

BLOCK 1/6554
DALLAS ISD
VOL. 3557, PG. 356,
D.R.D.C.T.

DALLAS E.K. LLC,
INST. NO. 201000102754,
O.P.R.D.C.T.

CHIL YOUNG KIM,
INST. NO. 201000036585,
O.P.R.D.C.T.

OWNER'S CERTIFICATE

WHEREAS I(A) Royal Properties, LP is the sole owner of a tract of land located in the COCHRAN SURVEY, ABSTRACT NO. 279, City of Dallas, Dallas County, Texas, and being the same tract described in deed to I(A) Royal Properties, LP, recorded in Instrument No. 200900107542, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the South line of Royal Lane, a 100' right-of-way, at the Northeast corner of Lot 1A, Block A/6544, of King Spa Dallas Addition, as addition to the City of Dallas, Dallas County, Texas, being to the plat thereof recorded in Instrument No. 201300231680, Official Public Records, Dallas County, Texas;

Thence South 89°54'02" East, along said South line a distance of 135.76' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of a tract of land described in deed to JBS International, LLC, recorded in Instrument No. 20070436594, Official Public Records, Dallas County, Texas;

Thence South 00°20'00" West, passing at a distance of 288.11' a 1/2" iron rod found at the Southwest corner of said JBS tract, and being the Northeast corner of a tract of land described in deed to Dallas Pacific Investments, recorded in Volume 2002136, Page 2894, Deed Records, Dallas County, Texas and continuing a total distance of 620.71' to a 1/2" iron rod found in the North line of a 7.5' alley right-of-way, at the Southwest corner of said Dallas Pacific Investments tract;

Thence North 69°58'32" West, a distance of 136.55' to a point for corner in the East line of said Lot 1A, at the Northwest corner of a tract of land described in deed to W.E. Bolton and Richard Todd Bolton, recorded in Volume 86246, Page 408, Deed Records, Dallas County, Texas;

Thence North 00°24'21" East, along said East line, a distance of 620.89' to the PLACE OF BEGINNING and containing 84,521 square feet or 1.940 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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-4-617 (a), (b), (c), (d), & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20____.

LOT 2B, BLOCK 1/6545
GILN-HEE HONG ADDITION
VOL. 2001070, PG. 1115,
D.R.D.C.T.

PRELIMINARY, RELEASED 07-06-2018 FOR REVIEW PURPOSES ONLY;
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
John S. Turner
Registered Professional Land Surveyor #6310

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 John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I(A) Royal Properties, LP does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 4421, OF MAGNOLIA PLAZA ADDITION**, 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 hereon. The easements shown hereon 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 interfere with or threaten 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, repairing, maintaining and adding to or removing all or parts of its respective system, without the necessity at any time of procuring the permission of the owner of the land over which the utility or fire lane easements shall extend, and 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 _____, Texas, this the _____ day of _____, 2018.

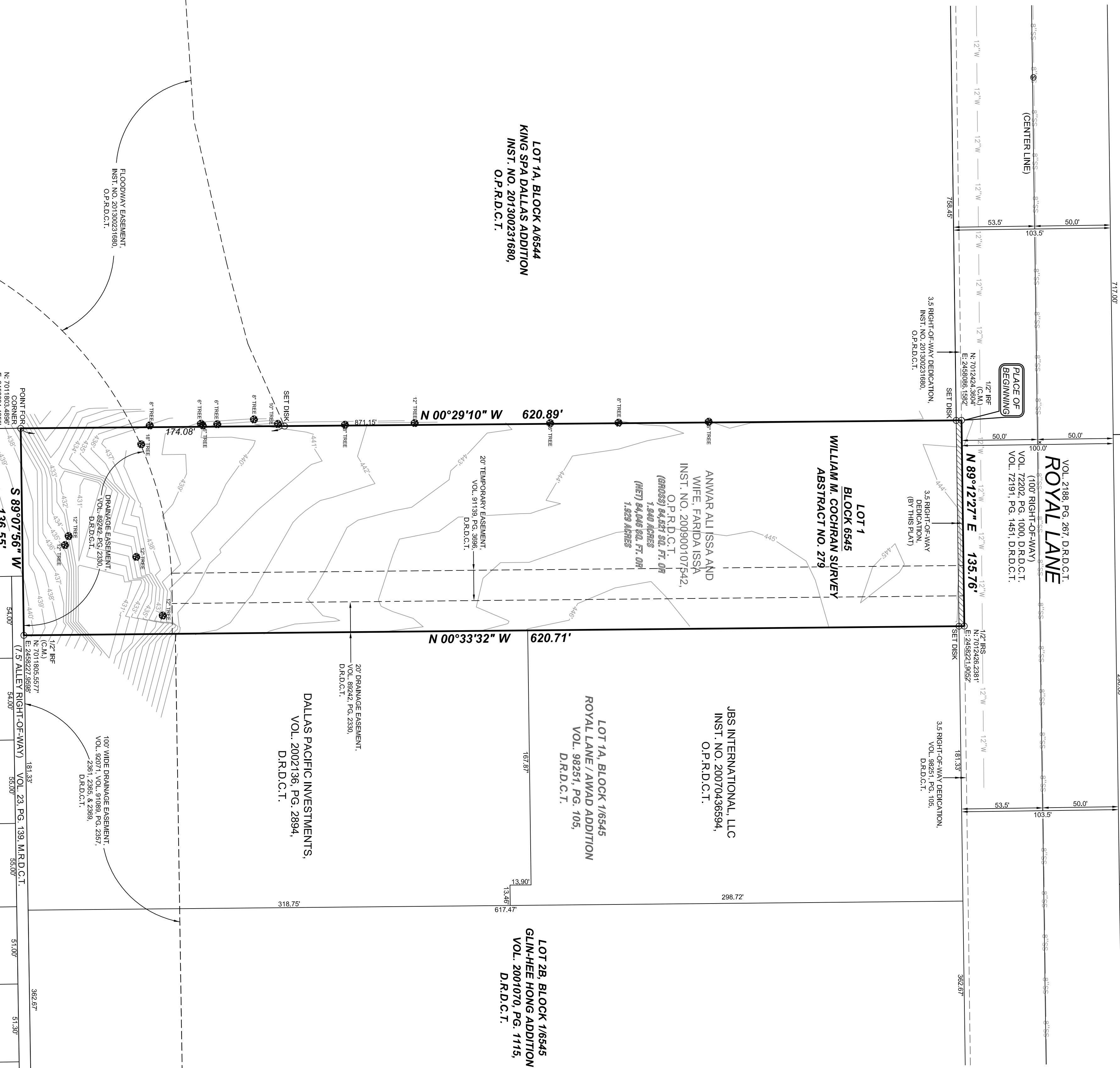
Name: _____
Title: _____

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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this _____ day of _____, 20____.

Notary Public in and for the State of Texas



SURVEYOR'S NOTES

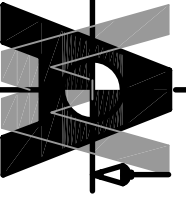
1. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83, DATUM OF 1983, AND COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (NAD 11)
3. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM A TRACT OF LAND.
5. THERE ARE NO STRUCTURES LOCATED ON THIS PROPERTY.

PRELIMINARY PLAT

LOT 1, BLOCK 6545
MAGNOLIA PLAZA ADDITION

BEING A 84,521 SQUARE FEET OR 1.940 ACRES
TRACT OF LAND RECORDED IN INSTRUMENT NO. 200900107542,
DALLAS COUNTY, TEXAS
WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279

LEGEND	
M.R.D.C.T.	Map Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IFS	Iron rods found from pipe found
IFS	1 1/2" iron rods with a yellow plastic cap stamped "RPLS 5310"
SET DISK	1 1/2" iron rod capped with a 3-1/4" aluminum disk marked, "MAGNOLIA PLAZA ADDITION RPLS 5310" set
SQ FT	square feet
AC	acre




A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 10017400
P.O. BOX 87003, MESQUITE, TX 75167
PHONE: (972) 881-4975 FAX: (972) 881-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2208 Royal Lane, Dallas, TX 75223 ~
Owner: I(A) Royal Properties, LP
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PHONE: (972) 881-4975 FAX: (972) 881-4954
WWW.AWSURVEY.COM

169 NO. 16-358 [Drawn by: EJT] [Date: 07-03-2018] [Revised: _____]

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