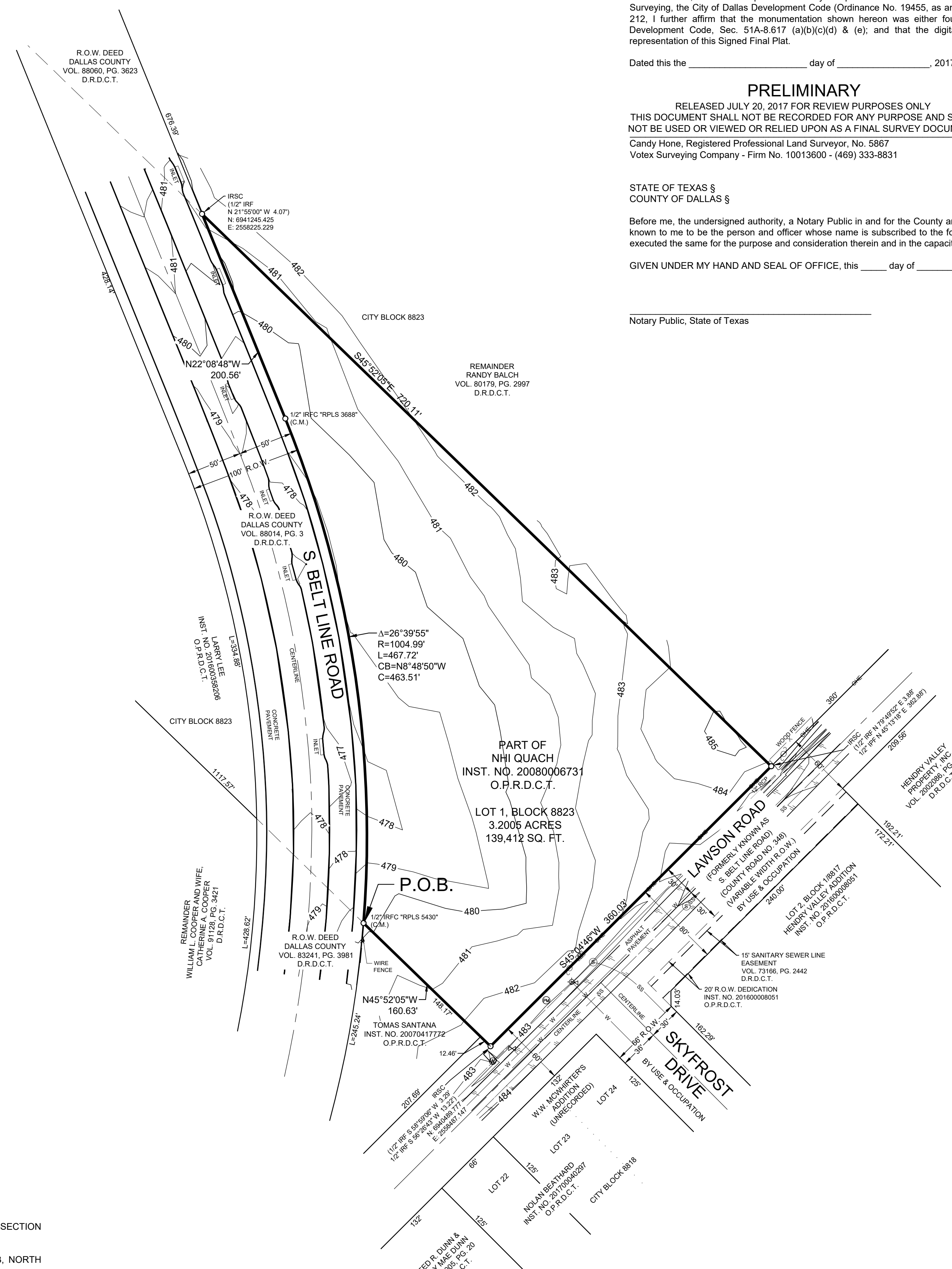


LEGEND

- ⊕ FIRE HYDRANT
- ⊙ GAS PIPELINE MARKER
- ⊙ MANHOLE (TYPE UNKNOWN)
- ⊙ POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
- ⊙ IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊙ IRFC IRON ROD WITH CAP FOUND
- ⊙ IRSC 3 1/4" METAL CAP STAMPED
- ⊙ CHAN KHONG DALLAS RETREAT CENTER, RPLS 5867" SET
- X CUT IN CONCRETE FOUND
- P.O.B. POINT OF BEGINNING
- (C.M.) CONTROLLING MONUMENT
- RSP REINFORCED CONCRETE PIPE
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- OHE OVERHEAD ELECTRIC LINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- W — UNDERGROUND WATER LINE
- SD — UNDERGROUND STORM SEWER LINE
- SS — UNDERGROUND SANITARY SEWER LINE

- NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 - COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM ONE UNPLATTED TRACT OF LAND.
 - THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY.



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-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 _____, 2017.

PRELIMINARY

RELEASED JULY 20, 2017 FOR REVIEW PURPOSES ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED 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

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS NHI QUACH is the owner of that tract of land situated in the Robert Kleberg Survey, Abstract No. 716, City of Dallas, Dallas County, Texas, and part of that tract of land described as Tract 2 in General Warranty Deed recorded in Instrument No. 2008006731 of the Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with plastic cap stamped "RPLS 5430" found for the common corner of said Tract 2 and that tract of land described in Special Warranty Deed to Tomas Santana recorded in Instrument No. 20070417772 of said Official Public Records and being in the easterly line of Belt Line Road (a 100 foot right-of-way);

THENCE along the common line between said Tract 2 and Belt Line Road and along a curve to the left having a radius of 1004.99 feet, a central angle of 26°39'55", a chord that bears North 08°48'50" West, a distance of 463.51 feet and an arc distance of 467.72 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 3688" found for corner;

THENCE North 22°08'48" West, along the common line between said Tract 2 and Belt Line Road, a distance of 200.56 feet to a 3-1/4 inch metal cap stamped "CHAN KHONG DALLAS RETREAT CENTER, RPLS 5867" set for the north corner of said Tract 2 and being on the common line between said Tract 2 and that tract of land described in Warranty Deed with Vendor's Lien to Randy Balch recorded in Volume 80179, Page 2997 of the Deed Records of Dallas County, Texas, from which a 1/2 inch iron rod found bears North 21°55'00" West, a distance of 4.07 feet;

THENCE South 45°52'05" East, departing said easterly line of Belt Line Road and along the common line between said Tract 2 and said Balch tract, a distance of 720.11 feet to a 3-1/4 inch metal cap stamped "CHAN KHONG DALLAS RETREAT CENTER, RPLS 5867" set in the northwest line of Lawson Road (a variable width right-of-way) for the common corner of said Tract 2 and said Balch tract, from which a 1/2 inch iron rod found bears North 79°49'52" East, a distance of 3.88 feet and a 1/2 inch iron pipe found bears North 45°13'18" East, a distance of 362.88 feet;

THENCE South 45°04'46" West, along the common line between said Tract 2 and Lawson Road, a distance of 360.03 feet to a 3-1/4 inch metal cap stamped "CHAN KHONG DALLAS RETREAT CENTER, RPLS 5867" set for corner, from which a 1/2 inch iron rod found bears South 58°59'06" West, a distance of 3.29 feet and a 1/2 inch iron rod found bears South 56°26'43" West, a distance of 13.22 feet;

THENCE North 45°52'05" West, departing the northwest line of Lawson Road, at a distance of 12.46 feet passing the east corner of said Santana tract, and continuing along the common line between said Tract 2 and said Santana tract for a total distance of 160.63 feet to the **POINT OF BEGINNING** and containing 139,412 square feet or 3.2005 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

That, NHI QUACH, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as CHAN KHONG DALLAS RETREAT CENTER, an addition to the City of Dallas, Dallas County, Texas. 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. An easement area at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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, Texas.

WITNESS my hand this the _____ day of _____, 2017.

By: CHAN KHONG DALLAS RETREAT CENTER

Tony Tang, Secretary

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 Tony Tang, 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

PRELIMINARY PLAT
CHAN KHONG DALLAS RETREAT CENTER

LOT 1
BLOCK 8823
0.5182 ACRES

OUT OF THE
 ROBERT KLEBERG SURVEY, ABSTRACT NO. 716
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-244
 ENGINEERING NUMBER 311T-_____

OWNER

NHI QUACH
 P.O. BOX 2198
 ALLEN, TX 76013
 CONTACT: TONY TANG
 PH. (214) 587-3956
 EMAIL: ttangbuyer@yahoo.com

ENGINEER

MACATEE ENGINEERING, LLC
 CONTACT: PHILLIP FISHER
 3519 MILES STREET
 DALLAS, TX 75209
 PH. (214) 373-1180
 EMAIL: phillip@macateengineering.com

DATE: JULY 20, 2017

VOTEX SURVEYING COMPANY — TPPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2017-054