

BLOCK 8032
QUESTAR FUELING COMPANY
INSTRUMENT NO. 201400082887
O.P.R.D.C.T.

LOT 3A, BLOCK A/6962
ACE INVESTMENTS ADDITION
VOLUME 2003180, PAGE 26
D.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS AL-WAAHID, INC. is the sole owner of a tract of land located in the LEWIS TANZY SURVEY, ABSTRACT NO. 1467, City, Block 8035, City of Dallas, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to AL-WAAHID, Inc. recorded in Instrument No. 201200282173, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "WAAHID ADDITION, BLOCK 1/8035, R.P.S. 5310" set for corner at the intersection of the South line of Lebetter Drive, a 100' wide public right-of-way with the West line of Duncanville Road, a 100' wide public right-of-way, same being the Northeast corner of said Al Waaheed tract.

Thence South 01°09'25" East, along the West line of Duncanville Road, a distance of 263.67' to a 1/2" iron rod found at the Northeast corner of land described in deed to Senter Investments, Inc., recorded in Instrument No. 20070270986, Official Public Records, Dallas County, Texas.

Thence South 89°04'06" West, a distance of 159.81' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "WAAHID ADDITION, BLOCK 1/8035, R.P.S. 5310" set for corner in the East line of a tract of land described in deed to Transportation Equipment Leasing, LLC, recorded in Instrument No. 201500152298, Official Public Records, Dallas County, Texas, at the Northwest corner of said Senter tract.

Thence North 00°55'54" West, a distance of 263.66' to a 1/2" iron pipe found for corner in the said South line of Lebetter Drive, at the Northeast corner of said Transport Equipment tract.

Thence North 89°04'06" East, a distance of 158.78' to the PLACE OF BEGINNING and containing 42,000 square feet or 0.964 of an acre of land.

SURVEYORS 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 Government Code (Ordinance No. 19455, as amended), and Texas Local Sec. 51A-8-617 (a)(1)(c)(i) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2017.

PRELIMINARY, RELEASD 9-13-2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

LOT 3
BLOCK 11/6952
REDDY-ICE ADDITION
VOLUME 78090, PAGE 79
D.R.D.C.T.

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires:

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That (Owner's name, must match deed exactly), acting by and through its duly authorized agent, (You may place agents name here) does hereby adopt this plat, designating the herein described property as (Addition name, in bold type) and addition to the City of Dallas, Dallas County, Texas, (or appropriate county), and do hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon, and do hereby reserve the street(s) shown thereon as private. Streets to be decided, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, utility and fire line 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 line 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, repairing, maintaining or repairing all parts of its respective system, including the right to install and maintain any necessary equipment and any other public utility shall have the right of ingress and egress to or from the 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 plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017.

By: _____
(Printed name of authorized signature)
(Corporate title of authorized agent)

STATE OF TEXAS
COUNTY OF DALLAS

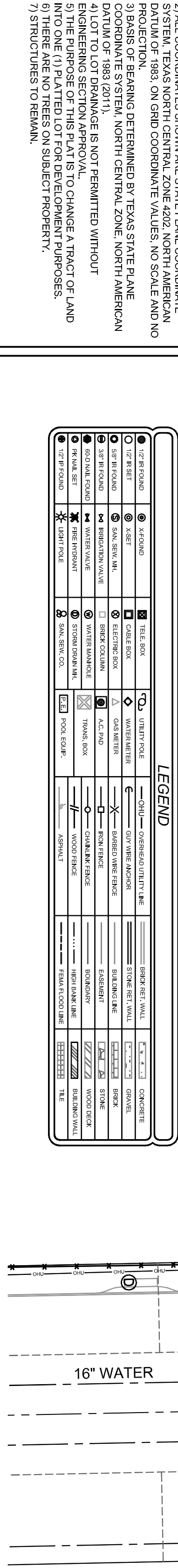
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3-1/4" ALUMINUM DISK STAMPED WAAHID ADDITION, BLOCK 1/8035, R.P.S. 5310.
- 2) ALL CORNER MARKERS SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4402, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 3) THIS PLAT IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 5) THE PURPOSE OF THIS PLAT IS TO CHANGE A TRACT OF LAND AND TO BE USED FOR THE PURPOSES OF THE PLAT.
- 7) STRUCTURES TO REMAIN.



LEGEND	
1/2" IRON ROD	1/2" IRON ROD
3/4" IRON ROD	3/4" IRON ROD
1" IRON ROD	1" IRON ROD
2" IRON ROD	2" IRON ROD
3" IRON ROD	3" IRON ROD
4" IRON ROD	4" IRON ROD
5" IRON ROD	5" IRON ROD
6" IRON ROD	6" IRON ROD
7" IRON ROD	7" IRON ROD
8" IRON ROD	8" IRON ROD
9" IRON ROD	9" IRON ROD
10" IRON ROD	10" IRON ROD
11" IRON ROD	11" IRON ROD
12" IRON ROD	12" IRON ROD
13" IRON ROD	13" IRON ROD
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73" IRON ROD	73" IRON ROD
74" IRON ROD	74" IRON ROD
75" IRON ROD	75" IRON ROD
76" IRON ROD	76" IRON ROD
77" IRON ROD	77" IRON ROD
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96" IRON ROD	96" IRON ROD
97" IRON ROD	97" IRON ROD
98" IRON ROD	98" IRON ROD
99" IRON ROD	99" IRON ROD
100" IRON ROD	100" IRON ROD

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4854
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 4307 Duncanville Road ~
Owner: AL-WAAHID, INC.
~ 4320 Hop Drive, Carrollton, TX 75010 ~
~ 469-977-4850 ~

OUT OF THE LEWIS TANZY SURVEY, ABSTRACT NO. 1467
CITY OF DALLAS, DALLAS COUNTY, TEXAS
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-301

PRELIMINARY PLAT
WAAHID ADDITION
LOT 1, BLOCK 1/8035