

PROJECT SUMMARY

FIELD SURVEY DATE: 07/31/2016 - 8/3/2018
 SITE ADDRESS: 3340 W. WHEATLAND ROAD, DALLAS, TX
PARCEL INFORMATION
 OWNER: LK MIZZ LTD
 OWNER ADDRESS: 306 W. 7TH ST., STE. 500, FORT WORTH, TX 76102
 APN: 75068800000
TOTAL AREAS:
 PARENT PARCEL: 7.310 ± ACRES & 6.437 ACRES (EXCLUDES EXCEPTION PARCEL)
 LEASE AREA: 0.057 ± ACRES
 ACCESS EASEMENT: N/A UTILITY EASEMENT: N/A
BEARINGS & COORDINATES ARE BASED ON TEXAS STATE PLANE, 4202 ZONE AND ARE RELATIVE TO THOSE SHOWN IN THAT SPECIAL WARRANTY DEED RECORDED ON SEPTEMBER 4, 2008 AS INSTRUMENT NO. 20080286980 IN THE RECORDS OF DALLAS COUNTY, TEXAS, IF ROTATED 0°36'13" CLOCKWISE.
FLOODPLAIN:
 PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
 COMMUNITY PANEL NO.: 48113C0490K DATED: 07/07/2014
ENCROACHMENT STATEMENT
 AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE OR EASEMENT AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT(S).

LEGAL DESCRIPTION

OWNER'S CERTIFICATE

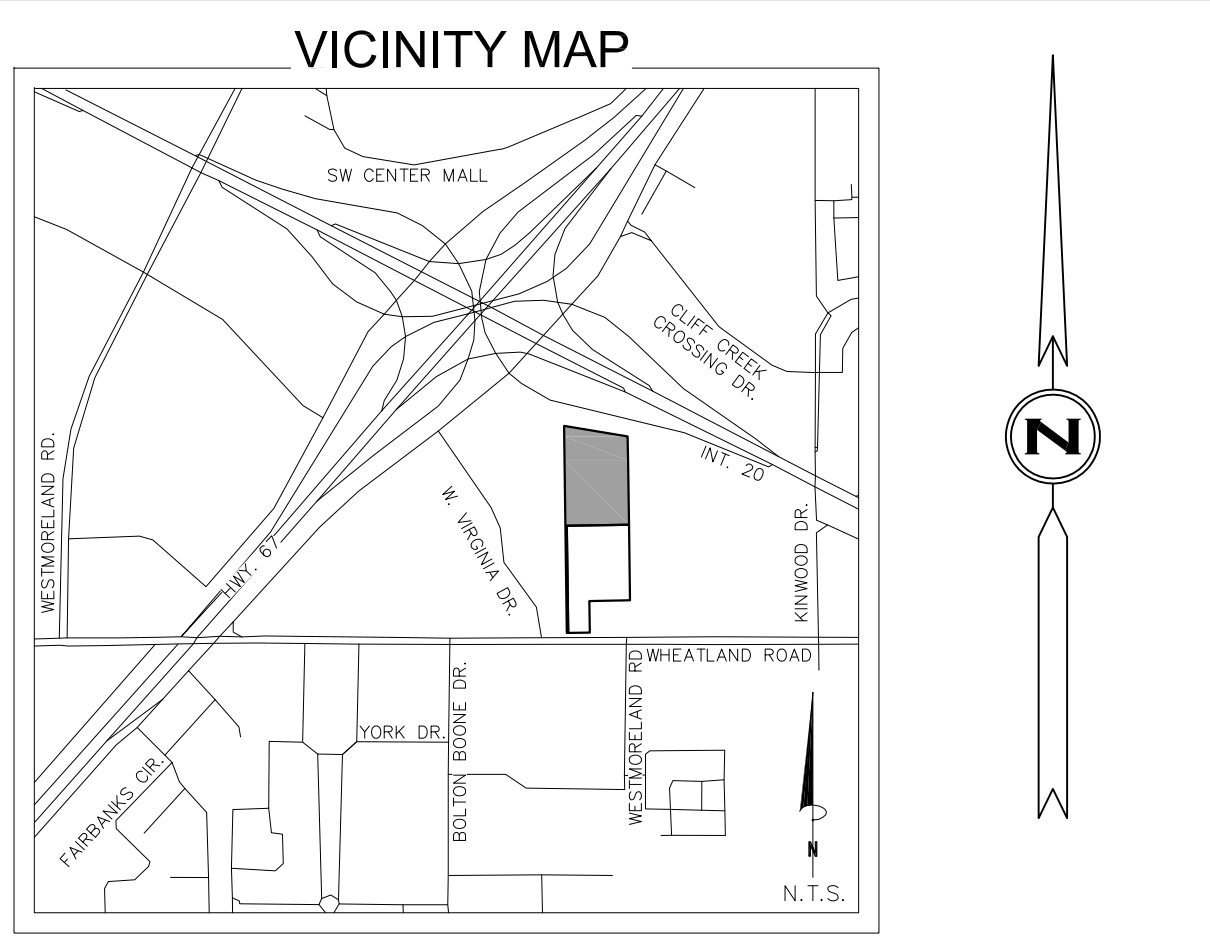
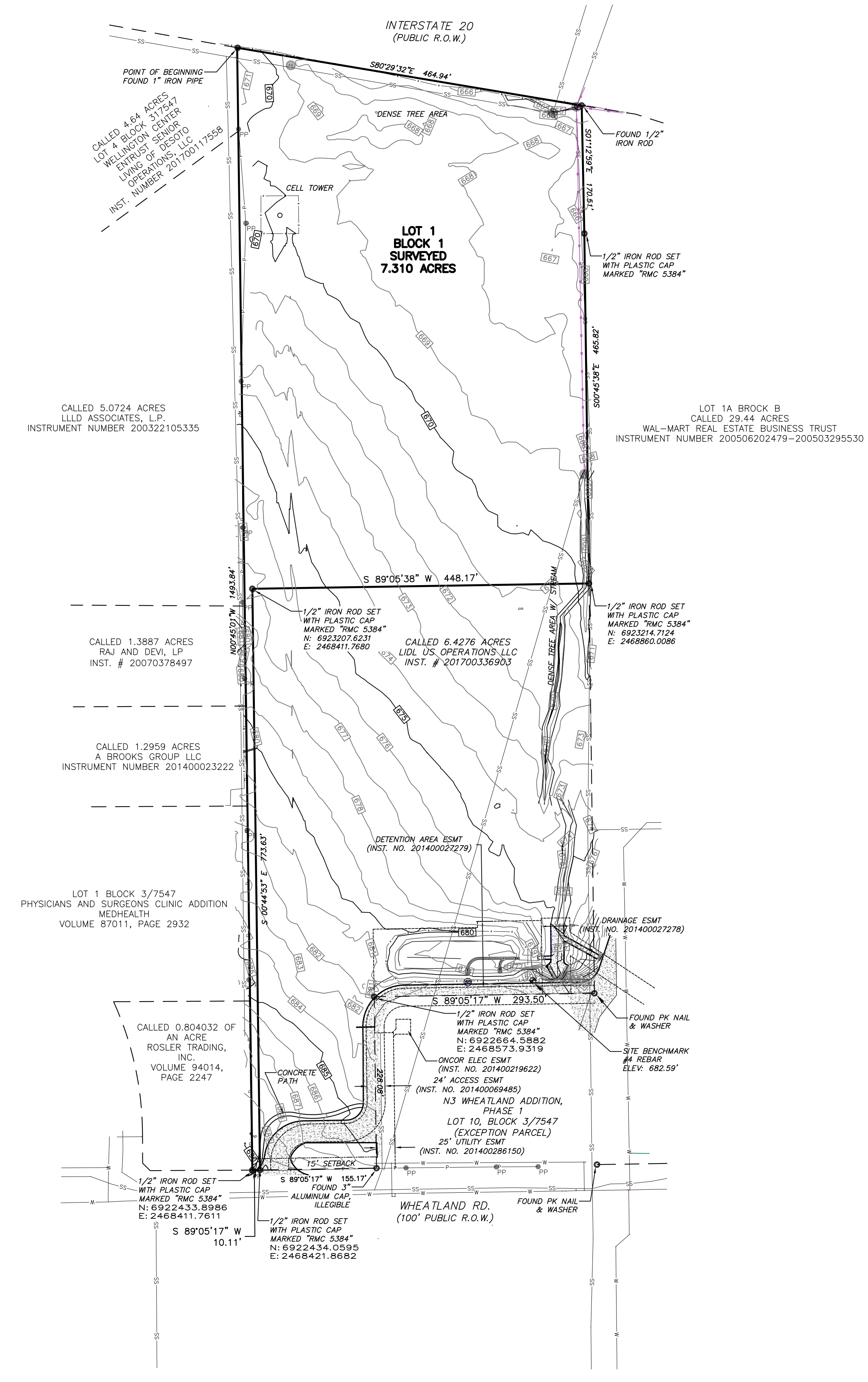
STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, AMERICAN TOWERS LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE H.C. WALKER SURVEY, ABSTRACT 1544, CITY OF DALLAS, DALLAS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 15.2880 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 201700350828
 BEGINNING AT A 1" IRON PIPE (FOUND) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 7.310 ACRE TRACT OF LAND SAME BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED 15.2880 ACRE TRACT OF LAND, AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.64 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 201700117558, AND LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 20;
 THENCE S 80°29'32"E, 464.94 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 7.310 ACRE TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF THE ABOVE MENTIONED 15.2880 ACRE TRACT OF LAND, AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 29.44 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 200506202479-200503295530, AND LOCATED IN THE SOUTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY 20;
 THENCE S01°12'59"E, WITH THE EAST BOUNDARY LINE OF SAID 15.2880 ACRE TRACT OF LAND, A DISTANCE OF 170.51 FEET TO A 1/2 INCH IRON ROD (SET), WITH PLASTIC CAP MARKED "RMC 5384" FOR AN ANGLE BREAK ON THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED 7.310 ACRE TRACT OF LAND, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED 29.44 ACRE TRACT OF LAND;
 THENCE S00°45'38"E, WITH THE EAST BOUNDARY LINE OF SAID 15.2880 ACRE TRACT OF LAND, A DISTANCE OF 465.82 FEET TO A 1/2 INCH IRON ROD (SET), WITH PLASTIC CAP MARKED "RMC 5384" FOR A SOUTHEAST CORNER OF THE HEREIN DESCRIBED 7.310 ACRE TRACT OF LAND, SAME BEING LOCATED ON THE WEST BOUNDARY LINE OF SAID 29.44 ACRE TRACT OF LAND, AND BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 6.4276 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 201700336903;
 THENCE S89°05'38"W, FOR A DISTANCE OF 448.17 FEET TO A 1/2 INCH IRON ROD (SET), WITH PLASTIC CAP MARKED "RMC 5384" FOR AN INNER CORNER OF THE HEREIN DESCRIBED 7.310 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED 6.4276 ACRE TRACT OF LAND;
 THENCE S00°44'53"E, FOR A DISTANCE OF 773.63 FEET TO A 1/2 INCH IRON ROD (SET), WITH PLASTIC CAP MARKED "RMC 5384" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 7.310 ACRE TRACT OF LAND, SAME BEING THE SOUTH BOUNDARY LINE OF SAID 15.2880 ACRE TRACT OF LAND, AND BEING THE SOUTHWEST CORNER OF SAID 6.4276 ACRE TRACT OF LAND, AND BEING LOCATED IN THE NORTH RIGHT-OF-WAY OF THE ABOVE MENTIONED WHEATLAND ROAD;
 THENCE S89°05'17"W, FOR A DISTANCE OF 10.11 FEET TO A 1/2 INCH IRON ROD (SET), WITH PLASTIC CAP MARKED "RMC 5384" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 7.310 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.804032 OF AN ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 94014, PAGE 2247, AND LOCATED IN THE NORTH RIGHT-OF-WAY OF SAID WHEATLAND ROAD;
 THENCE N00°45'01"W, WITH THE EAST BOUNDARY LINE OF THE ABOVE MENTIONED 0.804032 OF AN ACRE TRACT OF LAND, THE EAST BOUNDARY LINE OF THAT CERTAIN CALLED LOT 1 AS RECORDED IN VOLUME 87011, PAGE 2932, WITH THE EAST BOUNDARY LINE OF THAT CERTAIN CALLED 1.2959 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 20140023222, WITH THE EAST BOUNDARY LINE OF THAT CERTAIN CALLED 1.3887 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 20070378497, WITH THE EAST BOUNDARY LINE OF THAT CERTAIN CALLED 5.0724 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 200322105335, AND THE EAST BOUNDARY LINE OF THE ABOVE MENTIONED 4.64 ACRE TRACT OF LAND A DISTANCE OF 1493.84 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 7.310 ACRES OF LAND.

LEGEND
 ○ POWER POLE
 ⊗ MANHOLE
 — X — FENCE
 — SS — SANITARY SEWER
 — W — WATER
 ⊙ STORM DRAIN

GENERAL NOTES:
 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
 3) LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
 5) ALL SANITARY SEWER LINES, WATER LINES, STORM SEWER LINES, AND GAS LINES ARE AN APPROXIMATE LOCATION PER UTILITY MAPS & LOCATION OF MANHOLES.
 6) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

SURVEYOR'S NOTES

1. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA WHEATLAND ROAD, A PUBLIC RIGHT OF WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
3. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
5. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



OWNER'S DEDICATION:
 NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

WHEREAS, AMERICAN TOWERS LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICER RMC SURVEY, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS AMERICAN TOWERS 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 HEREON 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 PAYING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, NO BUILDINGS, FENCE, 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 OF REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENCROACH 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 LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING, ORDINANCE, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2018.
 AMERICAN TOWERS LLC.

BY: _____
 STATE OF _____
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS ? KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

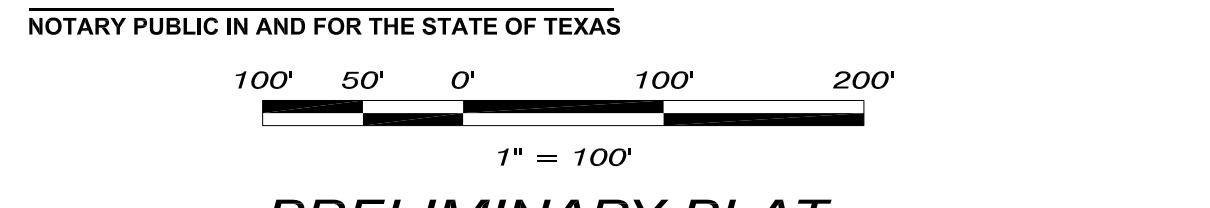
SURVEYOR'S STATEMENT:
 I, R.L. McCrary, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF 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 DOCUMENTATION 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 ____ DAY OF _____, 2018.
 RELEASED FOR REVIEW 10/18/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

R.L. McCrary
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5384
 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 RICK McCrary 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 PURPOSES THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OFFICE THIS ____ DAY OF _____, 2018.



PRELIMINARY PLAT OF AMERICAN TOWERS SUBDIVISION LOT 1, BLOCK 1 H.C. WALKER SURVEY, ABSTRACT - 1544 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S183-034 CITY ENGINEERING NO. _____

