

SYMBOL	DESCRIPTION
⊕	FIRE HYDRANT
—	GUY
☐	MAILBOX
⊙	SIGN
⊗	STORM DRAIN MANHOLE
⊕	UTILITY POLE
⊕	WATER METER
—	EDGE OF ASPHALT
—	OVERHEAD UTILITY
—	FENCE LINE
—	GUARDRAIL

D.R.D.C.T. = Deed Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

PRELIMINARY PLAT NOTES:

- All visible structures present within the plat boundary at the time of the survey are shown.
- Existing easements within the plat boundary were shown with the benefit of a title commitment prepared by Stewart Title Company.
- Site is not located within the City of Dallas Escarpment Zone.
- No common areas planned for this site.
- No areas planned to be used for storm water detention.
- The purpose of this plat is to create three lots.

SURVEYORS CERTIFICATE

I, Gregory S. Iffland, 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 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-8.517 (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 _____, 2020

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

Gregory S. Iffland
 Registered Professional Land Surveyor 4351

Preliminary, this document shall not be recorded for any purpose and shall not be relied upon as a final survey document.

NOTARY CERTIFICATE

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gregory S. Iffland, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary's Signature
 Notary Stamp:

PRIVATE STREET DEDICATION

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NEW WORLD TRADE CENTER I, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, _____, NEW WORLD JEWELRY INC., STEVEN SOHN, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, _____, AND ASAM DEVELOPMENT LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, _____, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE STANDARD AT ROYAL LANE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREETS SHOWN THEREON AS PRIVATE STREETS TO BE DEEDED, IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE PRIVATE STREETS, 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 PRIVATE STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. 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 PURPOSES 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 _____, 2020.

NEW WORLD TRADE CENTER I, LTD.

BY: _____

NAME: _____

TITLE: _____

STEVEN SOHN

BY: _____

NAME: _____

TITLE: _____

NOTARY CERTIFICATE (OWNERS)

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary's Signature
 Notary Stamp:

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary's Signature
 Notary Stamp:

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary's Signature
 Notary Stamp:

STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me, the undersigned authority, 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 and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary's Signature
 Notary Stamp:

METES AND BOUNDS DESCRIPTION

BEING a 13.466 acre tract of land situated in the Heirs of Franklin Bowles Survey, Abstract Number 69, Dallas County, Texas, in the City of Dallas. Dallas City Blocks 6604 and 6605, being a portion of the tract of land described in the deed to New World Trade Center I, Ltd. recorded in Volume 2005063, Page 8515, Deed Records of Dallas County, Texas and all of the tract described in the deed to Steven Sohn recorded in Volume 2005181, Page 1934, Deed Records of Dallas County, Texas, and a portion of the tract of land described in the deed to New World Jewelry, Inc. recorded in Volume 95025, Page 2075, Deed Records of Dallas County, Texas and all of the tract of land described in the deed to Asam Development, LLC recorded in Document Number 201300017091, Official Public Records of Dallas County, Texas, said 13.466 acre tract of land being more particularly described as follows:

BEGINNING at an "X" cut on concrete in the northerly right-of-way line of Royal Lane (a variable width right-of-way), as described in the instrument to Dallas County, recorded in Volume 72156, Page 419, Deed Records of Dallas County, Texas for the southeasterly corner of the tract of land described in the instrument to Mountainprize, Inc. recorded in Document Number 201500330974, Official Public Records of Dallas County, Texas;

THENCE with the easterly line of said Mountainprize, Inc. tract North 00° 35' 30" West at a distance of 4.84 feet passing the southeasterly corner of Lot 1, Block A/6605, Royal Racetrac Addition, an addition to the City of Dallas according to the plat recorded in Document Number 201800221381, Official Public Records of Dallas County, Texas, continuing along the east line of said Lot 1, Block A/6605 in all a total distance of 264.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for the northeasterly corner of said Lot 1, Block A/6605;

THENCE with the north line of said Lot 1, Block A/6605 South 89° 23' 01" West at a distance of 158.61 feet passing a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set in the easterly line of said New World Jewelry, Inc. tract, in all a total distance of 263.33 feet to a point in the easterly right-of-way line of Grissom Lane (50 foot wide right-of-way);

THENCE with the easterly right-of-way line of Grissom Lane the following:

North 00° 09' 32" West a distance of 19.13 feet to a concrete nail found for the southwesterly corner of said Asam Development, LLC tract;

North 00° 51' 48" East a distance of 68.92 feet to a PK nail found in concrete for the northwesterly corner of said Asam Development, LLC tract;

THENCE departing the easterly right-of-way line of Grissom Lane with the northerly line of said Asam Development, LLC tract North 89° 23' 04" East at a distance of 290.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Arthur Surveying" found for the northeast corner of said Asam Development, LLC tract

THENCE North 00° 51' 48" West at a distance of 221.58 feet to a 2 inch iron pipe found for the southeasterly corner of the tract of land described in the instrument to BCK Properties Joint Venture recorded in Volume 94039, Page 2523, Deed Records of Dallas County, Texas;

THENCE with the easterly line of said BCK Properties Joint Venture tract and the tract of land described in the instrument to Texas Hat Company, Inc. recorded in Document Number 201200205840, Official Public Records of Dallas County, Texas North 00° 35' 00" West a distance of 620.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for the common easterly corner of said Texas Hat Company, Inc. tract and said Steven Sohn tract;

THENCE with the common line of said Steven Sohn tract and said Texas Hat Company, Inc. tract South 89° 19' 00" West a distance of 291.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set in the easterly right-of-way line of Grissom Lane for the common westerly corner of said Steven Sohn tract and said Texas Hat Company, Inc. tract;

THENCE with the easterly right-of-way line of Grissom Lane North 00° 35' 00" West a distance of 79.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for the common westerly corner of said Steven Sohn tract and the tract of land described in the instrument to Tennington Investing, LLC recorded in Document Number 200503536965, Official Public Records of Dallas County, Texas from which a found 5/8 inch iron rod with a yellow plastic cap with an illegible stamp bears South 89° 44' 53" West 1.15 feet;

THENCE with the common line of said Steven Sohn tract and said Tennington Investing, LLC tract North 89° 44' 53" East a distance of 291.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Dunaway Assoc LP" set for the common easterly corner of said Steven Sohn tract and said Tennington Investing, LLC tract;

THENCE with the easterly line of said Tennington Investing, LLC tract and the tract of land described in the instrument to Coleman Real Property Holdings, LLC recorded in Document Number 201700048249, Official Public Records of Dallas County, Texas North 00° 35' 00" West a distance of 267.63 feet to a 1/2 inch iron rod with a yellow plastic cap with an illegible stamp found in the southerly line of Richland Industrial Park Number 2, an addition to the City of Dallas according to the plat recorded in Volume 773, Page 2051, Map Records of Dallas County, Texas for the northeasterly corner of said Coleman Real Property Holdings, LLC tract;

THENCE with the southerly line of said Richland Industrial Park Number 2 North 89° 29' 16" East a distance of 343.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Votex Surveying" found for the northwesterly corner of the Royal Lane Heights Addition, an addition to the City of Dallas according to the plat recorded in Volume 6, Page 351, Map Records of Dallas County, Texas;

THENCE departing the southerly line of said Richland Industrial Park Number 2 with the westerly line of said Royal Lane Heights Addition South 00° 39' 32" East a distance of 1,541.55 feet to a mag nail with stinger stamped "Dunaway Assoc LP" set in the northerly right-of-way line of Royal Lane;

THENCE departing the westerly line of said Royal Lane Heights Addition with the northerly right-of-way line of Royal Lane North 89° 21' 39" West a distance of 371.04 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 13.466 acres (586,564 square feet) of land.

NOTES:

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, 4202, based upon GPS measurements, according to the North Texas Cooperative VRS Network. A combined scale factor of 0.999863513 was used for this project.

According to the Flood Insurance Rate Map for Dallas County and Incorporated Areas, Map Number 48113C0170K, Map Revised Date: July 7, 2014, the subject property is located within Zone "X" (unshaded), defined as Areas determined to be outside the 0.2% annual chance floodplain. This statement does not reflect any type of flood study by this firm.

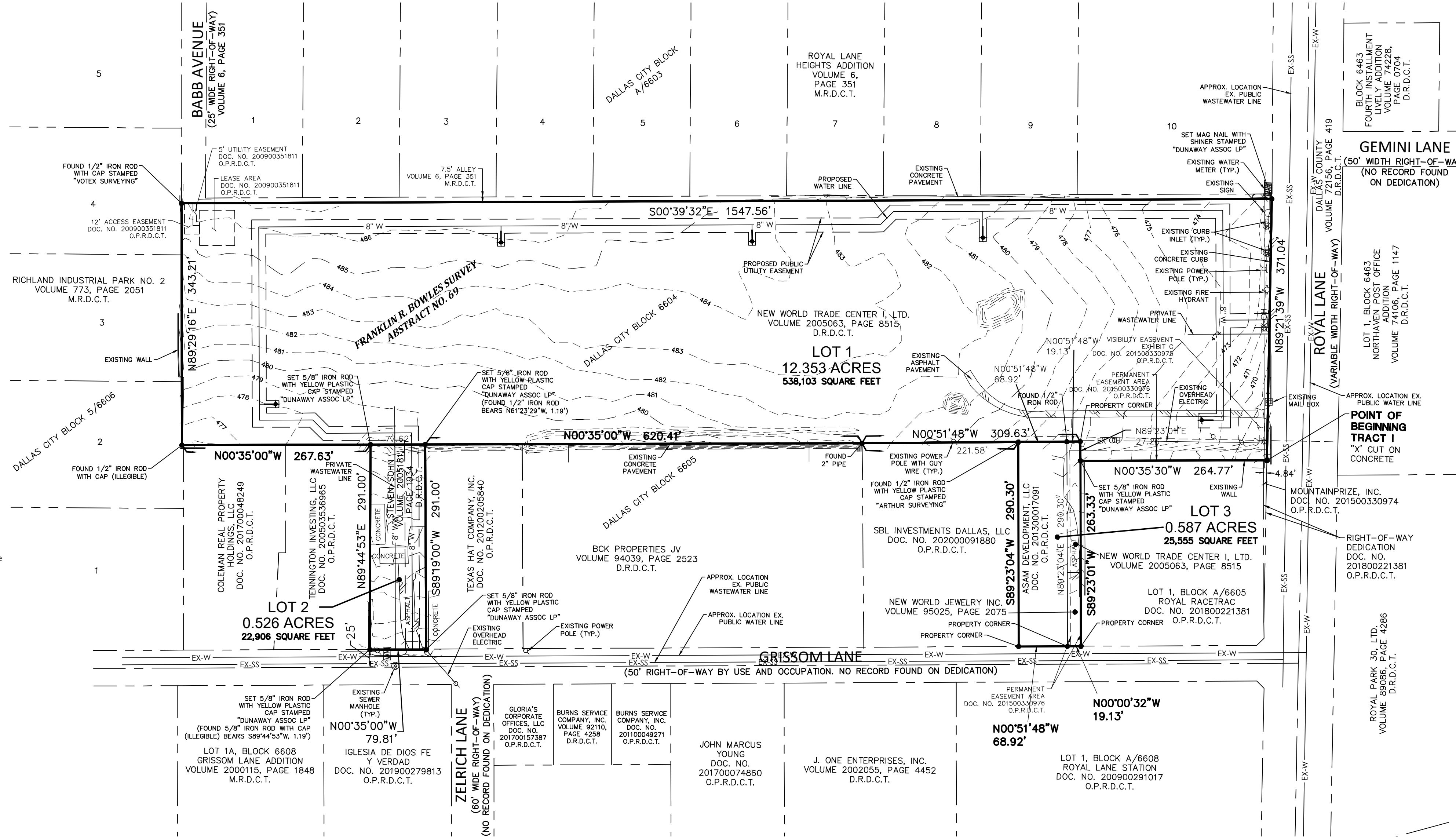
All property corners are 5/8" iron rod with yellow plastic cap stamped "Dunaway Assoc LP" unless otherwise noted.

The Surveyor has not abstracted the recorded easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment issued by Stewart Title Guaranty Company, File Number 912217 with an effective date of September 18, 2020 and an issued date of October 1, 2020, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

The purpose of this plat is to divide the 13.466 +/- acre tract into one lot as shown hereon.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 FIRM REGISTRATION 10098100



OWNER NAME

ASAM DEVELOPMENT LLC
 10830 GRISSOM LANE
 DALLAS, TX. 75229

OWNER NAME

NEW WORLD JEWELRY INC.
 10830 GRISSOM LANE
 DALLAS, TX. 75229

OWNER NAME

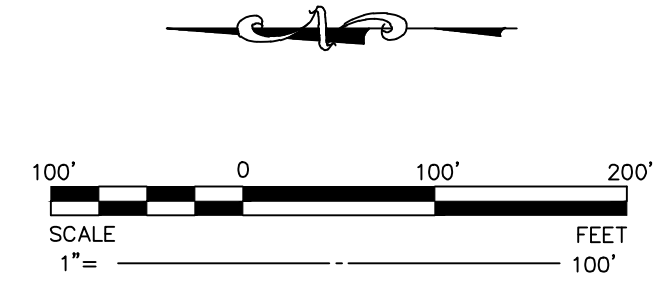
NEW WORLD TRADE CENTER I, LTD.
 10830 GRISSOM LANE
 DALLAS, TX. 75229

OWNER NAME

STEVEN SOHN
 10830 GRISSOM LANE
 DALLAS, TX. 75229

ENGINEER NAME

DUNAWAY ASSOCIATES, LP
 550 BAILEY STREET - SUITE 400
 FORT WORTH, TEXAS 76107
 CHRIS BIGGERS



APPLICANT NAME

LDG DEVELOPMENT
 1469 SOUTH FOURTH STREET
 LOUISVILLE, KY. 40208
 FRANK LEIST

SURVEYOR NAME

DUNAWAY ASSOCIATES, LP
 550 BAILEY STREET - SUITE 400
 FORT WORTH, TEXAS 76107
 GREG IFFLAND

**CITY PLAN FILE NUMBER:
 ENGINEERING NUMBER xxxx**

**THE PURPOSE OF THIS PRELIMINARY
 PLAT IS TO CREATE 3 LOTS FROM A
 13.466 ACRE TRACT OF LAND**

**PRELIMINARY PLAT OF
 BLOCK 6604, LOTS 1-3
 THE STANDARD AT ROYAL
 LANE ADDITION**

BEING A PLAT OF 12.353, 0.526 & 0.587 ACRES OF LAND
 SITUATED IN THE HEIRS OF THE FRANKLIN BOWLES SURVEY,
 ABSTRACT NUMBER 69,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 OCTOBER, 2020

CITY CASE NUMBER
 S201-531

