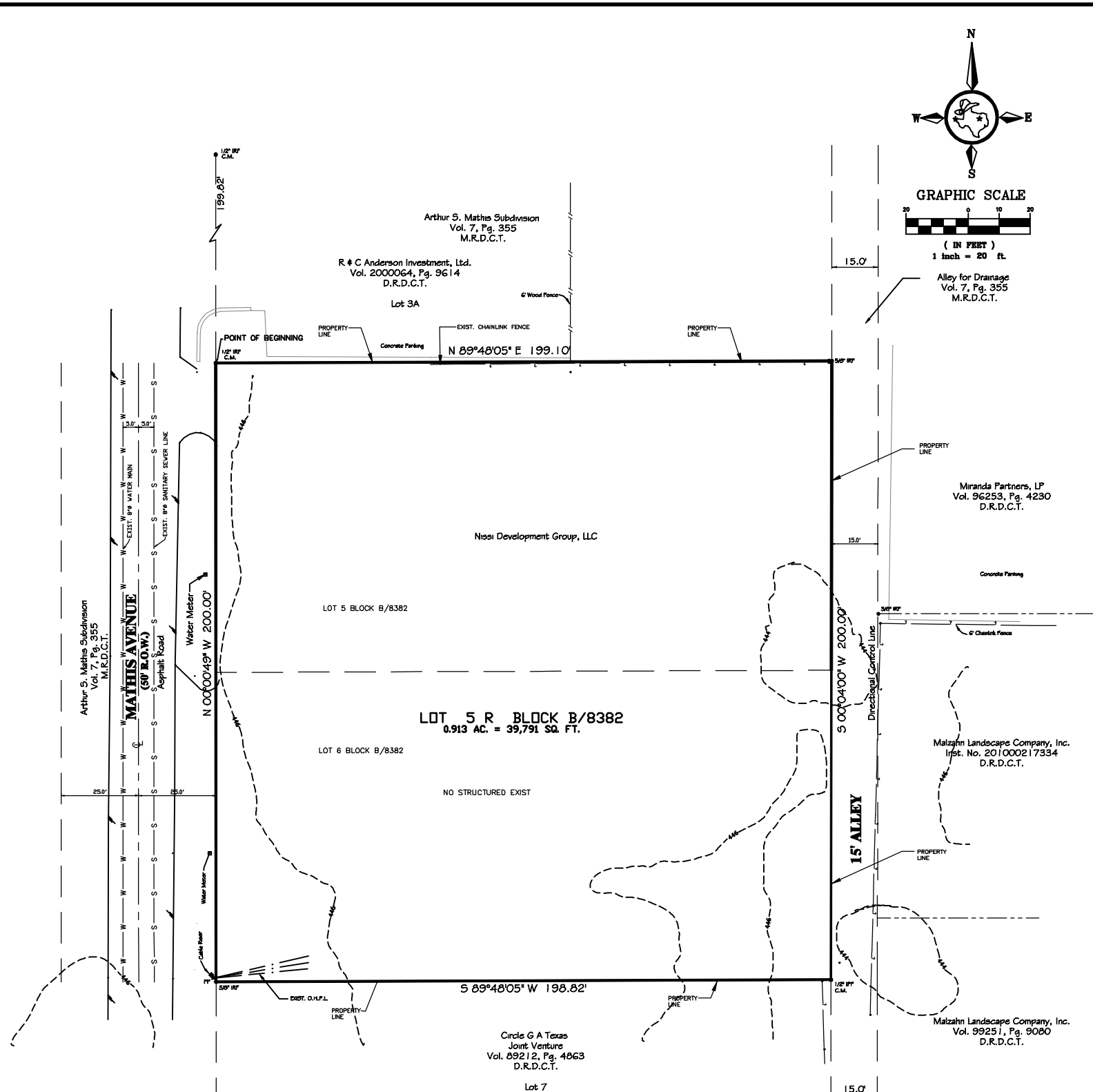


LOCATION MAP
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- EDGE EXISTING ASPHALT PAVING
- WOOD FENCE
- CENTERLINE
- CHAIN LINK FENCE
- POWER POLE
- CABLE RISER
- WATER METER
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOUR LINE

1. SELLING A PORTION OF A TRACT, PLOTTED LOT, OR PLATTED ADDITION BY METE AND BOUNDS WITHOUT AN APPROVED SUBDIVISION OR RE-SUBDIVISION BY THE LOCAL CITY COULD BE A VIOLATION OF CITY ORDINANCE AND STATE LAW.
2. NO CONCENTRATION OF SURFACE FLOW GREATER THAN 10 C.F.S. SHALL BE ALLOWED TO ENTER ANY STREET RIGHT OF WAY OR ADJACENT PROPERTY.
3. SIGHT EASEMENT: NOTHING AT AN ELEVATION GREATER THAN THE TOP OF CURB PLUS 2 FEET ALLOWED IN AREA EXCEPT SINGLE TRUNK TREES PRUNED TO A HEIGHT OF 7 FEET. TREES ARE TO BE OF SUCH SIZE AND SO SPACED THAT A VISUAL OBSTRUCTION THAT REPRESENTS A TRAFFIC HAZARD IS NOT CREATED. NO PARKING ALLOWED IN THIS AREA.
4. ALL NEW UTILITIES SERVING THIS DEVELOPMENT SHALL BE INSTALLED UNDERGROUND.
5. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 5 & 6 INTO ONE LOT.

METES & BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS NISSI DEVELOPMENT GROUP, INC. IS THE OWNER OF LOTS 5 & 6, BLOCK B/838, ARTHUR S. MATHIS SUBDIVISION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.

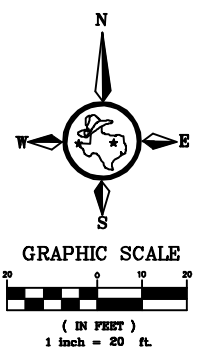
BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHWEST CORNER OF LOT 5, BLOCK B/838, ARTHUR S. MATHIS SUBDIVISION, ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS RECORDED IN VOLUME 7, PAGE 355, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING ON THE EAST RIGHT OF WAY LINE OF MATHIS AVENUE AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF MATHIS AVENUE AND ALONG THE NORTH LINE OF SAID LOT 5, BLOCK B/838, ARTHUR S. MATHIS SUBDIVISION NORTH 89°48'05" EAST A DISTANCE OF 198.10 FEET TO A 5/8" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF A 15 FOOT ALLEY FOR DRAINAGE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF SAID 15 FOOT ALLEY FOR DRAINAGE SOUTH 00° 04'00" WEST A DISTANCE OF 200.00 FEET TO A 1 1/2" IRON ROD FOUND IN CONCRETE AT THE NORTHEAST CORNER OF LOT 7, BLOCK B/8382, ARTHUR S. MATHIS SUBDIVISION;

THENCE ALONG SAID NORTH LINE OF LOT 7, BLOCK B/8382, ARTHUR S. MATHIS SUBDIVISION SOUTH 89°48'05" WEST A DISTANCE OF 198.82 FEET TO A 5/8" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF MATHIS AVENUE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°04'00" WEST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.913 ACRES OR 39,791 SQUARE FEET OF LAND.



DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOSEPH JINHEE KIM, NISSI DEVELOPMENT GROUP, INC., DO HEREBY ADOPT THIS PLAT AS REPLAT LOT 5R, BLOCK B/8382, ARTHUR S. MATHIS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. THE EASEMENTS SHOWN ON THE PLAT ARE HEREBY GRANTED AND DEDICATED AND RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF DALLAS AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME FOR PUBLIC SEWER LINES, DRAINAGE AND STORM SEWER CANALS AND LINES, GAS LINES, TELEPHONE POLES AND LINES, ELECTRICAL POWER LINES AND APPURTENANCES. ALL AND ANY PUBLIC UTILITY AND THE CITY OF DALLAS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY RESIDENCE, BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS, GROUNDS OR OBSTRUCTIONS WHICH MAY IN ANY WAY ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF THE RESPECTIVE UTILITY IN, ON OR UNDER SAID EASEMENT STRIPS. THE CITY OF DALLAS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

I DO FURTHER DEDICATE TO THE PUBLIC USE FOREVER ALL PARKS, SQUARES, PARKWAYS, AND ALL OTHER PUBLIC USES AND DEDICATION SHOWN ON THE FACE OF THIS PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD SUBJECT TO THE BUILDING LINES SHOWN ON THIS PLAT, AND THE MINIMUM BUILDING SETBACK LINES IN ALL CITY OF DALLAS ORDINANCES.

IN WITNESS THEREFORE, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____ 2017.

JOSEPH JINHEE KIM
NISSI DEVELOPMENT GROUP, INC.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSEPH JINHEE KIM, NISSI DEVELOPMENT GROUP, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID PALACE AT PARK CENTER, LLC, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH SAID PALACE AT PARK CENTER, LLC, AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2017.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF DALLAS

THIS IS TO CERTIFY THAT I, JOSEPH AMAYA, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, HAVE PERFORMED, FOR THIS PLAT, AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY SUPERVISION.

JOSEPH AMAYA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5885

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED PERSONALLY JOSEPH AMAYA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REPLAT

LOT 5R, BLOCK B/8382

ARTHUR S. MATHIS SUBDIVISION

DATE	REVISION DESCRIPTION	DATE	SCALE	FILE NUMBER	DATA FILE	FIELD BOOK
2/20/19	RHT	SEPTEMBER 15, 2017	1"=20'	MAT-PRELIM		
2/22/19	RHT					

BEING A REPLAT OF LOTS 5 & 6, BLOCK B/8382
ARTHUR S. MATHIS SUBDIVISION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
AREA: 0.913 ACRES OR 39,791 SQUARE FEET

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
300 EAST MAIN STREET, SUITE 220 • EL PASO, TEXAS 79901 • 94-778-4476
8350 MEADOW ROAD, SUITE 174 • DALLAS, TEXAS 75231 • 214-234-0011

DATE: SEPTEMBER 15, 2017 SCALE: 1"=20' FILE NUMBER: MAT-PRELIM DATA FILE: KISTENMACHER ENGINEERING COMPANY DRAWN BY: RHT CHECKED BY: GJK SHEET: 1 OF 1

SURVEYOR

JOSEPH AMAYA
KISTENMACHER ENGINEERING COMPANY
300 EAST MAIN STREET., SUITE 220
EL PASO, TEXAS 79901
8350 MEADOW ROAD., SUITE 174
DALLAS, TEXAS 75231

ENGINEER

G. GLEN KISTENMACHER
KISTENMACHER ENGINEERING COMPANY
300 EAST MAIN STREET., SUITE 220
EL PASO, TEXAS 79901
8350 MEADOW ROAD., SUITE 174
DALLAS, TEXAS 75231

OWNERS/DEVELOPERS

NISSI DEVELOPMENT GROUP, INC.
JOSEPH JINHEE KIM
12005 FORD ROAD SUITE 555
DALLAS, TEXAS 75234

FLOOD NOTE

THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY PANEL No. 4813C0170K DATED: JULY 7, 2014

NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY KISTENMACHER ENGINEERING COMPANY, INC. IN WRITING, KISTENMACHER ENGINEERING COMPANY INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. KISTENMACHER ENGINEERING COMPANY HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.