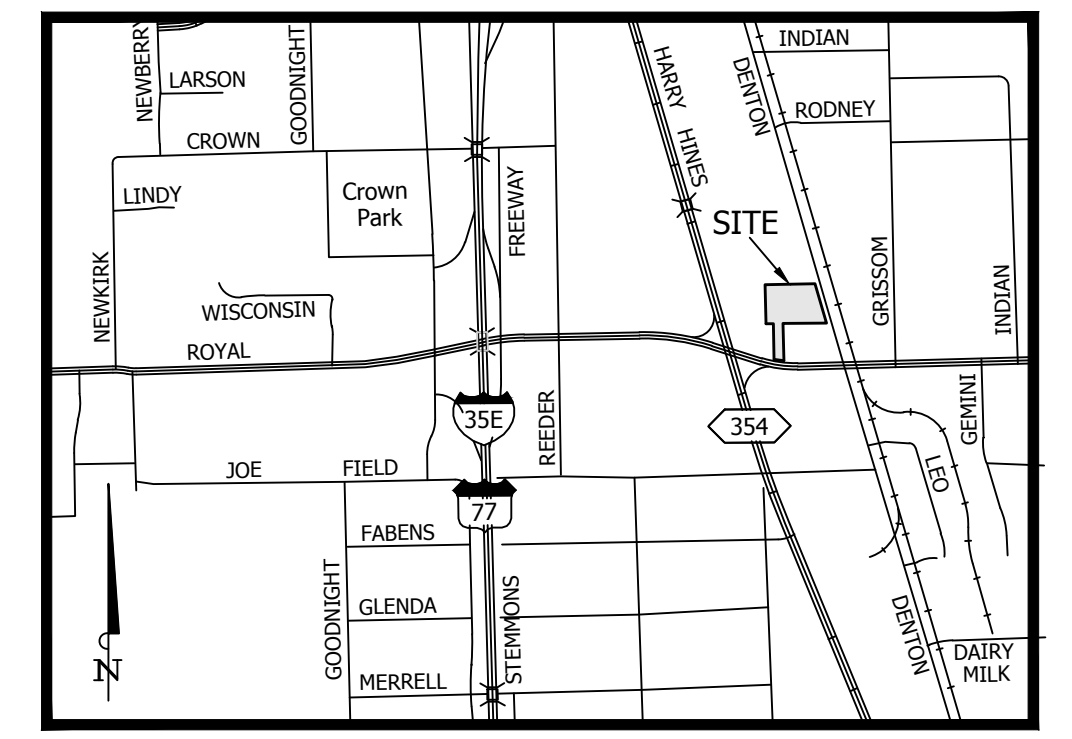
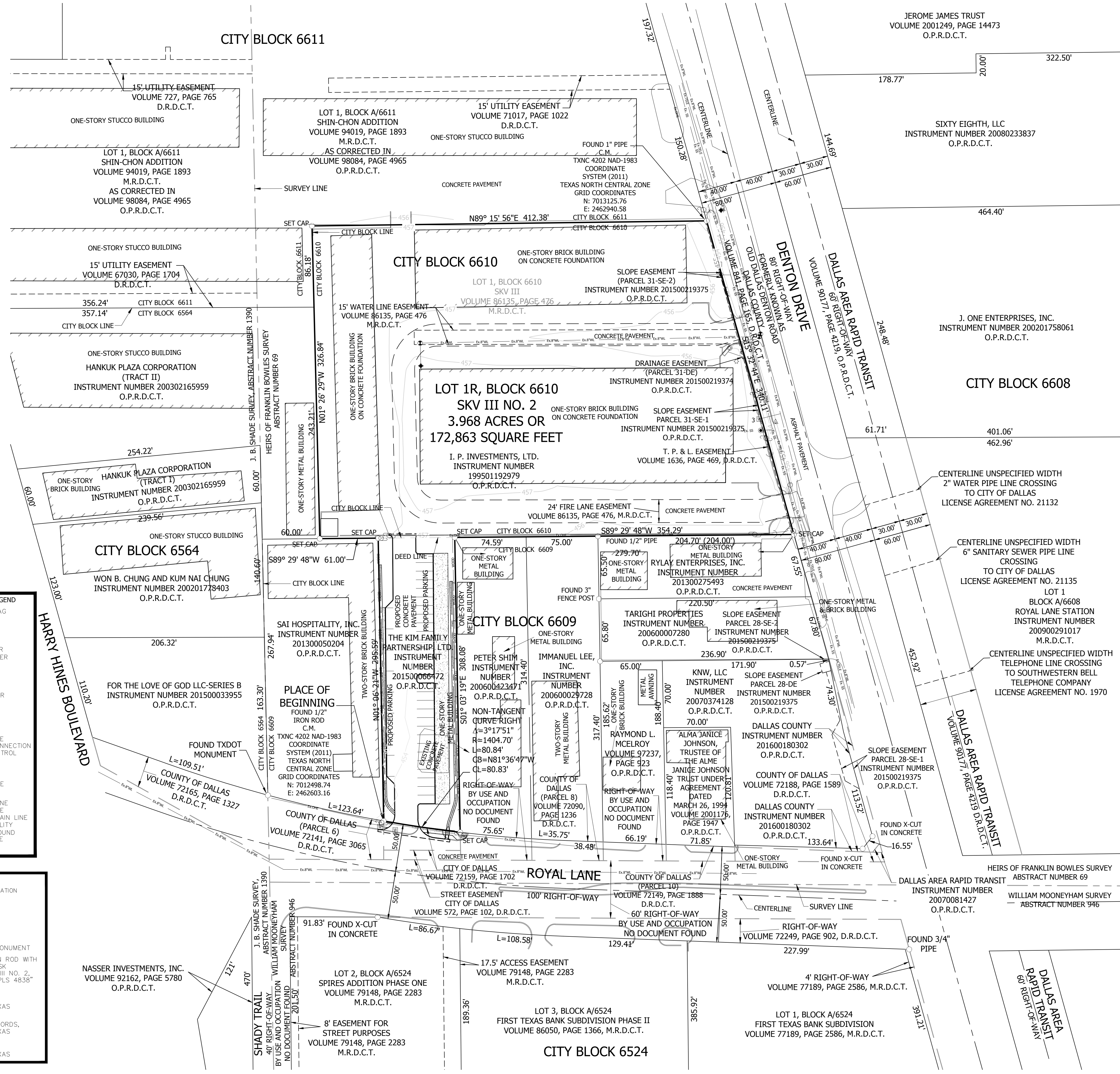
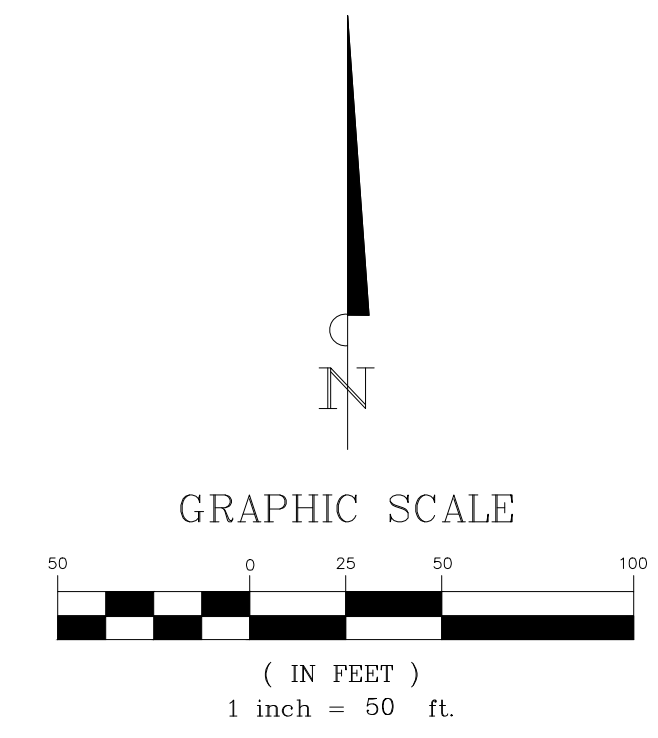


CITY BLOCK 6611



VICINITY MAP
SCALE: 1" = 2000'
DALLAS, TEXAS

- GENERAL NOTES:**
1. BASIS OF BEARINGS is Texas Coordinate System, North American Datum of 1983 (CORS), Texas North Central Zone (4202).
 2. The purpose of this plat is to create another access point to the main property.
 3. All distances shown herein are surface distances.
 4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
 5. Lot to Lot drainage will not be allowed without engineering section approval.
 6. All existing structures are to remain.



FINAL PLAT
SKV III NO. 2
LOT 1R, BLOCK 6610

A Replat of Lot 1, Block 6610
SKV III, and being a portion of City Block 6609 and
Being 3.968 acres in the Heirs of Franklin Bowles Survey,
Abstract Number 69, City of Dallas, Dallas County, Texas.

ENGINEERING PLAN NO. _____
CITY PLAN FILE: S 167-024

SHEET NO. 1 OF 2
PREPARED OCTOBER 2016

PREPARED BY: PROJECT NO.: 999-16-73

BANNISTER
ENGINEERING
240 North Mitchell Road
Mansfield, TX 76063 817.842.2094
PHONE: 972-241-4524
TBPLS REGISTRATION NO. 10193823

- IMPROVEMENT LEGEND**
- UTILITY PIN FLAG
 - GAS MANHOLE
 - GAS MARKER
 - GAS METER
 - TRANSFORMER
 - ELECTRIC METER
 - TELEPHONE RISER
 - MAIL BOX
 - SIGN
 - POWER POLE
 - LIGHT
 - SANITARY SEWER MANHOLE
 - CLEAN-OUT
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - FIRE WATER CONNECTION
 - IRRIGATION CONTROL VALVE
 - BOLLARD
 - GRATE INLET
 - STORM MANHOLE
 - GAS- GAS LINE
 - EX.-WL- WATER LINE
 - EX.-SS- SEWER LINE
 - EX.-SD- STORM DRAIN LINE
 - OH- OVERHEAD UTILITY
 - EX.-TEL- UNDERGROUND TELEPHONE

- LEGEND**
- () RECORDED INFORMATION
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ° DEGREES
 - ' MINUTES/FEET
 - " SECONDS/INCHES
 - C.M. CONTROLLING MONUMENT
 - CAP SET = 5/8" IRON ROD WITH 3" METALLIC DISK STAMPED "SKV III NO. 2, BLOCK 6610, RPLS 4838"
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

OWNERS/DEVELOPERS
THE KIM FAMILY PARTNERSHIP, LTD.
11363 DENTON DRIVE, SUITE 127
DALLAS, TEXAS 75229
PHONE: 972-241-4524
AND
I. P. INVESTMENTS, LTD.
11363 DENTON DRIVE, SUITE 127
DALLAS, TEXAS 75229
PHONE: 972-241-4524

OWNER'S CERTIFICATE

State of Texas §
County of Dallas §

WHEREAS, **The Kim Family Partnership, Ltd. and I. P. Investments, Ltd.**, is the owner of that certain 3.968 acres (172,863 square feet) of land in the Franklin Bowles Survey, Abstract Number 69, City of Dallas, Dallas County, Texas; said 3.968 acres (172,863 square feet) of land being all of Lot 1, Block 6610, SKV III (hereinafter referred to as Lot 1), an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 86135, Page 476, Map Records, Dallas County, Texas (M.R.D.C.T.), said 3.968 acres (172,863 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to The Kim Family Partnership, Ltd., a Texas limited partnership (hereinafter referred to as The Kim Family tract), as recorded in Instrument Number 201500066472, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 3.968 acres (172,863 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Southwest of said The Kim Family tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to SAI Hospitality, Inc. (hereinafter referred to as SAI Hospitality tract), as recorded in Instrument Number 201300050204, O.P.R.D.C.T., same being the existing North right-of-way line of Royal Lane (100' right-of-way), as recorded in Volume 572, Page 102, Deed Records, Dallas County, Texas (D.R.D.C.T.) and Volume 72159, Page 1702, O.P.R.D.C.T.;

THENCE North 01 degree 06 minutes 21 seconds West, departing the existing north right-of-way line of said Royal Lane and with the common line between said The Kim Family tract and said SAI Hospitality tract, a distance of 295.59 feet to a five-eighths inch iron rod with 3 inch metallic disk stamped "SKV III NO. 2, BLOCK 6610, RPLS 4838" set (hereinafter referred to as set monument) for the Northwest corner of said The Kim Family tract, same being the Northeast corner of said SAI Hospitality tract, same being the South line of said Lot 1;

THENCE South 89 degrees 29 minutes 48 seconds West with the common line between said Lot 1 and said SAI Hospitality tract, a distance of 61.00 feet to a set monument for the Southwest corner of said Lot 1, same being the Southeast corner of that certain tract of land described as Tract II in a Special Warranty Deed to Hankuk Plaza Corporation, a Texas Corporation (hereinafter referred to as Tract II), as recorded in Instrument Number 200302165959, O.P.R.D.C.T.;

THENCE North 01 degree 26 minutes 29 seconds West, departing the North line of said SAI Hospitality tract and with the common line between said Lot 1 and said Tract II, passing at a distance of 243.21 feet, the Northeast corner of said Tract II, same being the Southerly Southeast corner of that certain tract of land described as Lot 1, Block A/6611, Shin-Chon Addition (hereinafter referred to as Shin-Chon Addition), an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 94019, Page 1893, M.R.D.C.T., and continue with said course and the common line between said Lot 1 and said Shin-Chon Addition for a total distance of 326.84 feet to a set monument for the Northwest corner of said Lot 1, same being an inner-ell corner of said Shin-Chon Addition;

THENCE North 89 degrees 15 minutes 56 seconds East with the common line between said Lot 1 and said Shin-Chon Addition, a distance of 412.38 feet to a one-inch pipe found for the Northeast corner of said Lot 1, same being the Easterly Southeast corner of said Shin-Chon Addition, same also being the existing Westerly right-of-way line of Denton Drive, formerly known as Old Dallas Denton Road (80' right-of-way), as recorded in Volume 841, Page 165, D.R.D.C.T.;

THENCE South 15 degrees 32 minutes 44 seconds East with the common line between said Lot 1 and the existing Westerly right-of-way line of said Denton Drive, a distance of 340.11 feet to a set monument for the Southeast corner of said Lot 1, same being the Northeast corner of that certain tract of land described in a Warranty Deed to Rylay Enterprises, Inc., a Texas corporation (hereinafter referred to as Rylay Enterprises tract), as recorded in Instrument Number 201300275493, O.P.R.D.C.T.;

THENCE South 89 degrees 29 minutes 48 seconds West, departing the existing Westerly right-of-way line of said Denton Drive and with the common line between said Lot 1 and said Rylay Enterprises tract, passing at a distance of 204.70 feet, the Northwest corner of said Rylay Enterprises tract, same being the Northeast corner of that certain tract of land described in a General Warranty Deed to Immanuel Lee, Inc., a Texas corporation (hereinafter referred to as Immanuel Lee tract), as recorded in Instrument Number 200600029728, O.P.R.D.C.T. and continue with said course and the common line between said Lot 1 and said Immanuel Lee tract, passing at a distance of 279.70 feet, the Northwest corner of said Immanuel Lee tract, same being the Northeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien in Favor of Mortgage to Peter Shim (hereinafter referred to as Shim tract), as recorded in Instrument Number 200600423471, O.P.R.D.C.T. and continue with said course and the common line between said Lot 1 and said Shim tract for a total distance of 354.29 feet to a set monument for the Northwest corner of said Shim tract, same being the Northeast corner of the aforesaid The Kim Family tract;

THENCE South 01 degree 03 minutes 19 seconds East, departing the South line of said Lot 1 and with the common line between said The Kim Family tract and said Shim tract, a distance of 308.08 feet to a set monument for the Southeast corner of said The Kim Family tract, same being the Southwest corner of said Shim tract, same being the existing North right-of-way line of the aforesaid Royal Lane, same also being the beginning of a non-tangent curve to the right, whose long chord bears North 81 degrees 36 minutes 47 seconds West, a distance of 80.83 feet;

THENCE Westerly with the common line between said The Kim Family tract and the existing North right-of-way line of said Royal Lane and with said non-tangent curve to the right having a radius of 1404.70 feet, through a central angle of 3 degrees 17 minutes 51 seconds, for an arc distance of 80.84 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 3.968 acres (172,863 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **The Kim Family Partnership, Ltd. and I. P. Investments, Ltd.**, acting by and through its duly authorized agent, _____ does hereby adopt this plat, designating the herein described property as **SKV III No. 2**, 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 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 and upon 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 UNDER MY HAND THIS THE _____ DAY OF _____, 2016.

The Kim Family Partnership, Ltd.

By: _____
Name:
Title:

I. P. Investments, Ltd.

By: _____
Name:
Title:

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 _____, 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 and consideration thereof expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

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 _____, 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 and consideration thereof expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S STATEMENT

I, Michael Dan Davis, 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 _____, 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

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

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 **Michael Dan Davis**, 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 and consideration thereof expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS



FINAL PLAT
SKV III NO. 2
LOT 1R, BLOCK 6610

A Replat of Lot 1, Block 6610
SKV III, and being a portion of City Block 6609 and
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ENGINEERING PLAN NO. _____
CITY PLAN FILE: S 167-024

SHEET NO. 2 OF 2

PREPARED OCTOBER 2016

OWNERS/DEVELOPERS
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11363 DENTON DRIVE, SUITE 127
DALLAS, TEXAS 75229
PHONE: 972-241-4524
AND
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PREPARED BY: _____ PROJECT NO.: 999-16-73

E BANNISTER
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