

OWNERS CERTIFICATE

WHEREAS, CMCR CORPORATION AND JAE MIN CHOI, are the owners of a 0.957 acre tract out of the Dickerson Parker Survey, Abst. No. 1113, in the City of Dallas, Dallas County, Texas, and being that tract conveyed to CMCR Corporation, as recorded in/under Vol. 2003141, Pg. 1311, Official Public Records, Dallas County, Texas (OPRDCT), and being that tract conveyed to Jae Min Choi, as recorded in/under Instr. No. 201200313509, OPRDCT, and being all of Lots 1A and 1B, of Block 15/5776 of Webb Chapel-Lombardy Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in/under Vol. 86055, Pg. 4793, Map Records, Dallas County, Texas (MRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap found for corner in the southeasterly line of the herein described tract, being in the northwest right-of-way line of Storey Lane, having a variable width right-of-way;

THENCE South 46 degrees 43 minutes 50 seconds West, with the northwesterly right-of-way line of said Storey Lane and with the southeasterly line of the herein described tract, a distance of 122.15 feet to a found 'x' in concrete for corner, at the beginning of a tangent curve to the right with a radius of 270.00 feet;

THENCE Continuing with the northwesterly right-of-way line of said Storey Lane and with the southeasterly line of the herein described tract, with a long chord of S 63° 10' 08" W, a chord distance of 164.93 feet, a central angle of 35° 34' 00", an arc length of 167.60 feet to a 1/2 inch iron rod found for corner;

THENCE North 04 degrees 23 minutes 33 seconds East, with the west line of the herein described tract and with the east right-of-way line of Webb Chapel Extension, a distance of 234.39 feet to a 1/2 inch iron rod found, being at the beginning of a tangent curve to the right with a radius of 30.00 feet;

THENCE Continuing with said curve and the northwesterly line of the herein described tract, with a long chord of N 58° 37' 55" E, a chord distance of 48.69 feet, a central angle of 108° 28' 45", an arc length of 56.80 feet to a 1/2 inch iron rod with yellow cap found for corner in the northerly line of the herein described tract, being in the southerly right-of-way line of Webb Chapel Road, having a variable width right-of-way;

THENCE South 67 degrees 07 minutes 42 seconds East, with the southerly right-of-way line of said Webb Chapel Road, a distance of 107.95 feet to a 1/2 inch iron rod found for corner;

THENCE South 55 degrees 40 minutes 00 seconds East, with the southerly right-of-way line of said Webb Chapel Road, a distance of 102.02 feet to a 1/2 inch iron rod found for corner, at the beginning of a tangent curve to the right with a radius of 9.00 feet;

THENCE Continuing with said curve and the northeasterly line of the herein described tract, with a long chord of S 05° 45' 07" E, a chord distance of 14.01 feet, a central angle of 102° 11' 57", an arc length of 16.05 feet to the POINT OF BEGINNING, containing 0.957 acres of 14.670 square feet of land, plus or minus.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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, 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 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 utilities and adding to or removing all or parts of its respective system on the easements, and all public utilities and any public utilities are purpose of constructing, inspecting, patrolling, maintening 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 locals installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

this the 2016.

Before me, the undersigned authority, a Notary Public in and for 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 expurpose and considerations therein expressed.

Given under my hand and seal of office, this day of 2016.

101247-00 R. DOYLE

P.O. BOX 293264,
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2838
bd@bandsurveying.com
Job No. 1610104P
Date of Survey: November 10, 2016 O D

STONE WALL

STONE WALL

OVERHEAD ELECTRIC LINE

IRF(S) = IRON ROD FOUND (SET)

= BOLLARDS

FD = FOUND MON. (AS DESCRIBED)

W/YC = WITH YELLOW CAP

OPW = OBSERVATION PETROLEUM

WELL

JON FEATHERSTON 10755 SANDHILL ROAD DALLAS, TX 75238 PHONE: (214)-343-9400

Lot 1A OWNER: CMCR CORPORATION, a Texas corporation 9717 Webb Chapel Road Dallas, Texas 75220 Phone: 214-732-3623

Lot 1B OWNER: Choi Jae Min 1051 Damsel Caroline Drive Lewisville, Texas 75056 Phone: 214-668-3350

Simension

WOOD FENCE

METAL RAIL FENCE

WROUGHT IRON FENCE

WIRE FENCE

PRELIMINARY PLAT

WEBB-LOMBARDY LOT 1R, BLOCK 15/5776
BEING A REPLAT OF ADDITION

LOT 1A AND LOT 1B, BLOCK 15/5776
WEBB CHAPEL-LOMBARDY ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
RECORDED IN VOL. 86055, PG. 4793
0.957 ACRES / 41,670 SQUARE FEET
DICKERSON PARKER SURVEY, ABST. NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-028