

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS CAMBODIAN BUDDHIST TEMPLE is the owner of a 9.3047 acre tract of land situated in the JOHN H. METCALF SURVEY, ABSTRACT NO. 885, City of Dallas, Dallas County, Texas, being all of those tracts of land conveyed by General Warranty Deed recorded in Volume 86066, Page 662, Deed Records, Dallas County, Texas (D.R.D.C.T.), and General Warranty Deed recorded in Instrument No. 20160002191, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and General Warranty Deed recorded in Instrument No. 201600072415 O.P.R.D.C.T., and being all of Lot 193A, Block 8031 of Cambodian Buddhist Temple of Dallas Addition, an addition to the City of Dallas, according to the plat thereof, recorded in Volume 2010143, Page 1652, Plat Records, Dallas County, Texas (P.R.D.C.T.), and being part of Lot 198, Block 8031 of Oakcliff Forest, an unrecorded addition and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner in the northeasterly right-of-way line of Ledbetter Drive (a variable width R.O.W.) being the northwest corner of said Lot 193A and bearing S 89°41'59" E from a 1/2" iron pipe found for the southwest corner of that tract of land conveyed by Warranty Deed to Marco Valle and Enrique Valle recorded in Instrument No. 201402070732 O.P.R.D.C.T.;

THENCE N 89°24'12" E, along the common line of said Marco Valle and Enrique Valle tract of land said Lot 193A, a distance of 129.29 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner being northeast corner of said Lot 198 and the northwest corner of that tract of land conveyed by General Warranty Deed to Young-Jin Sohn, recorded in Volume 2002020, Page 13230 D.R.D.C.T., and the northwest corner of Lot 1, Block 8031 of Townsend, an unrecorded subdivision;

THENCE S 01°04'43" E, along the common line of Lot 198 and said Young-Jin Sohn tract of land and Townsend unrecorded subdivision, a distance of 688.50 feet to a 1/2" iron pipe found for corner in northerly right-of-way line of Crystal Lake Boulevard (a variable width R.O.W.) being the southeast corner of said Lot 198 and southwest corner of said Young-Jin Sohn tract of land and Townsend unrecorded subdivision;

THENCE S 89°24'12" W, along the northerly line of said Crystal Lake Boulevard, a distance of 29.90 feet to a 1/2" iron rod found for corner being the southeast corner of that tract of land conveyed by Warranty Deed to Vendor's Lien to Gerardo Jimenez, recorded in Instrument No. 201500296319 O.P.R.D.C.T.;

THENCE N 01°07'48" W, along the east line of said Gerardo Jimenez tract of land, a distance of 120.01 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner, being the northeast corner of said Gerardo Jimenez tract of land;

THENCE S 89°24'12" W along the north line of said Gerardo Jimenez tract of land a distance of 165.00 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner, being the northwest corner of said Gerardo Jimenez tract of land;

THENCE S 01°07'48" E, along the west line of said Gerardo Jimenez tract of land, a distance of 115.00 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner in the northerly right-of-way line of said Crystal Lake Boulevard and being the southeast corner of said Lot 193A;

THENCE S 89°24'12" W, along the northerly right-of-way line of said Crystal Lake Boulevard, a distance of 277.40 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner being in the east line of Lot 196 of said Block 8031 and in the east line that tract of land conveyed by General Warranty Deed to Robert Rosales, recorded in Instrument No. 201300135191 O.P.R.D.C.T.;

THENCE N 01°07'48" W, along the east line of said Lot 196 and Robert Rosales tract of land, a distance of 172.90 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner being the northeast corner of said Robert Rosales tract of land and being in the south line of Lot 195B, Block 8031 of Espera Addition, an addition to the City of Dallas recorded in Instrument No. 20080368756 O.P.R.D.C.T.;

THENCE N 89°24'12" E, along the south line of said Lot 195B, a distance of 20.00 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner, being the southeast corner of said Lot 195B;

THENCE N 01°07'48" W, along the east line of said Lot 195B, passing at a distance of 165.60 feet the northeast corner of said Lot 195B and the south line of Lot 194 of said Block 8031 and being the southeast corner of that remainder tract of land conveyed by General Warranty Deed to Jose Salas, recorded in Volume 2005111, Page 5420 D.R.D.C.T., and continuing along the east line of said remainder tract, for a total distance of 435.11 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner, in the south line of said Lot 193A and being the northeast corner of said remainder tract of land;

THENCE 89°24'56" W, along the common line of said Lot 193A and Lot 194, a distance of 748.75 feet to a 1/2" iron rod with a cap stamped "Voletx Surveying" set for corner in the easterly right-of-way line of said Ledbetter Drive;

THENCE northwesterly along the easterly right-of-way line of said Ledbetter Drive the following three (3) calls:
THENCE N 27°07'23" W, a distance of 22.21 feet to the POINT OF BEGINNING and containing 405.313 sq. ft. or 9.3047 acres of land.

PRELIMINARY PLAT

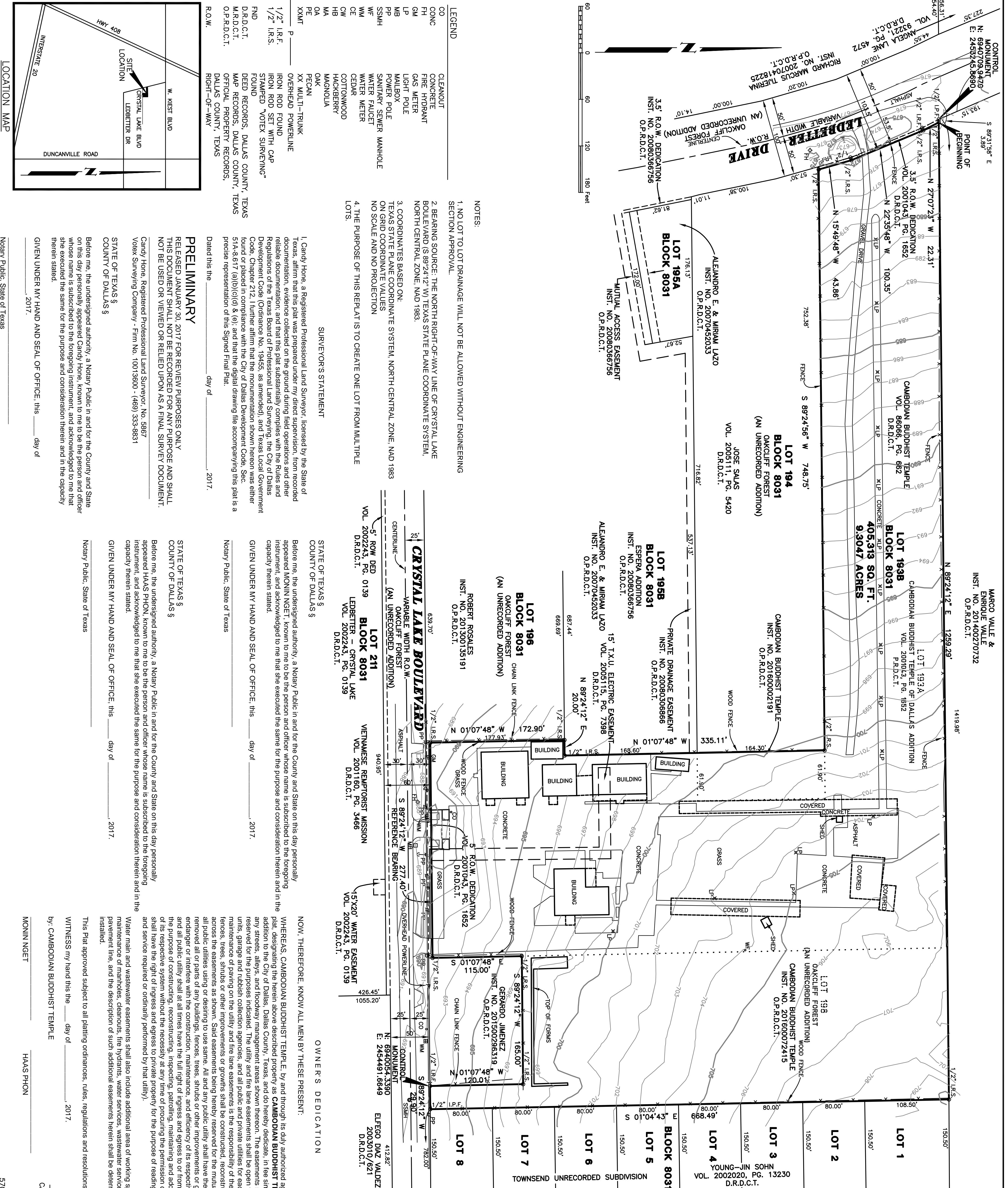
CAMBODIAN BUDDHIST TEMPLE
2017 REPLATTE

LOT 193B
BLOCK 8031
9.3047 ACRES
BEING A REPLAT OF
ALL OF LOT 193A
BLOCK 8031

CAMBODIAN BUDDHIST TEMPLE OF DALLAS ADDITION
AND PART OF LOTS 194 AND 198
OAKCLIFF FOREST
(AN UNRECORDED ADDITION)
OUT OF THE
JOHN H. METCALF SURVEY, ABSTRACT NO. 885
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-092

DATE: FEBRUARY 2, 2017

VOTEX SURVEYING COMPANY - TPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWAY DALLAS, TEXAS 75231
PH (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-084



- NOTES:
1. NO LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARING SOURCE: THE NORTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE BOULEVARD (S 89°24'12" W), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983.
3. COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES NO SCALE AND NO PROJECTION
4. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM MULTIPLE LOTS.

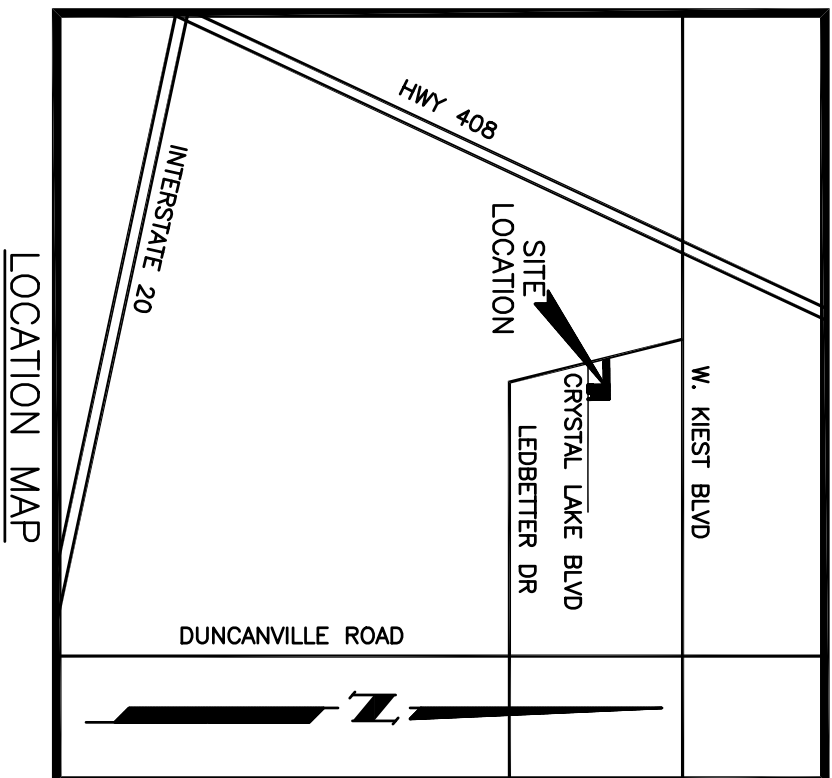
SURVEYOR'S STATEMENT

I, Candy Hone, 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 the monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6.17 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY

RELEASED JANUARY 30, 2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT. Candy Hone, Registered Professional Land Surveyor, No. 5867 Votex Surveying Company - Firm No. 10013600 - (469) 333-8831 STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the County and State on this day, personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___ 2017. Notary Public, State of Texas



LEGEND: CLEANOUT, CONCRETE, FIRE HYDRANT, GAS METER, LIGHT POLE, MALIBOX, POWER POLE, SANITARY SEWER MANHOLE, WATER FALCET, WATER METER, CEDAR, COTTWOODWOOD, HACKBERRY, MAGNOLIA, OAK, PE, XX TULLI-TRUNK, OVERHEAD POWERLINE, IRON ROD FOUND, IRON ROD SET WITH CAP, STAMPED 'VOTEX SURVEYING', FOUND, DEED RECORDS, DALLAS COUNTY, TEXAS, M.R.D.C.T., O.P.R.D.C.T., DALLAS COUNTY, TEXAS, RIGHT-OF-WAY.