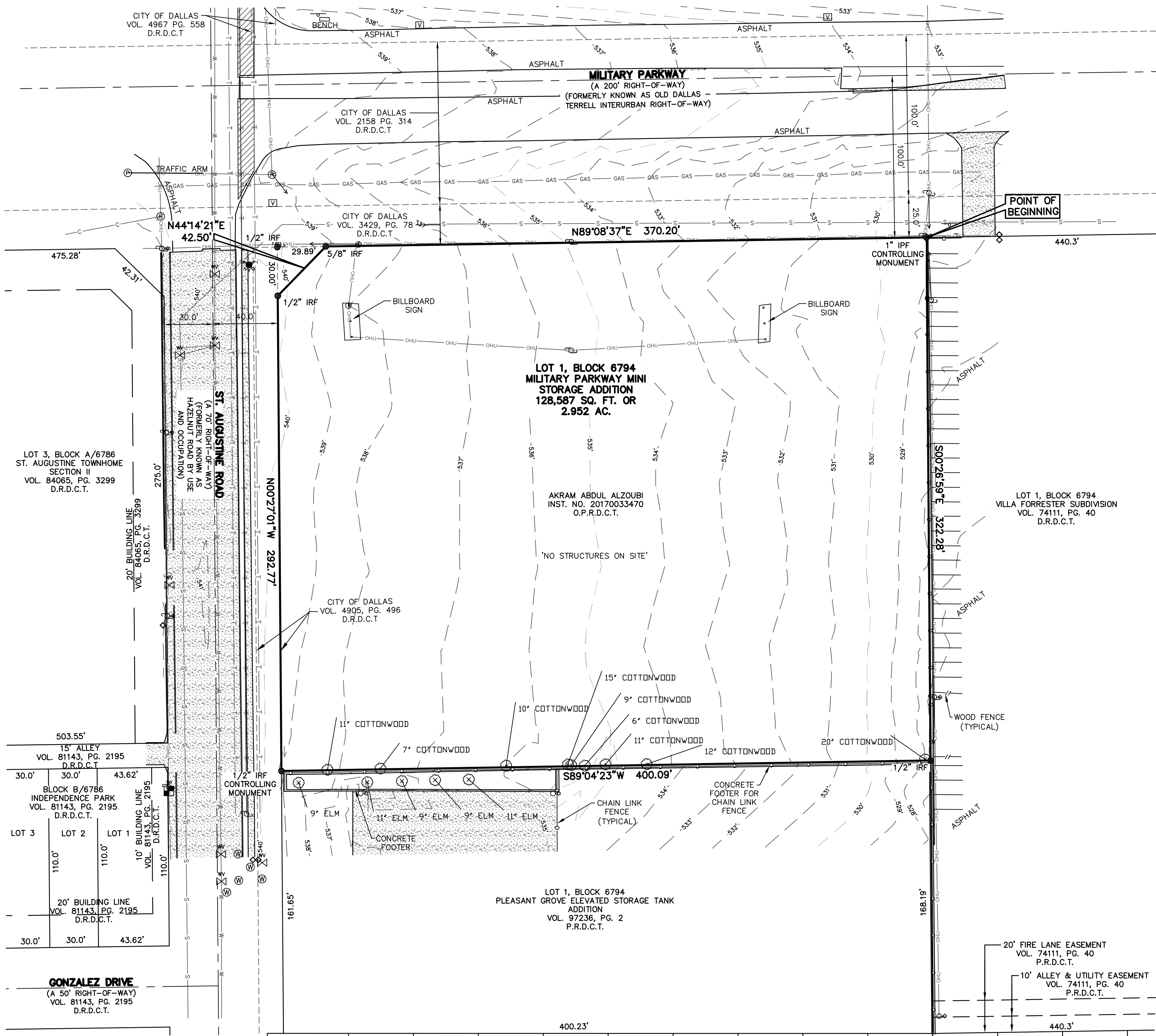


LEGEND

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE
 SQ. FT. - SQUARE FEET
 FND. - FOUND
 IRF - IRON ROD FOUND

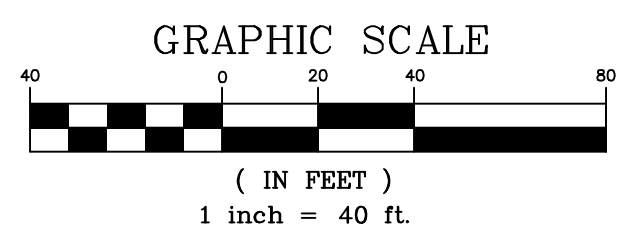
LINETYPE TABLE

—	BOUNDARY LINE
—	ADJOINER LINE
—	CONTOUR LINE
—	WATER LINE
—	OVERHEAD SERVICE LINE
—	GAS LINE
—	GAS LINE
—	COMMUNICATIONS LINE
—	TRANSMISSION LINE
—	SEWER LINE
—	EASEMENT LINE
—	BUILDING LINE
—	STREET CENTERLINE



LEGEND

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	WATER MANHOLE	⊗	SIGN
⊗	IRR. CONTROL VALVE	⊗	WATER METER	⊗	TRAFFIC SIGNAL POLE	⊗	LIGHT POLE
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT	⊗	TELEPHONE MANHOLE	⊗	TYPICAL FENCE
⊗	POWER POLE	⊗	WATER VALVE	⊗	SWB MANHOLE	⊗	CONCRETE BOLLARD
⊗	DOWN GUY	⊗	TRANSFORMER PAD	⊗	GAS MANHOLE	⊗	COVERED AREA
⊗	S.S. MANHOLE	⊗	ELECTRIC METER	⊗	VAULT	⊗	A/C PAD
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE	⊗	HANDICAP SPACE		



OWNER'S DEDICATION:
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT **AKRAM ABDUL ALZOUBI**, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **MILITARY PARKWAY MINI STORAGE ADDITION** 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).

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 _____, 2020.

AKRAM ABDUL ALZOUBI
 BY: AKRAM ABDUL ALZOUBI

STATE OF TEXAS:
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AKRAM ABDUL ALZOUBI, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR _____ COUNTY

- GENERAL NOTES:**
1. BASIS OF BEARING - BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. TxDOT APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).
 6. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS MONUMENT 48-N-1S LOCATED ON CONCRETE CURB 5 FEET FROM END OF CURB LOCATED AT THE SOUTHWEST CORNER OF INTERSECTION, ELEVATION=512.96 FEET.

ENGINEER:
 JAHVANI CONSULTING ENGINEERING, INC.
 HOUSHANG JAHVANI
 2121 N. JOSEY LANE
 SUITE 200
 CARROLLTON, TEXAS 75006
 214-718-9469
 JAHVANI@HOTMAIL.COM

OWNER:
 AKRAM ABDUL ALZOUBI
 3424 S BUCKNER BLVD.
 DALLAS, TEXAS 75227

OWNER'S CERTIFICATE:
 STATE OF TEXAS)
 COUNTY OF DALLAS)
 WHEREAS AKRAM ABDUL ALZOUBI IS THE OWNER OF LAND SITUATED IN J. BADGLEY SURVEY, ABSTRACT NO. 75, CITY BLOCK 6794, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO AKRAM ABDUL ALZOUBI, BY SPECIAL WARRANTY DEED IN INSTRUMENT NUMBER 20170033470, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AT A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 6794, VILLA FORRESTER SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74111, PAGE 40, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF MILITARY PARKWAY (200 FOOT RIGHT-OF-WAY);

THENCE SOUTH 00 DEG. 26 MIN. 59 SEC. EAST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID LOT 1, VILLA FORRESTER SUBDIVISION, A DISTANCE OF 322.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 6794, PLEASANT GROVE ELEVATED STORAGE TANK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 97236, PAGE 2, SAID DEED RECORDS;

THENCE SOUTH 89 DEG. 04 MIN. 23 SEC. WEST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID LOT 1, PLEASANT GROVE ELEVATED STORAGE TANK ADDITION, A DISTANCE OF 400.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, PLEASANT GROVE ELEVATED STORAGE TANK ADDITION, SAME BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD (A 70 FOOT RIGHT-OF-WAY);

THENCE NORTH 00 DEG. 27 MIN. 01 SEC. WEST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID ST. AUGUSTINE ROAD, A DISTANCE OF 292.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE SOUTH END OF A CORNER CLIP IN THE INTERSECTION OF SAID ST. AUGUSTINE ROAD AND AFORESAID MILITARY PARKWAY;

THENCE NORTH 44 DEG. 14 MIN. 21 SEC. EAST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID CORNER CLIP IN THE INTERSECTION OF SAID ST. AUGUSTINE ROAD AND SAID MILITARY PARKWAY, A DISTANCE OF 42.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID ALZOUBI TRACT, SAME BEING THE MOST NORTHERLY CORNER OF SAID SAID CORNER CLIP IN THE INTERSECTION OF SAID ST. AUGUSTINE ROAD AND SAID MILITARY PARKWAY;

THENCE NORTH 89 DEG. 08 MIN. 37 SEC. EAST, ALONG THE COMMON LINE OF SAID ALZOUBI TRACT AND SAID MILITARY PARKWAY, A DISTANCE OF 370.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 128,587 SQUARE FEET OR 2.952 ACRES OF COMPUTED LAND, MORE OR LESS.

SURVEYOR'S STATEMENT
 I, TIMOTHY R. MANKIN, 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 ENGINEERS AND LAND SURVEYORS, 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.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 10/5/2020
 TIMOTHY R. MANKIN DATE
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
 COUNTY OF TARRANT:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.
 NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

**PRELIMINARY PLAT
 MILITARY PARKWAY MINI STORAGE
 ADDITION
 LOT 1, BLOCK 6794**
 BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN J. BADGLEY SURVEY, ABSTRACT NO. 75, CITY BLOCK 6794, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S201-504
 ENGINEERING PLAN NO. _____

JOB NO.: 20-0603	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1
DATE: 06/26/2020		
FIELD DATE: 06/25/2020	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE: 1" = 40'		
FIELD: J.D.H.	Texas Society of Professional Surveyors	Member Since 1977
DRAWN: J.B.W.		
CHECKED: T.R.M.		
tmanin@peisersurveying.com FIRM No. 100999-00		