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PREPARED

KEETON SURVEYING

DEED RECORDS OF S COUNTY, TEXAS MAP RECORDS OF S COUNTY, TEXAS RETE FOOTER FENCE CORNER ER LATERAL Notary

OWNER'S CERTIFICATE:

State of County c

WHEREAS, Daniel Hyon Chung, is the sole owner of a 0.5149 acre tract of land situated in the J. P. Narboe Survey, Abstract No. 1079, in the City of Dallas and being all of Lots 22 and 23, and the remainder of Lot 24, Block 40/4210 of Broadmoor Addition, and Addition to the City of Dallas, Dallas County, Texas according to the Map or Plat thereof, Recorded in Volume 2, Page 126, of the Plat Records of Dallas County, Texas and being the same tract of land according to the Special Warranty Deed in Instrument No. 201700332956 and Instrument No. 201700209976 of the Deed 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 with cap marked "RPLS 5310" at the northwest corner of said Lot 22, Block 40/4210, the southwest corner of Lot 21 said Block 40/4210 of said Broadmoor Addition, said point also being in the east line of a 15 foot wide public alley of said Broadmoor Addition;

THENCE N. 89°52'50" E., with the common line of said Lots 22 and 21, for a distance of 150.00 feet to a found X cut in concrete for corner in the west I South Marsalis Avenue (called 90 foot wide right—of—way of said Broadmoor Addition—91.83 feet measured at this point);

THENCE S. 00°13′50" E., with the common line of said Lots 22, 23, and 24, and said South Marsalis Avenue, a distance of 142.80 feet to a set 5/8 inch iron rod with 3-1/4 inch aluminum cap monument stamped "Block 40/4210, Lot 22A, KSC2617" for corner at the most north, northeast corner of a 0.0348 acre tract of land conveyed to the City of Dallas for street purposes according to the deed recorded in Volume 5520, Page 649, of the Deed Records of Dallas County, Texas, said point also being the most northerly corner of a corner clip intersection of said South Marsalis Avenue and E. Saner Avenue (a 60 foot wide right-of-way);

THENCE S. 43°45'12" W., with the said northwesterly corner clip line of said 0.0348 acre tract and northwest intersection of said South Marsalis Avenue and E. Saner Avenue, a distance of 8.42 feet to a set 5/8 inch iron rod with 3-1/4 inch aluminum cap monument stamped "Block 40/4210, Lot 22A, KSC2617" for corner;

THENCE S. 89°10'10" W., with the common north line of said 0.0348 acre tract and the north line of said E. Saner Avenue, a distance of 144.00 feet to a set 5/8 inch iron rod with 3-1/4 inch aluminum cap monument stamped "Block 40/4210, Lot 22A, KSC2617" for corner;

THENCE N. 00°17'26" W., with the common line of Lots 22, 23, and 24, and said east line of 15 foot wide alley, a distance of 150.66 feet to the **POINT OF BEGINNING** and containing 22,430 square feet or 0.5149 acres of land, more or less.

SURVEYORS STATEMENT:

I, M. L. MITCHELL, 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 2018.

"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"

M. L. MITCHELL Texas Registered Professional Land Surveyor No. 2617

SURVEYORS ACKNOWLEDGMENT:

State of Texas County of Dallas:
Before me the undersigned authority, a Notary Public, on this day personally appeared M. L. Mitchell, 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 and in the capacity therein stated.

"PRELIMINARY, FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES"

PRELIMINARY PLAT

D H CHUNG ADDITION

LOT 22A, BLOCK 40/4210

BEING A REPLAT OF LOTS 22 AND 23 AND
THE REMAINDER OF LOT 24, BLOCK 40/4210 OF
BROADMOOR ADDITION
IN THE J. P. NARBOE SURVEY, ABSTRACT NO. 1079
CITY OF DALLAS, DALLAS COUNTY, TEXAS

22,430 SQ. CITY PLAN FILE NO. S178-095 DATE:). FT. OR 0.5149 ACRES JANUARY 3, 2018

IN THE J. P.

RECORDED IN INSTRUMENT NO. ,O.P.R.D.C.T.