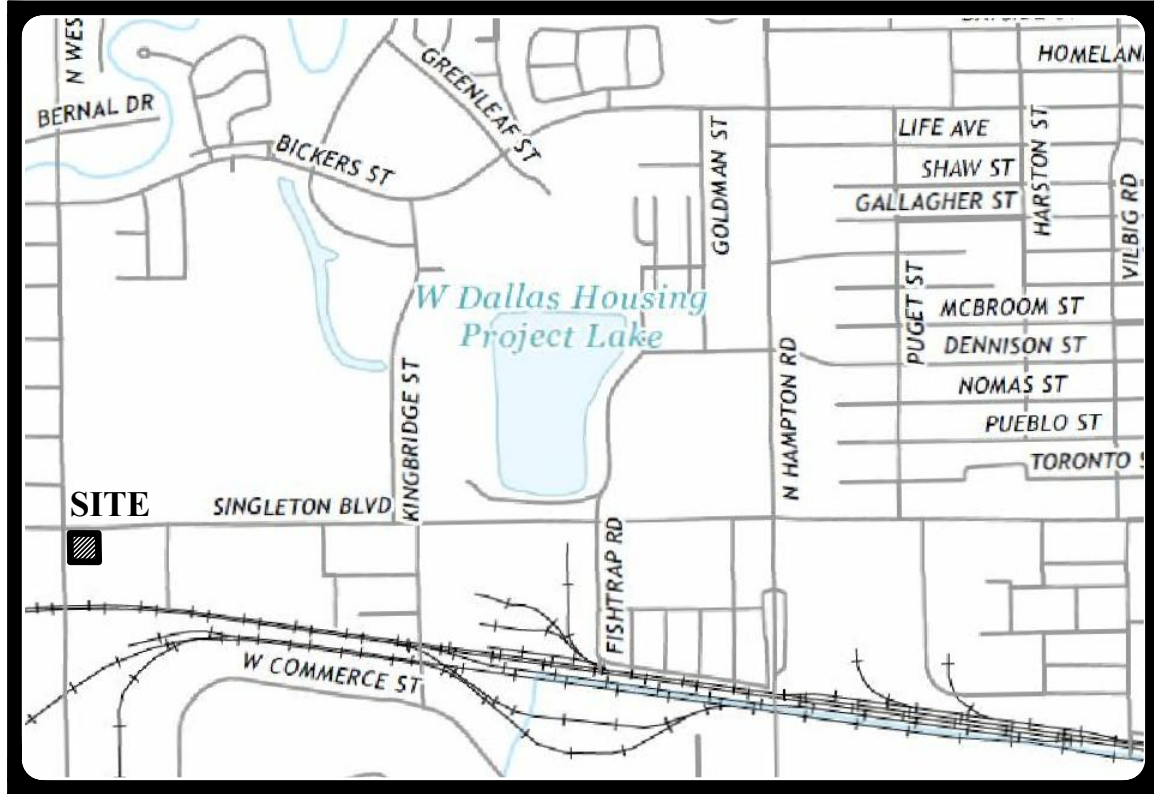


SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- This property lies within Zone "X" (Unshaded) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0345 J, with an effective date of August 23, 2001, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to plat a portion of an unplatted tract of land.
- At the time of survey, there were not any trees located.

VICINITY MAP
NOT TO SCALE



LEGEND

- CATV cable tv
EM electric meter
F fence or guardrail
FD fire dept. connection
FH fire hydrant
GV gas valve
BOL bollard
a grate inlet
GM gas meter
S sanitary sewer manhole
SW storm water manhole
T telephone manhole
TL tank fill lid
TPED telephone pedestal
TSP traffic signal pole
CO utility clean out
UC utility cabinet
UV utility vault
K utility markings
UP utility pole
U utility sign
WS water shutoff
WV water valve
WM water manhole
W water meter
T tree
SD shrub/decorative tree
or tree with diameter < 4 in.
CL contour lines

SURVEYOR'S STATEMENT

I, Thomas W. Mauk, 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 _____, 2018.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 11/16/2018

Thomas W. Mauk
Texas Registered Professional Land Surveyor No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, 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 and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE (PLASTIC)
- AMON ALUMINUM MONUMENT STAMPED "7-11 WESTMORELAND"

PROPERTY DESCRIPTION:

WHEREAS a tract of land situated in the John C. Reed Survey, Abstract No. 1186, in City of Dallas Block 7224, being a part of that same tract of land described to EZ's Trucking, Inc., by deed recorded in Instrument No. 20070292123 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000136506):

BEGINNING at an "X" set on concrete for the Northwest corner of said EZ's Trucking, Inc. tract, lying at the intersection of the East right-of-way line of N. Westmoreland Road (100 foot right-of-way) with the South right-of-way line of Singleton Boulevard (100 foot right-of-way), same being the Northwest corner of the herein described tract;

THENCE South 89 Degrees 54 Minutes 26 Seconds East, with the South right-of-way line of said Singleton Boulevard, a distance of 211.00 feet to an "X" set on concrete for the Northeast corner of the herein described tract;

THENCE South 00 Degrees 58 Minutes 26 Seconds East, departing the South right-of-way line of said Singleton Boulevard, over, across and through said EZ's Trucking, Inc. tract, a distance of 212.00 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southeast corner of the herein described tract;

THENCE North 89 Degrees 54 Minutes 26 Seconds West, continuing through said EZ's Trucking, Inc. tract, a distance of 211.00 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Southwest corner of the herein described tract, same lying on the East right-of-way line of said N. Westmoreland Road;

THENCE North 00 Degrees 58 Minutes 26 Seconds West, with the East right-of-way line of said N. Westmoreland Road, a distance of 212.00 feet to the **POINT OF BEGINNING** and containing 44,724 square feet or 1.027 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That E.Z'S TRUCKING, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **7-11 WESTMORELAND ADDITION, LOT 1, BLOCK 7224**, 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 hereon. The easements shown thereon are hereby reserved for the purposes indicated. The 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 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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.

WITNESS my hand at Dallas, Texas, this the ____ day of _____, 20__.

E.Z'S TRUCKING INC

By: _____

Signature

Printed Name

Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

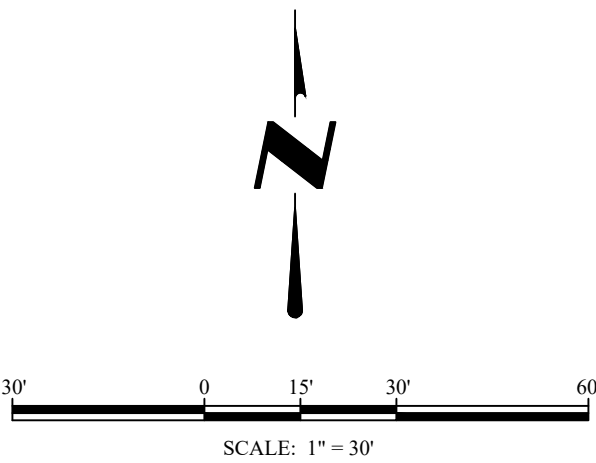
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

I, _____, chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the ____ day of _____, A.D. 20__ and same was duly approved on the ____ day of _____, A.D. 20__ by said Commission.

Chairman, City Plan Commission, Dallas, Texas

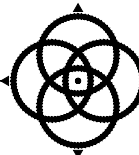


ENGINEER

VERTICAL CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD. SUITE 180
SOUTHLAKE, TEXAS, 76092
(817) 912-5574

OWNER/DEVELOPER

EZ'S TRUCKING, INC.
331 SINGLETON BLVD. SUITE 200
DALLAS, TEXAS 75212
817-714-1763



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220 Elm Street, Suite 200 • Lewisville, TX 75057
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ARTHUR
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220 Elm St., # 200 • Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthurssurveying.com Established 1986

DRAWN BY: G.L.C. DATE: 10/08/2018 CHECKED BY: T.M. JOB NO.: 201801036

-- 2018 --

- BOUNDARY
- ADJOINER
- EASEMENT
- PROPOSED EASEMENT

L=549.52', R=5804.65'
D=005°29'27"

N89°10'19"W=549.31'

UNION PACIFIC RAILROAD
VARIABLE WIDTH RAILROAD RIGHT-OF-WAY