

WHEREAS, VALK PROPERTIES ONE, LLC, a Texas limited liability company, is the owner of a 5.682 acre tract of land situated in the Thomas Garvin Survey, Abstract No. 524, Dallas County, Texas, being all of Lot 3, Block A/7410, Preston Valley Addition, Dallas County, Texas, and being more particularly described as follows: ...

THENCE South 44 degrees 53 minutes 42 seconds West, along said corner cap, for a distance of 23.88 feet, to a 5/8" iron rod with 1/2" iron cap and 1/2" iron sleeve, ...

THENCE South 02 degrees 07 minutes 40 seconds East, with said West line, for a distance of 156.66 feet, to a point for corner that was unable to be set due to water valve cover. ...

THENCE South 12 degrees 49 minutes 51 seconds East, along said West line, for a distance of 239.67 feet, to a 1/2" iron rod found. ...

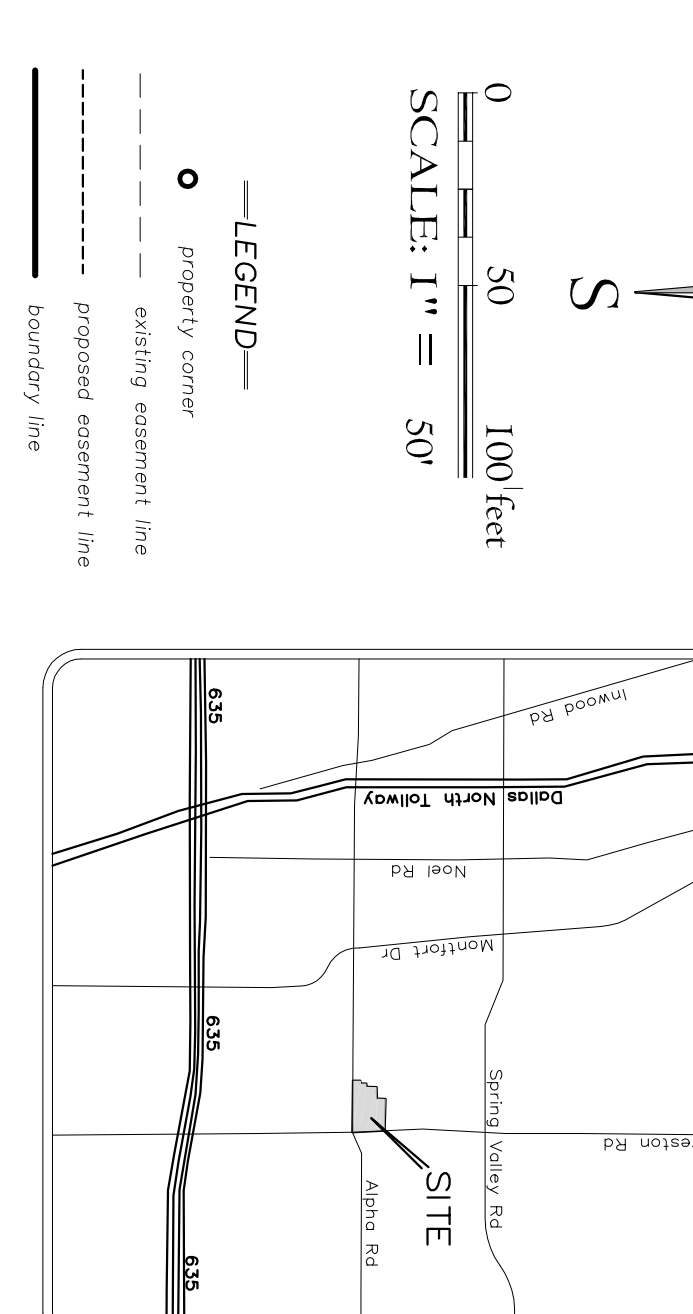
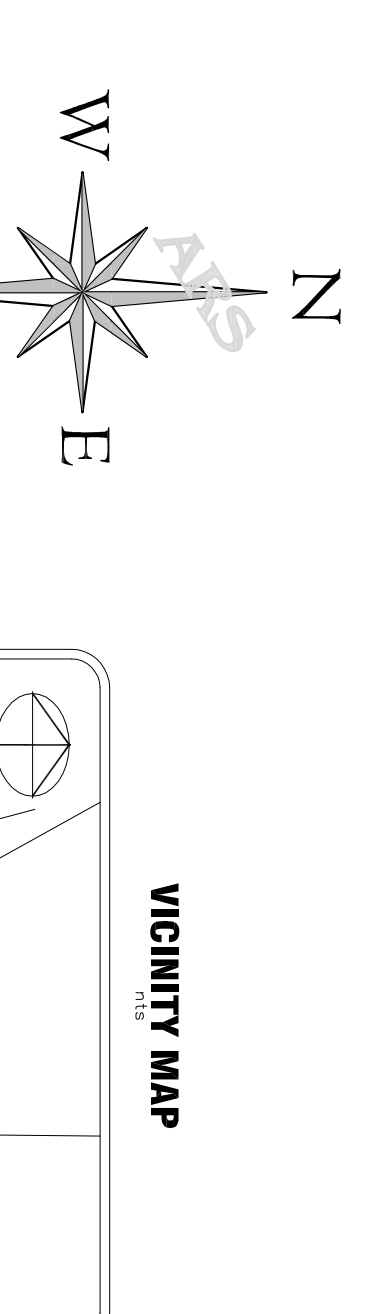
THENCE South 09 degrees 01 minutes 50 seconds West, along the West line of said Lot 1, Block 7412, for a distance of 193.11 feet, to a 5/8" iron rod with 1/2" iron cap and 1/2" iron sleeve. ...

THENCE South 05 degrees 47 minutes 16 seconds East, with said West line, for a distance of 156.66 feet, to a point for corner that was unable to be set due to water valve cover. ...

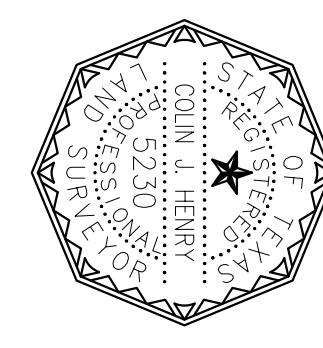
THENCE South 02 degrees 07 minutes 40 seconds East, with said West line, for a distance of 156.66 feet, to a point for corner that was unable to be set due to water valve cover. ...

THENCE South 09 degrees 01 minutes 50 seconds West, along the West line of said Lot 1, Block 7412, for a distance of 193.11 feet, to a 5/8" iron rod with 1/2" iron cap and 1/2" iron sleeve. ...

THENCE South 44 degrees 53 minutes 42 seconds West, along said corner cap, for a distance of 23.88 feet, to a 5/8" iron rod with 1/2" iron cap and 1/2" iron sleeve. ...

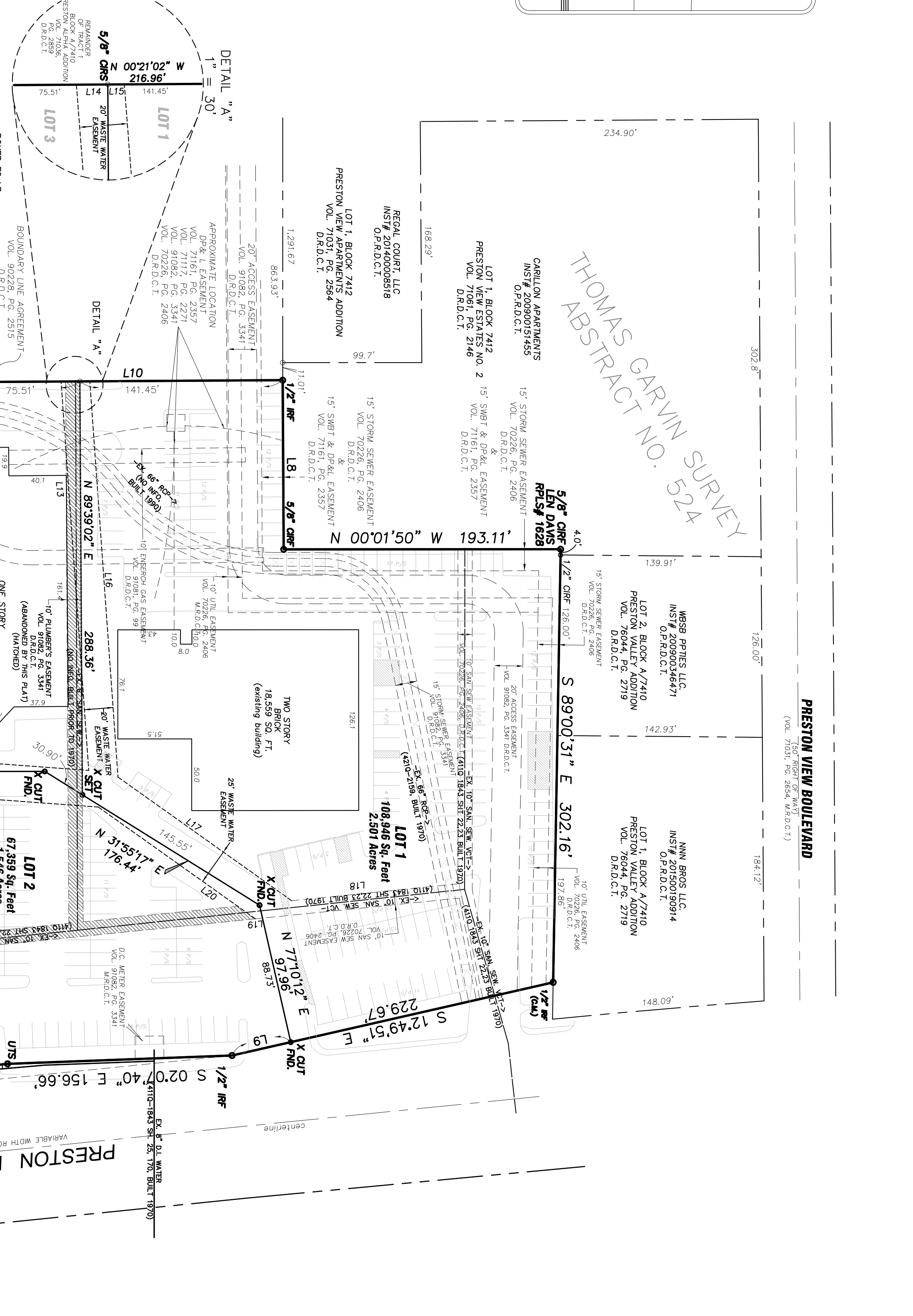


SURVEYOR'S STATEMENT: I, Aubrey R. Sandhu, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. ...



BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Aubrey R. Sandhu, 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 considerations therein expressed and in the capacity therein stated. ...

GENERAL NOTES: 1/1" = Iron rod found for corner (C.M.) = Controlling Monument. UTS = Unable to set. 5/8" = 5/8" inch iron rod found with yellow cap stamped "ARS Engineers" for center unless otherwise noted. ...



LINE TABLE with columns for LINE BEARING, DISTANCE, and other survey data.

CURVE TABLE with columns for CURVE ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, and CHORD LENGTH.

OWNER: VALK PROPERTIES ONE, LLC. 4000 N MACARTHUR BLVD., SUITE A-132, IRVING, TEXAS 75039. SURVEYOR: ARS ENGINEERS, INC. 12801 DALLAS ROAD, SUITE 100, DALLAS, TEXAS 75243.

PRELIMINARY PLAT LOT 1, 2, & 3, BLOCK A/7410 CIRCUIT CITY STORES ADDITION Being a replat of Lot 3, City Block A/7410, Abstract No. 524, Dallas County, Texas