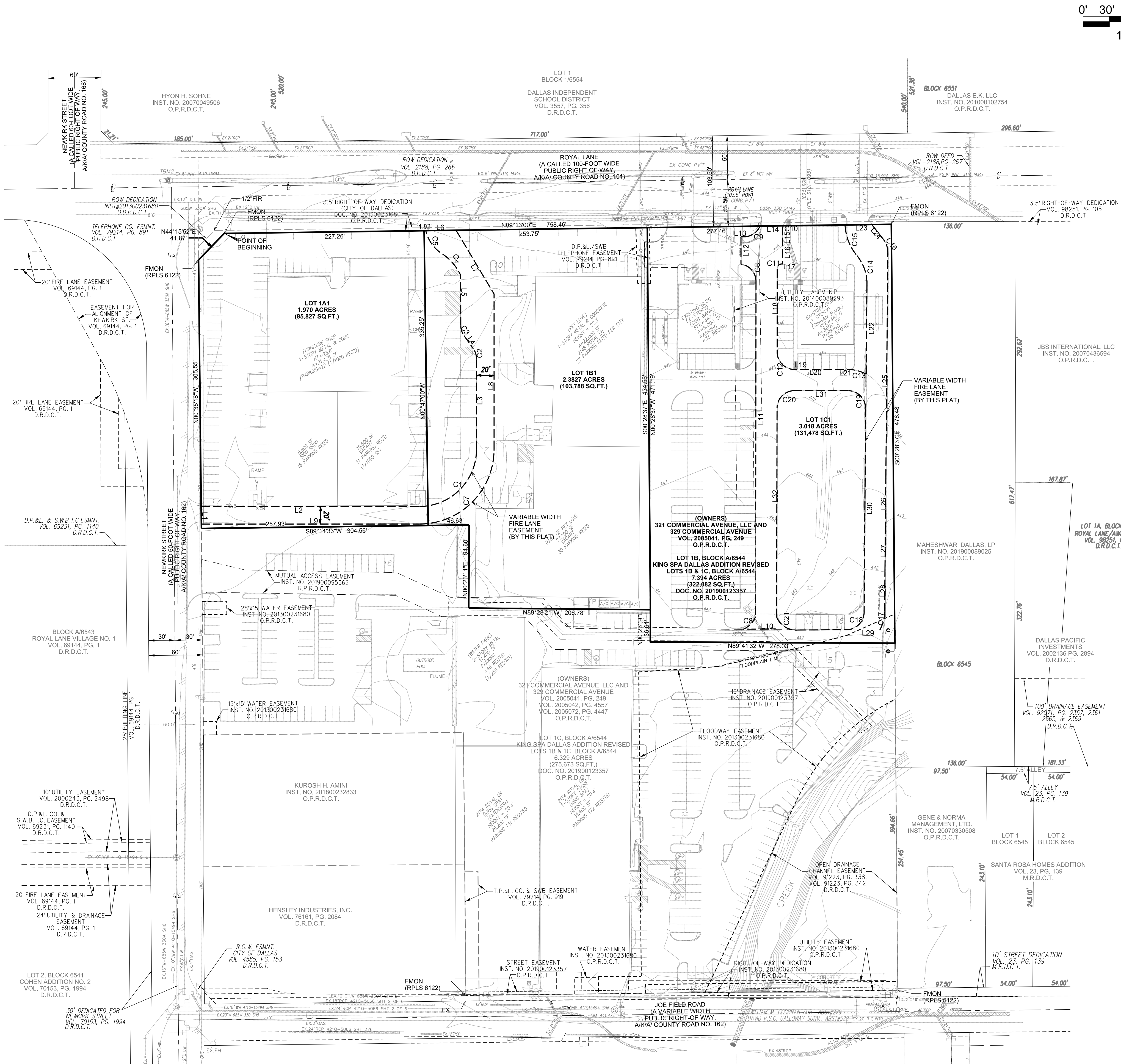
By: \_\_\_\_\_  
321 Commercial Ave. LLC  
329 Commercial Ave. LLC  
Jong Woo Kim, Manager

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 \_\_\_\_\_ 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.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

(Signature)  
Notary Public in and for the State of Texas

LEGEND:  
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS  
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
SMON SET 5/8" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED WITH ADDITION NAME  
FIR(C) FOUND IRON ROD (WITH CAP)  
INST. INSTRUMENT NUMBER  
VOL. VOLUME  
PG. PAGE  
ROW RIGHT OF WAY  
FMON FOUND MONUMENT  
C.M. CONTROLLING MONUMENT



| LINE | DELTA       | RADIUS | AL     | DIRECTION       | DISTANCE |
|------|-------------|--------|--------|-----------------|----------|
| C1   | 90° 0' 0"   | 25.00  | 102.10 | N 45° 0' 0" E   | 12.13    |
| C2   | 35° 18' 41" | 20.00  | 12.33  | N 17° 39' 21" W | 12.13    |
| C3   | 29° 28' 45" | 20.00  | 30.92  | N 35° 39' 14" W | 30.92    |
| C4   | 46° 28' 19" | 23.28  | 35.07  | N 36° 39' 51" W | 35.07    |
| C5   | 47° 17' 12" | 25.80  | 21.09  | N 44° 43' 20" E | 20.50    |
| C6   | 80° 21' 24" | 20.00  | 28.05  | N 41° 41' 23" W | 29.81    |
| C7   | 15° 27' 51" | 20.00  | 5.40   | S 7° 48' 14" W  | 5.38     |
| C8   | 87° 42' 45" | 20.00  | 23.51  | S 44° 24' 9" E  | 26.54    |
| C9   | 24° 57' 40" | 20.00  | 19.22  | S 74° 20' 29" E | 19.07    |
| C10  | 38° 28' 32" | 24.00  | 16.10  | N 18° 12' 35" W | 37.51    |
| C11  | 89° 52' 26" | 20.00  | 31.37  | N 45° 27' 4" E  | 38.95    |
| C12  | 89° 10' 30" | 20.00  | 31.13  | S 44° 6' 7" W   | 28.09    |
| C13  | 55° 7' 28"  | 24.03  | 23.12  | S 50° 44' 25" E | 22.24    |

| LINE | DIRECTION       | DISTANCE |
|------|-----------------|----------|
| L1   | N 89° 13' 0" E  | 20.00    |
| L2   | N 90° 0' 0" E   | 248.09   |
| L3   | N 89° 41' 32" W | 18.08    |
| L4   | N 35° 18' 41" W | 18.08    |
| L5   | N 0° 10' 26" W  | 87.08    |
| L6   | S 30° 48' 38" E | 84.38    |
| L7   | S 30° 48' 38" E | 84.38    |
| L8   | N 90° 0' 0" W   | 219.89   |
| L9   | N 89° 41' 32" W | 35.65    |
| L10  | N 0° 41' 32" W  | 35.65    |
| L11  | N 0° 41' 32" W  | 35.65    |
| L12  | S 89° 35' 41" E | 28.74    |
| L13  | S 89° 35' 41" E | 28.74    |
| L14  | S 0° 4' 19" W   | 8.07     |
| L15  | S 0° 4' 19" W   | 29.00    |
| L16  | S 0° 4' 19" W   | 29.00    |
| L17  | S 0° 4' 19" W   | 95.88    |
| L18  | S 89° 52' 26" E | 35.65    |
| L19  | S 89° 52' 26" E | 48.00    |
| L20  | S 89° 52' 26" E | 14.50    |
| L21  | N 89° 13' 0" E  | 30.49    |
| L22  | S 37° 59' 50" E | 21.33    |
| L23  | S 37° 59' 50" E | 25.75    |
| L24  | S 0° 31' 18" W  | 23.75    |
| L25  | S 0° 31' 18" W  | 48.00    |
| L26  | N 89° 41' 32" W | 37.95    |
| L27  | N 89° 41' 32" W | 37.95    |
| L28  | N 89° 52' 26" E | 22.83    |
| L29  | S 0° 5' 53" W   | 239.17   |

**SURVEYOR'S NOTES:**

- The Basis of Bearings is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
- Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate Values, No Scale and No Projection.
- The purpose of this plat is to subdivide a single lot to create a three (3) lot subdivision for conveyance.
- Lot to Lot drainage is not permitted without engineering sector approval. Section 51A-8.611(e).
- Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

**SURVEYOR'S STATEMENT:**

I, Joel C. Howard, 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 digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019

Joel C. Howard  
Texas Registered Professional Land Surveyor No. 6267

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 Joel C. Howard 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.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

(Signature)  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

# GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006  
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 1528  
TBPLS FIRM NO. 10194205

OWNER:  
321 COMMERCIAL AVENUE, LLC AND  
329 COMMERCIAL AVENUE  
JONG WOO KIM, MANAGER  
2154 ROYAL LANE  
DALLAS, TX 75229

DATED: OCTOBER 23, 2019 DRAWN BY: LEO

**PRELIMINARY PLAT  
KING SPA DALLAS  
ADDITION REPLAT  
LOTS A1, B1, & C1, BLOCK  
A/6544**

REPLAT OF LOT 1B, BLOCK A/6544  
KING SPA DALLAS ADDITION REVISED  
7.393 ACRES OF LAND  
SITUATED IN THE  
WILLIAM M. COCHRAN SURVEY,  
ABSTRACT NO. 279  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S190-033  
CITY ENGINEER PLAN FILE NO. N/A