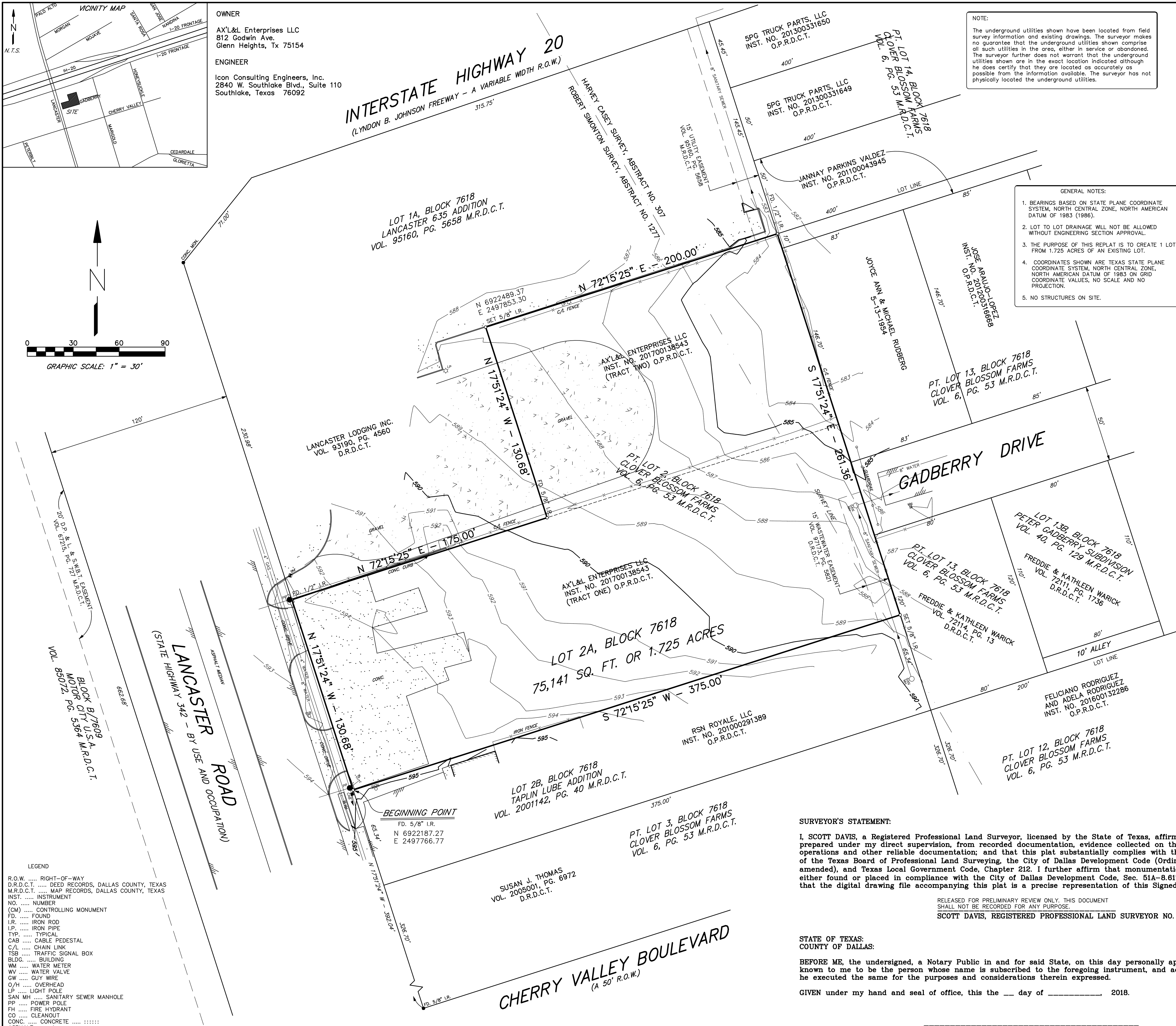
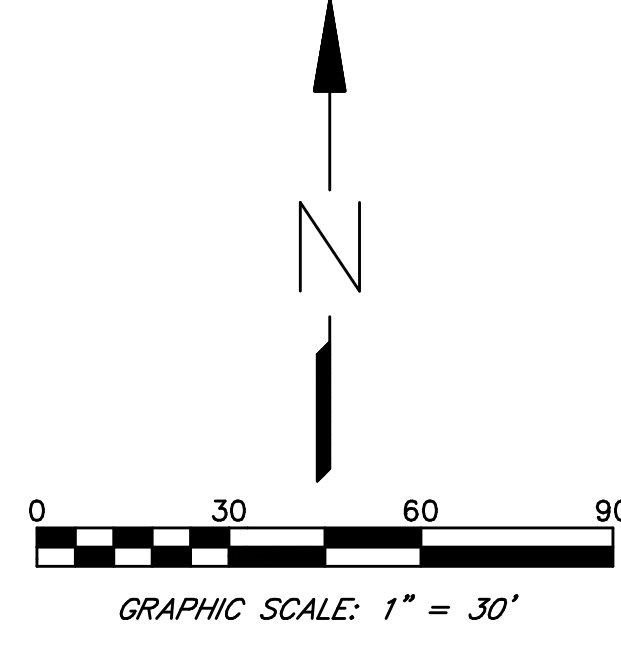


OWNER
 AX'L&L Enterprises LLC
 812 Godwin Ave.
 Glenn Heights, Tx 75154

ENGINEER
 Icon Consulting Engineers, Inc.
 2840 W. Southlake Blvd., Suite 110
 Southlake, Texas 76092

INTERSTATE HIGHWAY 342
 (LYNDON B. JOHNSON FREEWAY - A VARIABLE WIDTH R.O.W.)



NOTE:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

GENERAL NOTES:

- BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (1986).
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT FROM 1.725 ACRES OF AN EXISTING LOT.
- 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.
- NO STRUCTURES ON SITE.

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

WHEREAS AX'L&L ENTERPRISES LLC are the owners of part of Lot 2, Block 7618 of CLOVER BLOSSOM FARMS, an addition to the City of Dallas, Texas, recorded in Volume 6, Page 53 of the Map Records of Dallas County, Texas, situated in the Harvey Casey Survey, Abstract No. 307 and the Robert Simonton Survey, Abstract No. 1277, and being all of Tracts One and Two of that same tract of land described in Warranty Deed with Vendor's Lien to AX'L&L Enterprises LLC, recorded in Instrument No. 201700138543 of the Official Public Records of Dallas County, Texas, and said tracts being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the northwest corner of Lot 2B, Block 7618 of Taplin Lube Addition, an addition to the City of Dallas, Texas, recorded in Volume 2001142, Page 40 of the Map Records of Dallas County, Texas; said point being in the northeast R.O.W. line of Lancaster Road (State Highway 342 - a 120' R.O.W.), and being N 17°51'24" W, 392.04' from the present intersection of northwest R.O.W. line of Cherry Valley Boulevard (a 50' R.O.W.) with the northeast line of Lancaster Road;

THENCE N 17°51'24" W, 130.66' along the northeast line of Lancaster Road to a 1/2" iron rod found at the southwest corner of Lot 1A, Block 7618 of Lancaster 635 Addition, an addition to the City of Dallas, Texas, recorded in Volume 95160, Page 5658 of the Map Records of Dallas County, Texas;

THENCE N 72°15'25" E, 175.00' along a southeasterly line of said Lot 1A to a 5/8" iron rod found for corner;

THENCE N 17°51'24" W, 130.66' along a southeasterly line of said Lot 1A to a 5/8" iron rod set for corner;

THENCE N 72°15'25" E, 200.00' along a southeasterly line of said Lot 1A to a 1/2" iron rod found at the northwest corner of Lot 13, Block 7618 of the aforementioned Clover Blossom Farms addition;

THENCE S 17°51'24" E, 261.36' along the southwest line of said Lot 13 to a 5/8" iron rod set at the northeast corner of Lot 2B, Block 7618 of the aforementioned Taplin Lube Addition;

THENCE S 72°15'25" W, 375.00' along the northwest line of said Lot 2B to the POINT OF BEGINNING and containing 75,141 square feet or 1.725 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AX'L&L ENTERPRISES LLC, acting by and thru its duly authorized agent, does hereby adopt this plat, designating the herein described property as **AXLL 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 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.

WITNESS, my hand, this the ___ day of _____, 2018.

AX'L&L ENTERPRISES LLC

xxx, owner

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared xxx, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2018.

Notary Public in and for the State of Texas.

PRELIMINARY PLAT
 AXLL ADDITION
 LOTS 2A, BLOCK 7618

OF PART OF LOT 2, BLOCK 7618 OF CLOVER BLOSSOM FARMS, SITUATED IN THE HARVEY CASEY SURVEY, ABSTRACT NO. 307 AND THE ROBERT SIMONTON SURVEY, ABSTRACT NO. 1277, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 178-150

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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-8.817 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 SCOTT DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ___ day of _____, 2018.

Notary Public in and for the State of Texas.

LEGEND

R.O.W. RIGHT-OF-WAY
 D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 INST. INSTRUMENT
 NO. NUMBER
 (CM) CONTROLLING MONUMENT
 FD. FOUND
 I.R. IRON ROD
 I.P. IRON PIPE
 TYP. TYPICAL
 CAB. CABLE PEDESTAL
 C/L. CHAIN LINK
 TSB. TRAFFIC SIGNAL BOX
 BLDG. BUILDING
 WM. WATER METER
 WV. WATER VALVE
 GW. GUY WIRE
 O/H. OVERHEAD
 LP. LIGHT POLE
 SAN. MH. SANITARY SEWER MANHOLE
 PP. POWER POLE
 FH. FIRE HYDRANT
 CO. CLEANOUT
 CONC. CONCRETE
 ASPHALT. ASPHALT

DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105 davis@bcbgbl.com
 DALLAS, TEXAS 75228 214-321-0569

DATE: 03/09/18
 JOB NO. 17111A