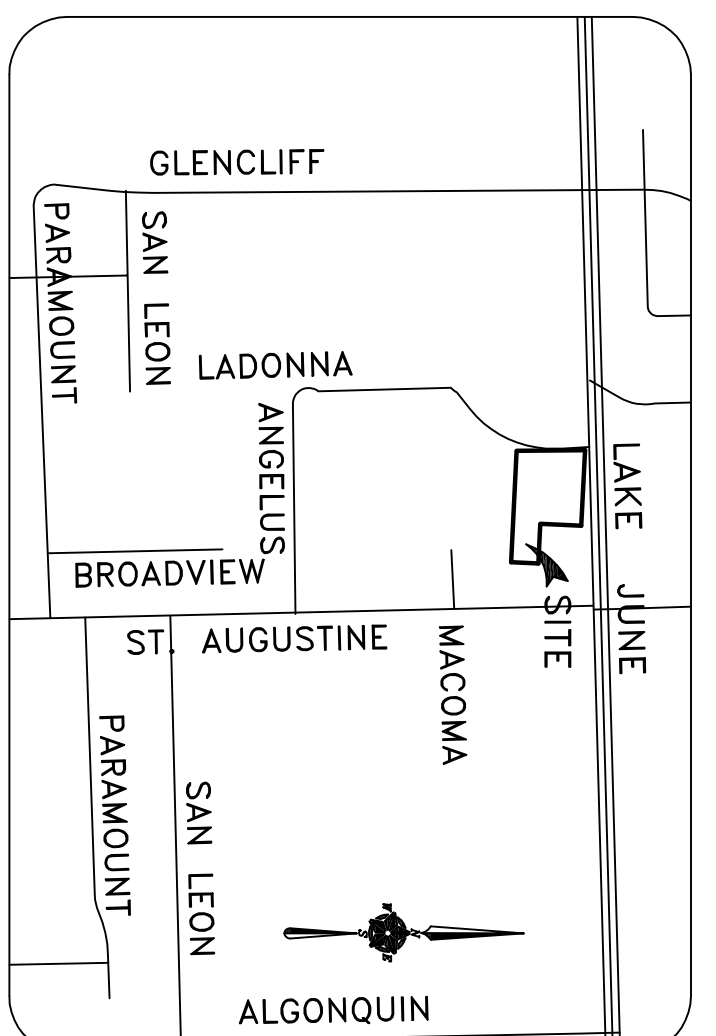


VICINITY MAP - NOT TO SCALE



OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, 9500 Lake June, LLC are the owners of a tract of land situated in the Joel Roberts Survey, Abstract No. 1224, Block 6664 in the City of Dallas, Dallas County, Texas, being a part of the same tract of land conveyed to 9500 Lake June, LLC, by Special Warranty Deed recorded in Instrument No. 201100089476, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3 inch metallic disc stamped "LJSSA RPLS 5299" set for corner at the intersection of the East line of Ladonia Parkway (70' right-of-way) and the South line of Lake June Road (variable width right-of-way);

Thence South 88 degrees 52 minutes 15 seconds East, along the South line of said Lake June Road, a distance of 343.81 feet to a 3 inch metallic disc stamped "LJSSA RPLS 5299" set for corner at the Northwest corner of Lot 2, Block 6664 of Bella Financial, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 88207, Page 1024, Map Records, Dallas County, Texas;

Thence South 01 degrees 01 minutes 14 seconds West, along the West line of said Lot 2, Block 6664, a distance of 186.20 feet to a 3 inch metallic disc stamped "LJSSA RPLS 5299" set for corner at the Southwest corner of said Lot 2, Block 6664;

Thence South 88 degrees 58 minutes 46 seconds East, along the South line of said Lot 2, Block 6664, a distance of 180.00 feet to a 3 inch metallic disc stamped "LJSSA RPLS 5299" set for corner at the Southeast corner of said Lot 2, Block 6664, said point lying on the West line of St. Augustine Road (100' right-of-way);

Thence South 01 degrees 01 minutes 14 seconds West, along the West line of said St. Augustine Road, a distance of 123.60 feet to a 3 inch metallic disc stamped "LJSSA RPLS 5299" set for corner in the North line of a 15 foot alley (right-of-way);

Thence North 88 degrees 59 minutes 46 seconds West, along the North line of said alley, a distance of 506.28 feet to a 3 inch metallic disc stamped "LJSSA RPLS 5299" set for corner in the East line of Lot 10, Block 2 of Santa Monica Park, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 14, Page 467, Map Records, Dallas County, Texas;

Thence North 02 degrees 12 minutes 44 seconds West, along the East line of said Lot 10, Block 2, passing through at a distance of 204.40 feet a 1/2 inch iron rod found at the North corner of said Lot 10, Block 2, said point being in the East line of said Ladonia Drive, continuing along the East line of said Ladonia Drive and passing through at a distance of 218.16 feet a 5/8 inch iron rod found, and continuing along the East line of said Ladonia Drive a total distance of 310.95 feet to the Point of Beginning and containing 126,152 square feet or 2,896 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, 9500 Lake June Road, LLC, acting by and through its duly authorized agent, President, does hereby adopt this plat, designating the herein-described property as **LAKE JUNE SELF STORAGE 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 roadway 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 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 of any form of procuring the permission of anyone. (Any public utility shall leave the right of ingress and egress a private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement areas 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 plating ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_, (title)  
STATE OF TEXAS  
COUNTY OF DALLAS  
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, 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 he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Signature \_\_\_\_\_  
SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under direct supervision, from recorded documentary 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. 19465, 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-8-17 (a)(b)(c)(d) & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**PRELIMINARY** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 04/28/16

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299  
STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Signature \_\_\_\_\_

OWNER  
LAKE JUNE, LLC  
1701 N. COLLINS BLVD., STE. 1100  
RICHARDSON, TEXAS 75080

SURVEYOR  
TEXAS HERITAGE SURVEYING, LLC

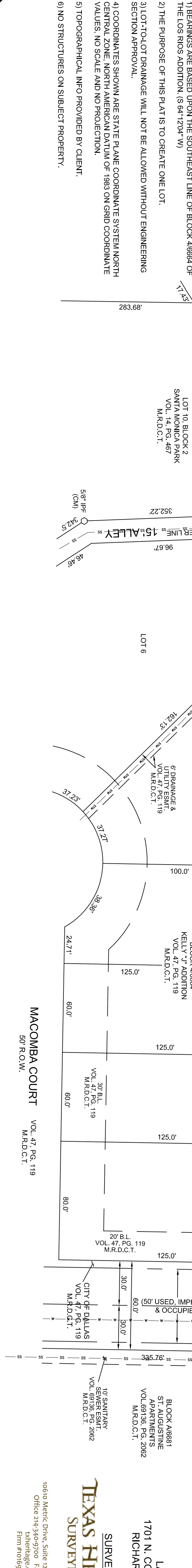
PRELIMINARY PLAT  
LAKE JUNE SELF STORAGE ADDITION  
LOT 1, BLOCK 5/6664

JOEL ROBERTS SURVEY, ABSTRACT NO. 1224  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-4182

DATE: 12/14/15 / JOB # 1504293-1 / SCALE - 1" = 40' MC

- LEGEND**
- D.P.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. INSTRUMENT NUMBER
  - VOL., PG. VOLUME PAGE
  - SCOTT SQUARE FEET
  - MON. 3" METALLIC DISC STAMPED "LJSSA RPLS 5299" SET
  - I.P.F. IRON PIPE FOUND
  - C.M. CONTROL MONUMENT
  - IRON ROD FOUND
  - IRON ROD SET
  - IRON PIPE FOUND
  - SAINTARY SEWER
  - SAINTARY SEWER MANHOLE COVER
  - SAINTARY SEWER MANHOLE COVER
  - POWER POLE
  - FIRE HYDRANT
  - ASPHALT PAVING
  - GUARD RAIL
  - CONCRETE PAVING
  - GUY WIRE
  - OVERHEAD POWER LINE
  - SAINTARY SEWER LINE
  - WATER LINE

- GENERAL NOTES:**
- 1) BEARINGS ARE BASED UPON THE SOUTHEAST LINE OF BLOCK 4/6664 OF THE LOS ROS ADDITION, (S 81° 12' 34" W)
  - 2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 5) TOPOGRAPHICAL INFO PROVIDED BY CLIENT.
  - 6) NO STRUCTURES ON SUBJECT PROPERTY.



OWNER  
LAKE JUNE, LLC  
1701 N. COLLINS BLVD., STE. 1100  
RICHARDSON, TEXAS 75080

SURVEYOR  
TEXAS HERITAGE SURVEYING, LLC

PRELIMINARY PLAT  
LAKE JUNE SELF STORAGE ADDITION  
LOT 1, BLOCK 5/6664

JOEL ROBERTS SURVEY, ABSTRACT NO. 1224  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-4182

DATE: 12/14/15 / JOB # 1504293-1 / SCALE - 1" = 40' MC