

Owners' Certificates

Whereas Pro Quick Lube LLC, is the owner of a tract of land located in the City of Dallas Block A16172, City of Dallas, Dallas County, Texas, being all of Lot 4, Block A16172, Kessler Hills Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 86072, Page 2597, Map Records, Dallas County, Texas and all of Lot 3, Block A16172, Kessler Hills Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 91079, Page 1128, Map Records, Dallas County, Texas, being more particularly described by metes and bounds as follows (bearing referenced per GPS - NAD83):

BEGINNING at a 1/2" iron rod found for corner in the east line of Westmoreland Road (100' right-of-way), being the northwest corner of said Lot 3 and the westerly southeast corner of Lot 2, Block A16172, Kessler Hills Shopping Center, an addition to the City of Dallas according to the plat recorded in Volume 91079, Page 1128, Map Records, Dallas County, Texas;

THENCE North 89°30'07" East with the common line between said Lot 2, and said Lot 3 a distance of 101.78 feet to a mag nail found for corner in asphalt, being the northeast corner of said Lot 3, and an inside ell corner of said Lot 2;

THENCE South 00°28'49" East with the common line between said Lot 2, and said Lot 3 a distance of 149.89 feet to a 5/8" iron rod found for corner in the north line of Lot 4 of said Kessler Hills Shopping Center, being the southeast corner of said Lot 2, and said Lot 4 a distance of 69.41 feet to a 5/8" iron rod found for corner, being the northeast corner of said Lot 4, and an inside ell corner of said Lot 2;

THENCE South 31°14'37" East with the common line between said Lot 2, and said Lot 4 a distance of 121.13 feet to a 5/8" iron rod found for corner in the westerly line of said Lot 4, the southeast corner of said Lot 4, and the northeast corner of Lot 7 of said Kessler Hills Shopping Center;

THENCE South 58°49'28" West with the common line between said Lot 7, and said Lot 4 a distance of 100.00 feet to a 5/8" iron rod found for corner in the southerly line of said 4, being the northwest corner of said Lot 7, and the northeast corner of Lot 6 of said Kessler Hills Shopping Center;

THENCE South 58°26'58" West with the common line between said Lot 6, and said Lot 4 a distance of 118.78 feet to a 1/2" iron rod found for corner in the southerly line of said 4, being the northwest corner of said Lot 6, and the northeast corner of Lot 5 of said Kessler Hills Shopping Center;

THENCE North 87°08'38" West with the common line between said Lot 5, and said Lot 4 a distance of 50.11 feet to a 1/2" iron rod found for corner in the east line of said Westmoreland Road, being the northwest corner of said Lot 5, and the southwest corner of said Lot 4;

THENCE North 00°24'05" West with the west line of said Lot 4 and the east line of Westmoreland Road a distance of 269.73 feet to the **POINT OF BEGINNING**; and containing 42,758 square feet or 0.98 acres of land more or less, as surveyed on the ground March 4th, 2016 by Tucker Surveyors.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Pro Quick Lube LLC does hereby adopt, this plat designating the herein described property as Lot 3R Block A16172, Kessler Hills Shopping Center 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 line easements shall be reserved for the utility and fire line easement. The responsibility of the property owner for utility and fire line easements shall be 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 encumber 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 all or parts of its respective systems for the purpose of constructing, reconstructing, repairing, maintaining and adding to or removing all or parts of its respective systems for the purpose of providing water, gas, electric, telephone, cable television, or other utility services or other ordinary services required by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional assessment area is also conveyed for installation and maintenance of meters, 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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this _____ day of _____, 2016.

By: _____
 Ibrahim Ballout, President
 State of Texas
 County of Dallas

BEFORE ME, the undersigned a Notary Public in and for the said County and State of Texas, personally appeared Ibrahim Ballout, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public

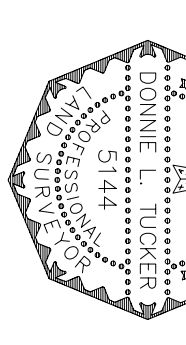
 State of Texas

SURVEYORS CERTIFICATE
 State of Texas
 County of Dallas

I, Donnie L. Tucker, 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 reliable information, and that this plat substantially complies with the Rules and Regulations of the State Board of Surveyors, and the Surveyors Code of Ethics and 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-26.17 (a)(1)(c)(1) & (2); and that the digital drawing this plat is a precise representation of the signed final plat.

Dated this the _____ day of _____, 2016.

Donnie L. Tucker
 Texas Professional Land Surveyor No.5144



State of Texas
 County of Tarrant

BEFORE ME, the undersigned a Notary Public in and for the said County and State of Texas, personally appeared Donnie L. Tucker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public

PRELIMINARY PLAT
 OF
KESSLER HILLS SHOPPING CENTER
 LOT 3R, BLOCK A16172
 AN ADDITION TO THE CITY OF DALLAS
 DALLAS COUNTY, TEXAS
 BEING A

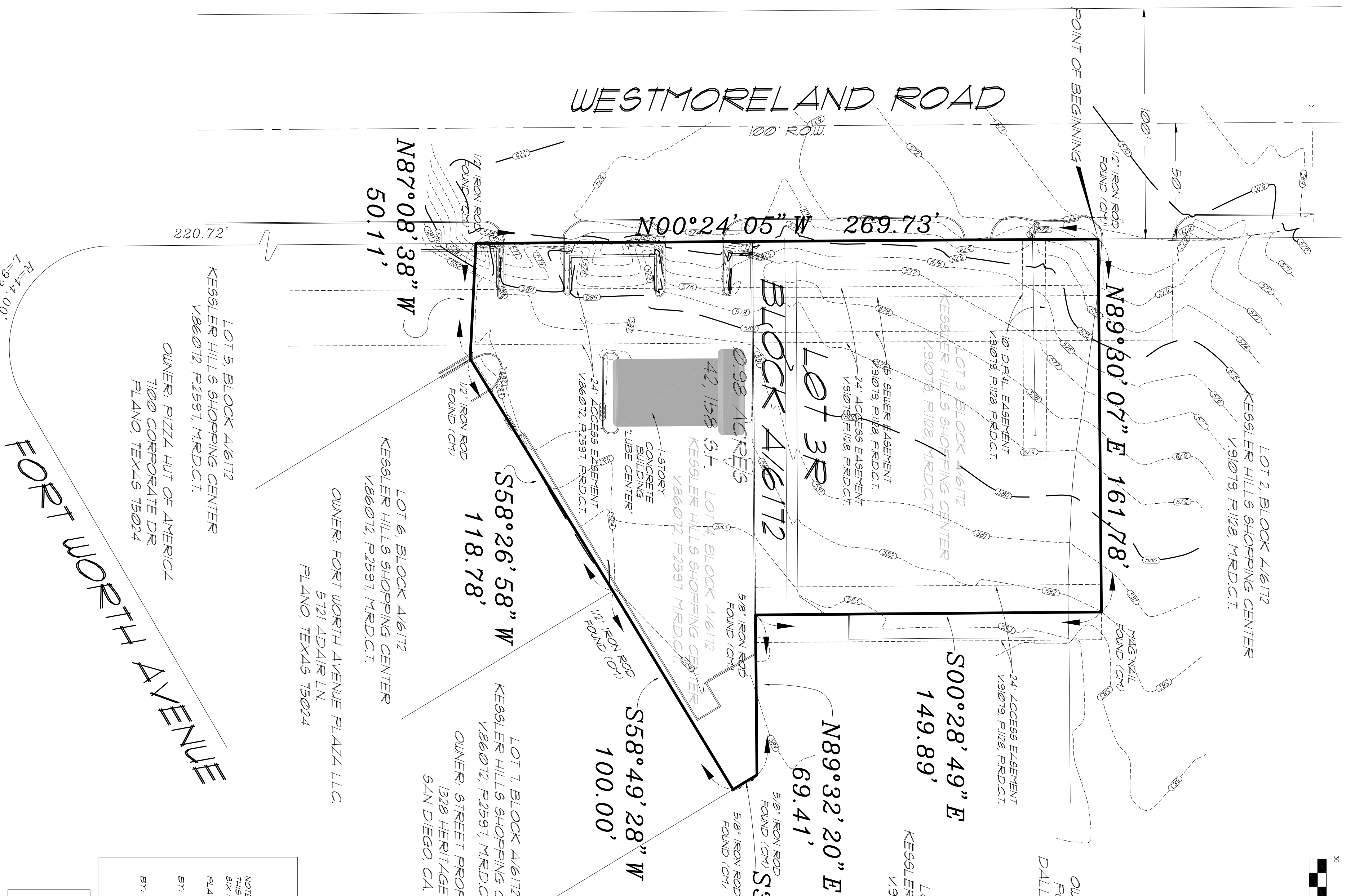
Report of Lot 3, Block A16172, Kessler Hills Shopping Center, an addition to Dallas, Dallas County, Texas, according to the plat recorded in Volume 91079, Page 1128, Map Records, Dallas County, Texas and Lot 4, Block A16172, Kessler Hills Shopping Center, Phase II, an addition to Dallas, Dallas County, Texas, according to the plat recorded in Volume 86072, Page 2597, Map Records, Dallas County, Texas.

SURVEYORS
 P.O. Box 1855
 Burleson, Texas 76097
 Office: 817-295-2999
 Fax: 817-295-3311
 DATE: March, 2016
 CITY PLAN FILE NO. S156-171

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

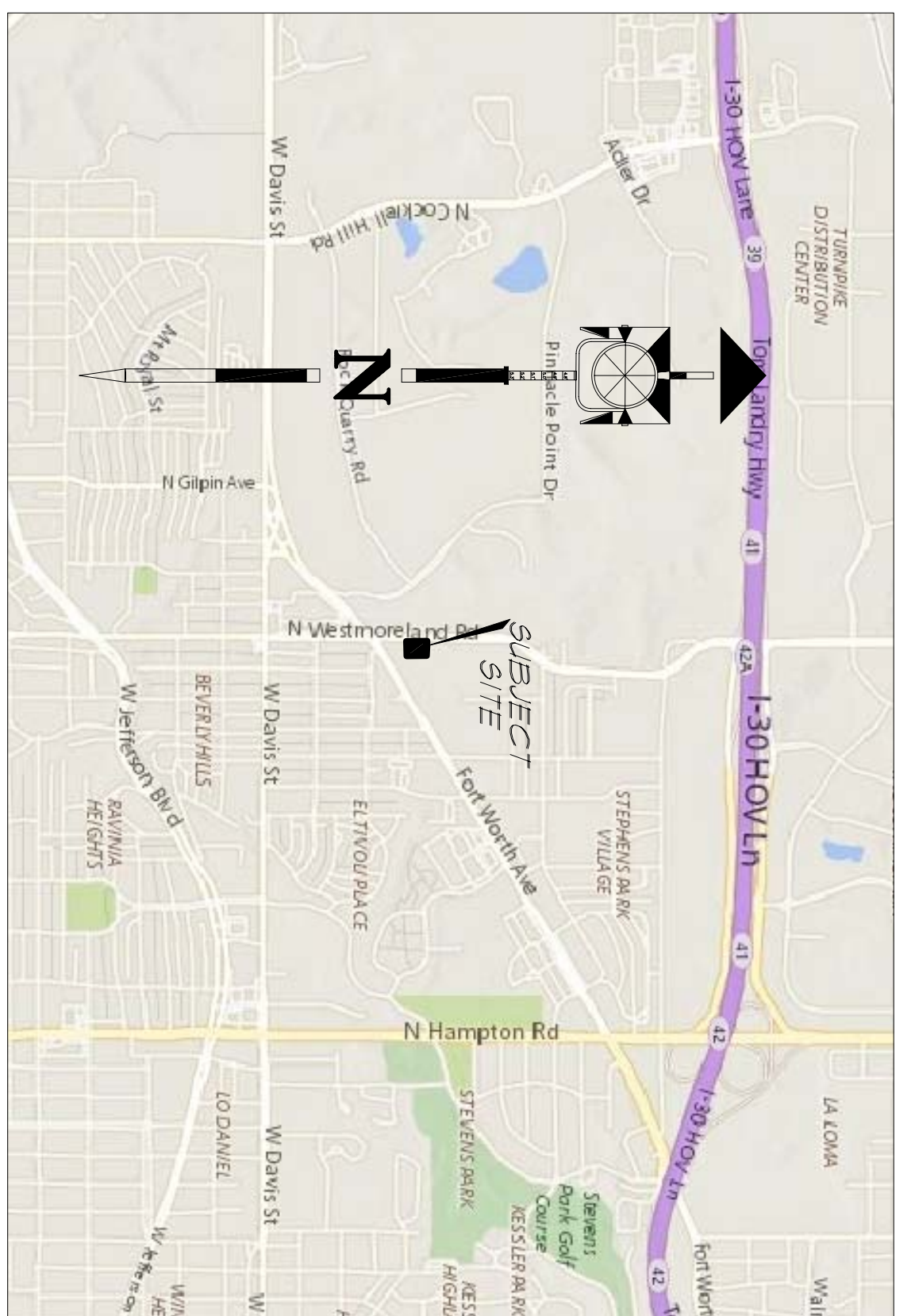
LEGEND

-----	PROPERTY LINE
-----	EASEMENT LINE
-----	BUILDING
-----	CONCRETE
-----	CEMENT
-----	FENCE LINE
-----	FOUR POLE
-----	OVERHEAD POWER
-----	UNDERGROUND POWER
-----	DIRECTION OF DRAINAGE



Flood Statement
 According to the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Community Panel No.480596 0180 K, effective date September 25, 2009, this property is located in Zone 'X'. Areas determined to be outside the 0.2% chance floodplain.

General Notes
 NOTE: BEARINGS BASED PER GPS.
 NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEED.
 NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
 NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
 NOTE: LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT WITHOUT ENGINEERING SECTION APPROVAL.
 NOTE: PURPOSE OF PLAT IS TO CONVEY LOT 3 AND LOT 4, BLOCK A16172, INTO A SINGLE LOT 450 KNOWN AS LOT 3R BLOCK A16172.



DEVELOPER:
 Pro Quick Lube LLC
 C/O Ibrahim Ballout
 1214 Vineyard Drive
 Allen, Texas 75002
 Phone: (972) 390-1311
 Email: ibballout@aol.com

SCALE: 1" = 50'

DEVELOPER:
 DONNIE L. TUCKER
 TEXAS SURVEYORS
 P.O. BOX 1855
 BURLESON, TEXAS 76097
 PHONE: (817)-295-2999
 FAX: (817)-295-3311
 email: tucker@lxsurveyors.com

Subject Site (Vicinity Map)
"NOT TO SCALE"