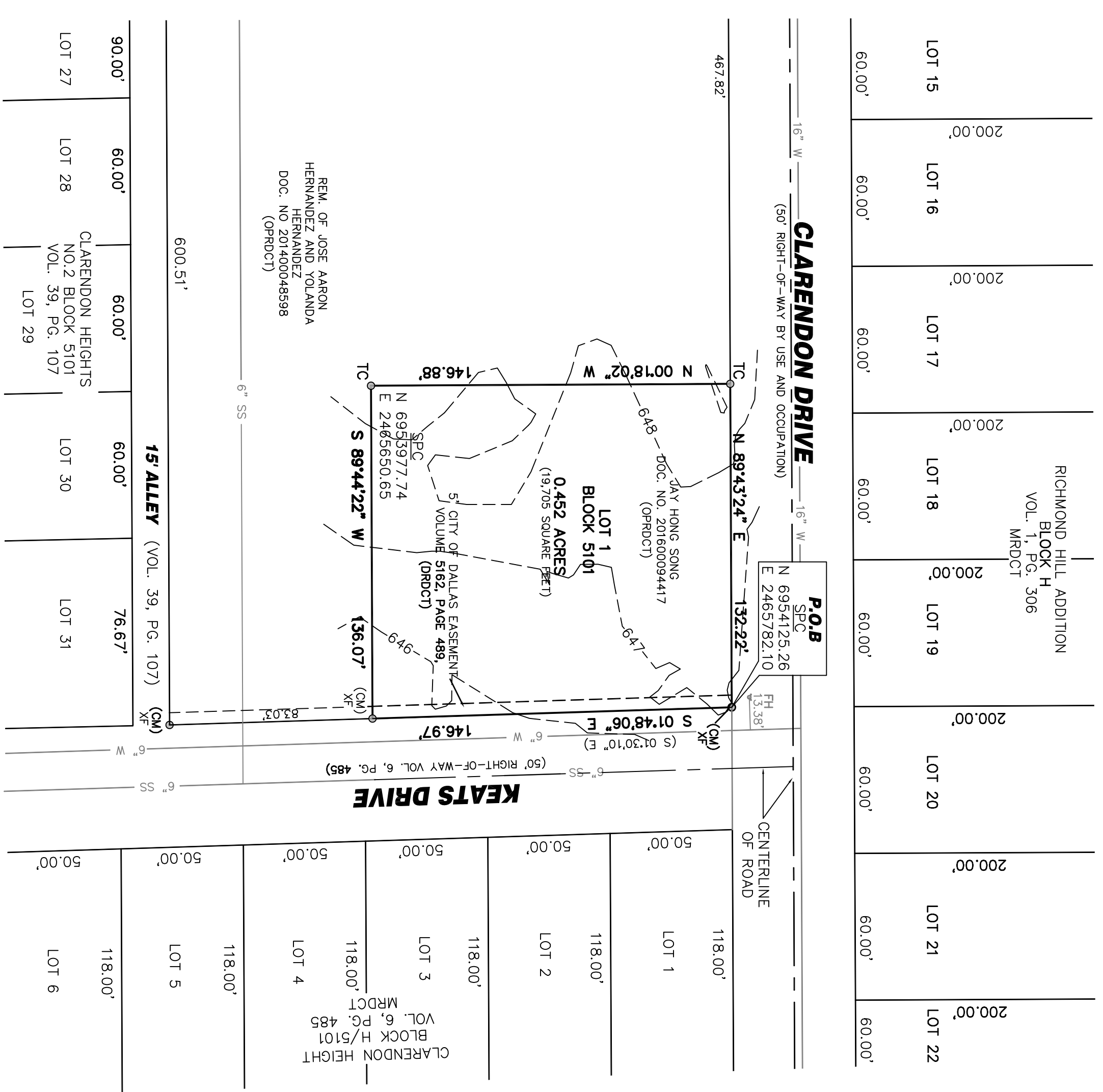
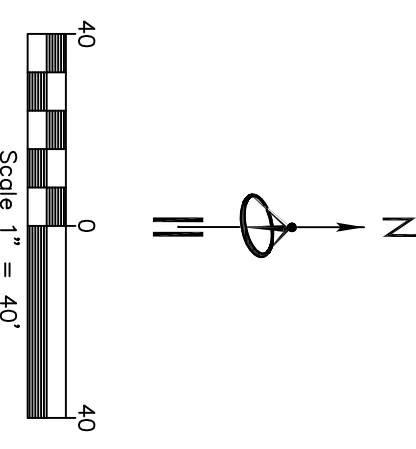


**LEGEND**

P.O.B.....POINT OF BEGINNING  
 A.C.....ACRES  
 AD.....5/8" IRON ROD W/ A 3-1/4" ALUMINUM DISK  
 (CM).....STAMPED MILD TERRACE PLUS 5633 SET  
 CA.....COMMON ARE W/ 4" (1.5" WIDE)  
 SPC.....STATE PLANE COORDINATES  
 SRC.....STEEL ROD FOUND  
 FX.....+ CUT FOUND  
 TC.....5/8-INCH STEEL ROD W/"TERRACORP" CAP SET  
 BY TERRACORP DURING A PREVIOUS SURVEY,  
 DATED 03/08/2016  
 INST.....INSTRUMENT NUMBER  
 VOLUME.....PAGE  
 PG.....PAGE  
 MRDCT.....MAP RECORDS, DALLAS COUNTY, TEXAS  
 PROCT.....DEED RECORDS, DALLAS COUNTY, TEXAS  
 OPROCT.....OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



STATE OF TEXAS  
 COUNTY OF DALLAS

OWNERS CERTIFICATE:

WHEREAS JAY HONG SONG is the owner of a 0.452 acre tract of land situated in the James B. McCommas Survey, Abstract No. 866, Dallas County, Texas, and being all of that called 0.452 acre tract of land described in a Special Warranty Deed to JAY HONG SONG, as recorded in Instrument No. 201600094417, Official Public Records of Dallas County, Texas, and being a part of City Block 5101, City of Dallas County, Texas, and being more particularly described as follows: BEGINNING at an "X" cut found for corner at the intersection of the south right-of-way line of Clarendon Drive (60' right-of-way) and the west right-of-way line of Keats Street (60' right of way), and being the northeast corner of said 0.452 acre tract:

THENCE, South 01° 48' 06" East, along said west right-of-way line a distance of 146.97 feet to a "X" found for corner at the southeast corner of said 0.452 acre tract;

THENCE, South 89° 44' 22" West, bearing said west right-of-way line a distance of 136.07 feet to a 3/8" capped iron rod stamped "TERRACORP" set (by Terracorp Corp. during a previous survey) for corner at the southwest corner of said 0.452 acre tract;

THENCE, North 00° 18' 02" West, a distance of 146.88 feet to a 5/8" capped iron rod stamped "TERRACORP" set (by Terracorp Corp. during a previous survey) rod set for corner in the south right-of-way line of said Clarendon Drive at the northwest corner of said 0.452 acre tract;

THENCE, North 89° 43' 24" East, along said south right-of-way line, a distance of 132.22 feet to the POINT OF BEGINNING and containing 0.452 acres (19,705 square feet) of land.

OWNERS DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JAY HONG SONG does hereby adopt this plat, designating the herein described property as JAY SONG 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 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 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 location as installed.

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

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2016.

JAY HONG SONG, Owner

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared JAY HONG SONG 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, and executed the same on behalf of said limited liability company and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
 My commission expires:

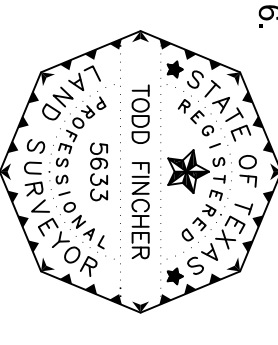
SURVEYORS STATEMENT:

I, Todd Fitcher, 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-5-617 (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 \_\_\_\_ day of \_\_\_\_\_, 2016.

PRELIMINARY: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This document was released 05/05/2016 for the City of Dallas preliminary plat review process.

Texas Registered Professional Land Surveyor No. 5633



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 Todd Fitcher known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas  
 My commission expires June 20, 2015

**PRELIMINARY PLAT  
 JAY SONG ADDITION  
 LOTS 1, BLOCK 5101**

BEING A TRACT OF LAND  
 IN THE CITY OF DALLAS BLOCK 5101  
 AND BEING 0.452 ACRES SITUATED IN THE  
 JAMES B. McCOMMAS SURVEY, ABSTRACT NO. 866  
 CITY OF DALLAS,  
 DALLAS COUNTY, TEXAS  
 CITY FILE PLAN No. S156-218

JAY HONG SONG  
 6953 BELLA VISTA  
 IRVING, TEXAS 75039  
 PH: 214-998-9877

**TerraCorp Associates LLC**  
 3960 Brookhollow Blvd, Ste 236  
 Garland, TX 75043  
 PH: 972-805-4529, fax 972-805-4526  
 www.terraCorpsurvey.com | BPLS Reg No. 101858-00

- NOTES**
- Bearings are based on Texas State Plane Coordinates, Projection: State Plane North American Datum of 1983 (1986) Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCPF).
  - The purpose of this plat is to create a lot from a portion of a tract of land.
  - Lot to lot drainage is not permitted without Engineering Section approval.
  - No structures exist on proposed Lot 1.
  - All lot corners are set (or found) per City of Dallas Monumentation Ordinance Number 24843.
  - Coordinates shown hereon are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Ghd Coordinate values, No Scale and No Projection.