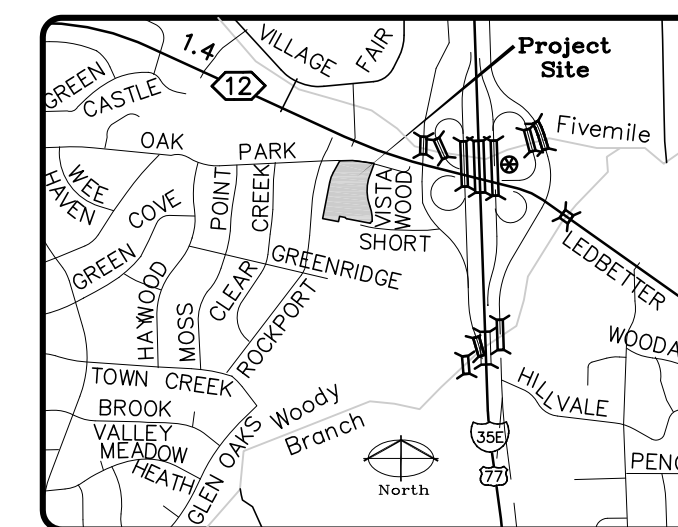


LEGEND

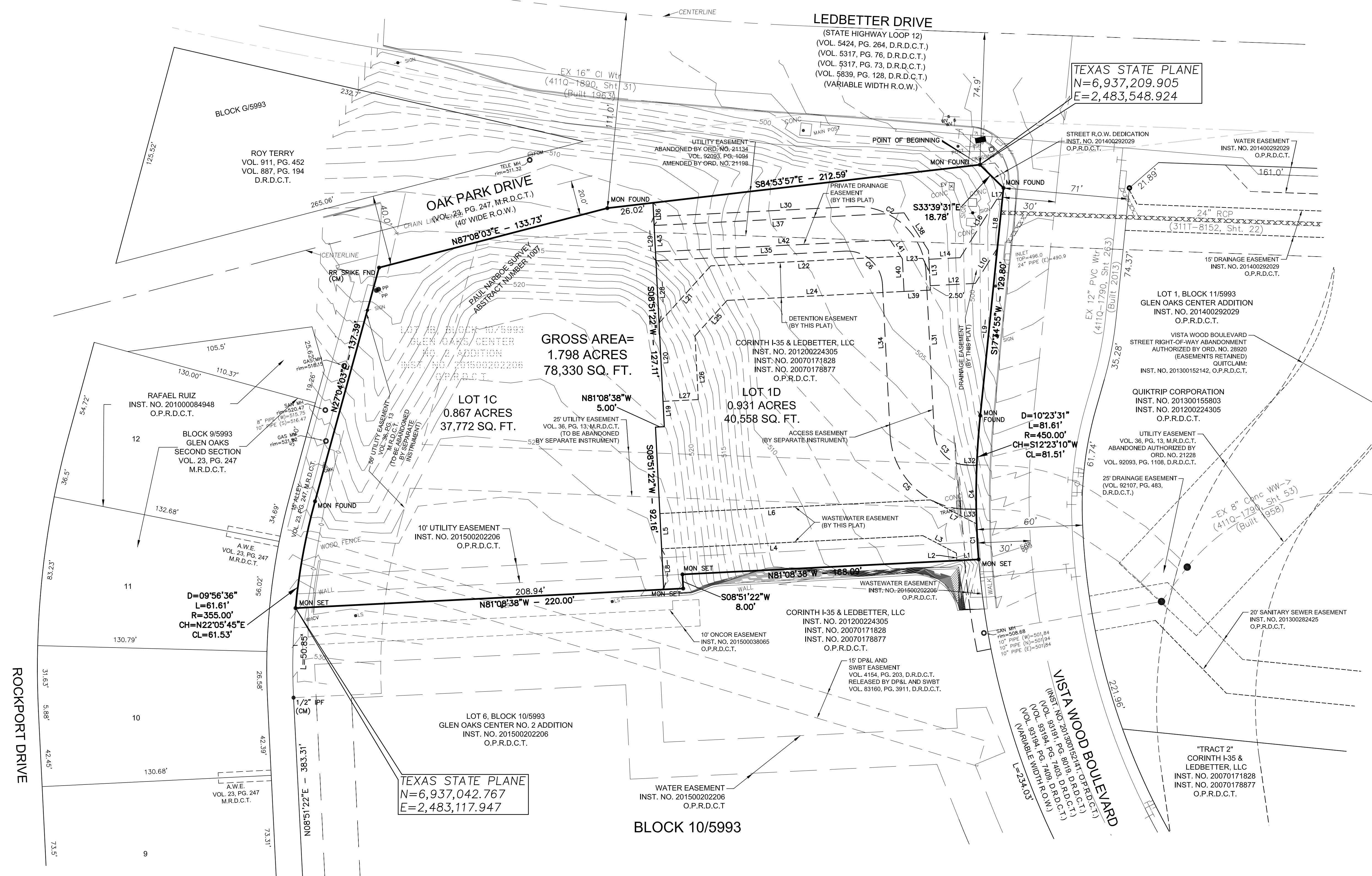
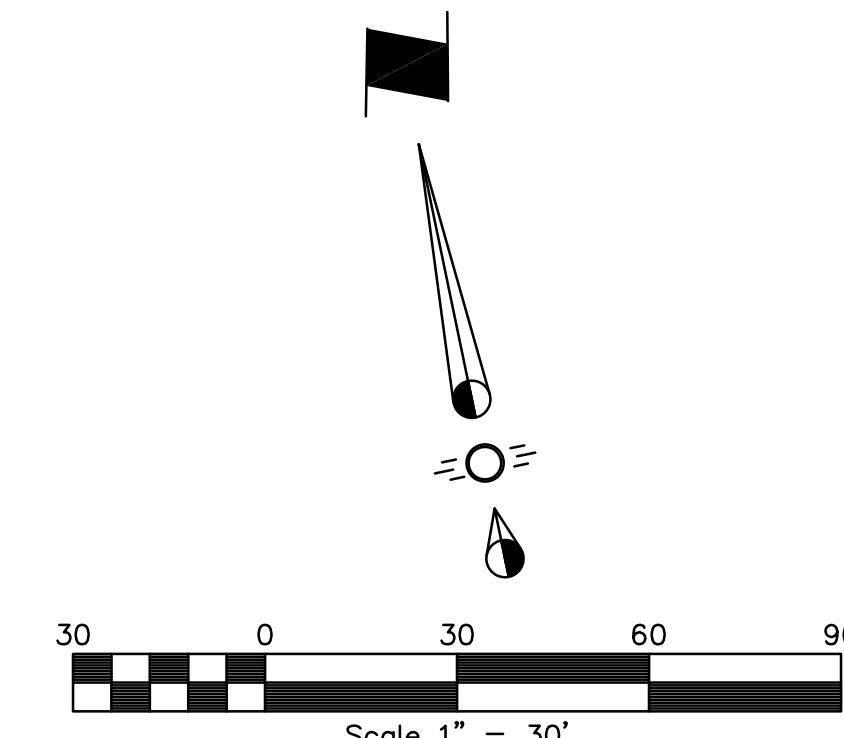
- MON SET aluminum monument set stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION"
- MON FOUND aluminum monument found stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION"
- RR SPIKE FND railroad spike found
- IRF iron rod found
- IPF iron pipe found
- (CM) controlling monument
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- D.R.D.C.T. Deed Records, Dallas County, Texas
- M.R.D.C.T. Map Records, Dallas County, Texas
- VOL. PG. Volume, Page
- INST. NO. Instrument Number
- ORD. NO. Ordinance Number
- SQ. FT. square feet
- R.O.W. Right of Way
- A.W.E. Anchor Wire Easement
- DP&L Dallas Power and Light Company
- SWBT Southwestern Bell Telephone Company

General Notes:

- No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel Nos. 48113C0480K and 48113C0490K, revised July 7, 2014. Property is in ZONE X.
- Bearings based on the East line (N08°00'51"E) of a 15' wide alley as called out in the Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20070178877, Official Public Records, Dallas County, Texas.
- No lot to lot drainage will be permitted without Engineering Section approval.
- TxDOT approval may be required for any driveway modifications or new access.
- All street abandonments are subject to existing utility easements. (None specifically named)
- No existing structures



Dallas
Location Map



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	450.00'	20.17'	S08°28'26"W	20.17'	2°34'05"	10.09'
C2	39.50'	62.03'	S36°09'28"E	55.85'	89°58'20"	39.48'
C3	19.50'	29.37'	S34°19'32"E	26.67'	86°18'24"	18.28'
C4	450.00'	25.00'	S12°23'38"W	25.00'	3°11'01"	12.50'
C5	44.50'	67.03'	N34°19'32"W	60.87'	86°18'24"	41.72'
C6	20.00'	31.41'	N36°09'29"W	28.28'	89°58'18"	19.99'

LINE TABLE

LINE	LENGTH	BEARING
L1	12.36	N81°08'38"W
L2	4.21	N07°40'30"E
L3	21.51	N50°44'31"W
L4	148.15	N81°08'38"W
L5	20.00	N08°51'22"E
L6	153.58	S81°08'38"E
L7	29.48	S50°44'31"E
L8	23.09	N08°51'22"E
L9	95.47	N17°34'55"E
L10	23.57	S43°50'33"W
L11	25.56	N81°08'38"W
L12	15.00	N08°51'22"E
L13	14.75	S81°08'38"E
L14	39.17	N43°50'33"E
L15	3.10	S76°09'27"E
L16	27.83	S17°34'55"W
L17	14.38	N08°51'22"E
L18	44.47	N08°51'22"E
L19	43.68	N53°51'22"E
L20	107.82	S81°08'38"E
L21	22.52	S08°51'22"W
L22	100.40	S81°08'38"E

LINE TABLE

LINE	LENGTH	BEARING
L25	27.11	S53°51'22"W
L26	36.19	S08°51'22"W
L27	20.00	N81°08'38"W
L28	35.39	N08°51'22"E
L29	25.00	N08°51'22"E
L30	113.07	S81°08'38"E
L31	90.84	S08°49'40"W
L32	4.90	S77°28'44"E
L33	4.95	N77°28'44"W
L34	85.34	N08°49'40"E
L35	107.58	N81°08'38"W
L36	12.88	S08°51'22"E
L37	141.88	S81°08'38"E
L38	25.38	S21°08'38"E
L39	15.00	N81°08'38"W
L40	18.51	N08°51'22"E
L41	12.70	N21°08'38"W
L42	133.22	N81°08'38"W
L43	15.00	N08°51'22"E

PURPOSE OF PLAT:
To subdivide one platted lot into two platted lots.

PRELIMINARY PLAT
GLEN OAKS CENTER NO. 2 ADDITION
LOTS 1C AND 1D, BLOCK 10/5993

A REPLAT OF
LOT 1B, BLOCK 10/5993
GLEN OAKS CENTER No. 2 ADDITION
INSTRUMENT NO. 201500202206, O.P.R.D.C.T.

SITUATED IN THE
PAUL NARBOE SURVEY, ABSTRACT NO. 1077
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S 156-010

OWNER:
Corinth I-35 & Ledbetter, LLC
c/o Corinth Properties
4645 N. Central Expressway
Suite 200
Dallas, Texas 75205
(214) 219-5600

SURVEYORS:
BROCKETTE-DAVIS-DRAKE, INC.
Civil & Structural Engineering Surveying
Texas Registered Surveying Firm 101043-00
4144 North Central Expressway Suite 1100
Dallas, Texas 75204
Tel (214) 824-3647

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **CORINTH I-35 & LEDBETTER, LLC**, do hereby adopt this plat, designating the herein above described property as **GLEN OAKS CENTER NO. 2 ADDITION**, an addition to the City of Dallas, Dallas County, Texas and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purpose 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 easement 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 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 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 at Dallas, Texas, this the ___ day of _____, 2015.

Corinth I-35 & Ledbetter, LLC

By: _____

Name: Frank Mihalopoulos
Title: Manager of Corinth I-35 & Ledbetter, Inc.

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Frank Mihalopoulos, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

Lien Holder's Subordination Agreement

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder: _____
[Bank/mortgagee]

By: _____

Name: _____

Title: _____

**STATE OF _____
COUNTY OF _____**

This instrument was acknowledged before me on _____ of 2015 by _____, as _____ of _____, a _____ (LLC, Corp, etc.), on behalf of the _____ (LLC, Corp, etc.).

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of _____

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS the **CORINTH I-35 & LEDBETTER, LLC** is the owner of a 1.798 acre tract of land situated in the Paul Narboe Survey, Abstract No. 1077, City of Dallas Block 10/5993 and Block 5993 and being all of Lot 1B, Block 10/5993, Glen Oaks Center No. 2 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument Number 201500202206, Official Public Records of Dallas County, Texas, same being i) part of a called 5.0070 acre tract of land described as "Tract 1" in Special Warranty Deed with Vendor's Lien to Corinth I-35 & Ledbetter, LLC, recorded in Instrument No. 20070171828 and corrected in Instrument No. 20070178877, Official Public Records of Dallas County, Texas, ii) part of a tract of land described in Warranty Deed to Corinth I-35 & Ledbetter, LLC, recorded in Instrument No. 201200224305, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum monument stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION" found at the northwest end of a right-of-way corner clip at the intersection of the south right-of-way line of Oak Park Drive (a variable width right-of-way at this point) and the west right-of-way line of Vista Wood Boulevard (a 60 foot wide right-of-way);

THENCE with said right-of-way corner clip, South 33°39'31" East, a distance of 18.78 feet to an aluminum monument set in said west right-of-way line of Vista Wood Boulevard;

THENCE with said west right-of-way line, the following two (2) courses and distances:

S17° 34' 55"W, a distance of 129.80 feet to an aluminum monument stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION" found at the beginning of a tangent curve to the left having a radius of 450.00 feet, a central angle of 10° 23' 31" and a chord that bears S12° 23' 10"W, for a distance of 81.51 feet;

Along said curve to the left, an arc distance of 81.62 feet to an aluminum monument stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION" set at the southeast corner of said Lot 1B and northeast corner of Lot 6, Block 10/5993, as shown on said Glen Oaks Center No. 2 Addition plat;

THENCE leaving said west right-of-way line and along the common south line of Said Lot 1B and north line of said Lot 6, N81° 08' 38"W, a distance of 168.09 feet to an aluminum monument stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION" set for corner;

THENCE continuing along said common line, S08° 51' 22"W, a distance of 8.00 feet to an aluminum monument stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION" set for corner;

THENCE continuing along said common line, N81° 08' 38"W, a distance of 220.00 feet to an aluminum monument stamped "BDD" and "GLEN OAKS CENTER NO 2 ADDITION" set for the southwest corner of said Lot 1B and northwest corner of said Lot 6, same lying on the east right-of-way line of a 15-foot wide alley, as shown on the plat of Glen Oaks, Second Section, an addition to the City of Dallas, Texas according to the plat recorded in Volume 23, Page 247, Map Records of Dallas County, Texas, said corner being at the beginning of a non-tangent curve to the right having a radius of 355.00 feet, a central angle of 09° 56' 36" and a chord that bears N22° 05' 45"E, for a distance of 61.53 feet;

THENCE along said east right-of-way line of alley and said curve to the right, an arc distance of 61.61 feet to an aluminum monument found;

THENCE continuing along said east right-of-way line of alley, N27° 03' 55"E, a distance of 137.39 feet to a railroad spike found at the intersection of said east right-of-way line and the south right-of-way line of Oak Park Drive (a 40-foot wide right-of-way);

THENCE with the said south right-of-way line, N87° 08' 03"E, a distance of 133.73 feet to an aluminum monument set;

THENCE continuing with the said south right-of-way line, S84° 53' 57"E, a distance of 212.59 feet to the POINT OF BEGINNING and containing 1.798 acres or 78,330 square feet of land.

SURVEYOR'S STATEMENT

I, Stanley Ray Felts, 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 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 _____, 2015.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Stanley Ray Felts, R.P.L.S.
Registration No. 4625

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stanley Ray Felts, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

PURPOSE OF PLAT:

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NOTES:

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LOTS 1C AND 1D, BLOCK 10/5993**

A RE-PLAT OF
LOT 1B, BLOCK 10/5993
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