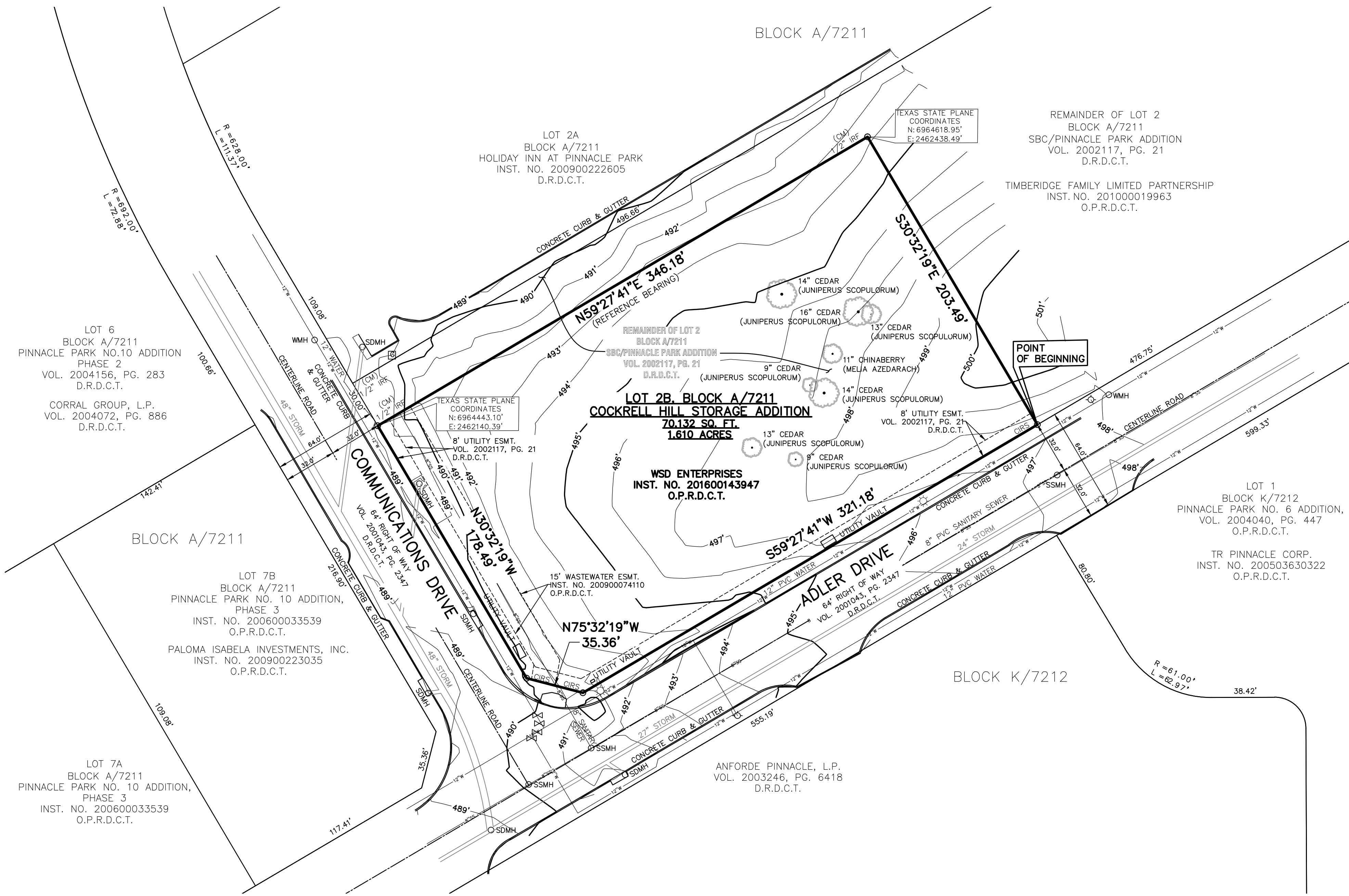


GRAPHIC SCALE IN FEET
0 40 80

SCALE: 1" = 40'



LOT 6
BLOCK A/7211
PINNACLE PARK NO. 10 ADDITION
PHASE 2
VOL. 2004156, PG. 283
D.R.D.C.T.

CORRAL GROUP, L.P.
VOL. 2004072, PG. 886
D.R.D.C.T.

LOT 7B
BLOCK A/7211
PINNACLE PARK NO. 10 ADDITION,
PHASE 3
INST. NO. 200600033539
O.P.R.D.C.T.

PALOMA ISABELA INVESTMENTS, INC.
INST. NO. 200900223035
O.P.R.D.C.T.

LOT 7A
BLOCK A/7211
PINNACLE PARK NO. 10 ADDITION,
PHASE 3
INST. NO. 200600033539
O.P.R.D.C.T.

LOT 2A
BLOCK A/7211
HOLIDAY INN AT PINNACLE PARK
INST. NO. 200900222605
D.R.D.C.T.

REMAINDER OF LOT 2
BLOCK A/7211
SBC/PINNACLE PARK ADDITION
VOL. 2002117, PG. 21
D.R.D.C.T.

TIMBERIDGE FAMILY LIMITED PARTNERSHIP
INST. NO. 20100019963
O.P.R.D.C.T.

LOT 2B, BLOCK A/7211
COCKRELL HILL STORAGE ADDITION
70,132 SQ. FT.
1.610 ACRES

WSD ENTERPRISES
INST. NO. 201600143947
O.P.R.D.C.T.

LOT 1
BLOCK K/7212
PINNACLE PARK NO. 6 ADDITION,
VOL. 2004040, PG. 447
O.P.R.D.C.T.

TR PINNACLE CORP.
INST. NO. 200503630322
O.P.R.D.C.T.

ANFORDE PINNACLE, L.P.
VOL. 2003246, PG. 6418
D.R.D.C.T.

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, WSD Enterprises is the owner of a 1.610 acre tract or parcel of land situated in the Philemon Lacy SURVEY, Abstract No. 776, City of Dallas, Dallas County, Texas, and being a portion of that certain tract of land known as Lot 2, Block A/7211, SBC/PINNACLE PARK ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2002117, Page 21, Deed Records, Dallas County, Texas (D.R.D.C.T.); said tract also being that certain tract described in a General Warranty Deed to WSD Enterprises, recorded in Instrument No. 201600143947, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); and being more particularly described as follows:

BEGINNING at 5/8 inch iron rod with plastic cap stamped "JDJR" set in the southeast line of said Lot 2 and the northwest line of Adler Drive, a 64 feet wide right of way recorded in Volume 2001043, Page 2347, Deed Records, Dallas County, Texas, and being the east corner of said WSD Enterprises tract;

THENCE South 59 degrees 27 minutes 41 seconds West, with the northwest right of way line of said Adler Drive and the southeast line of said Lot 2, a distance of 321.18 feet to a 5/8 inch iron rod with plastic cap stamped "JDJR" set at the most southerly corner of said Lot 2;

THENCE North 75 degrees 32 minutes 19 seconds West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "JDJR" set at the most southerly southwest corner of said Lot 2, being in the northeast right of way line of Communications Drive, a 64 feet wide right of way recorded in 2001043, Page 2347, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 32 minutes 19 seconds West, with the southwest line of said Lot 2 and the northeast right of way line of said Communications Drive, a distance of 178.49 feet to a 1/2 inch iron rod found;

THENCE North 59 degrees 27 minutes 41 seconds East, departing the northeast right of way line of said Communications Drive and over and across said Lot 2, a distance of 346.18 feet to a 1/2 inch iron rod found at the north corner of said WSD Enterprises tract;

THENCE South 30 degrees 32 minutes 19 seconds East, continuing over and across said Lot 2, a distance of 203.49 feet to the Point of Beginning, and containing 1.610 Acres (70,132 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, WSD Enterprises, a Texas limited liability company, acting by and through their duly authorized officer, WSD Enterprises, does hereby adopt this plat, designating the herein described property as **COCKRELL HILL STORAGE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and does 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 at Dallas, Texas, this the _____ day of _____, 2016

By: _____
Darrell Chiang
Partner, WSD Enterprises

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Notary Public in and for the State of Texas, on this day personally appeared Darrell Chiang, known to me to be the person whose name if subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office the the _____ day of _____, 2016

By: _____
Notary Public's Signature

SURVEYOR'S STATEMENT

I, Geary Bailey, 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 _____ day of _____, 2016
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

By: _____
Geary Bailey
Texas Registered Professional Land Surveyor No. 4573

STATE OF TEXAS
COUNTY OF DALLAS

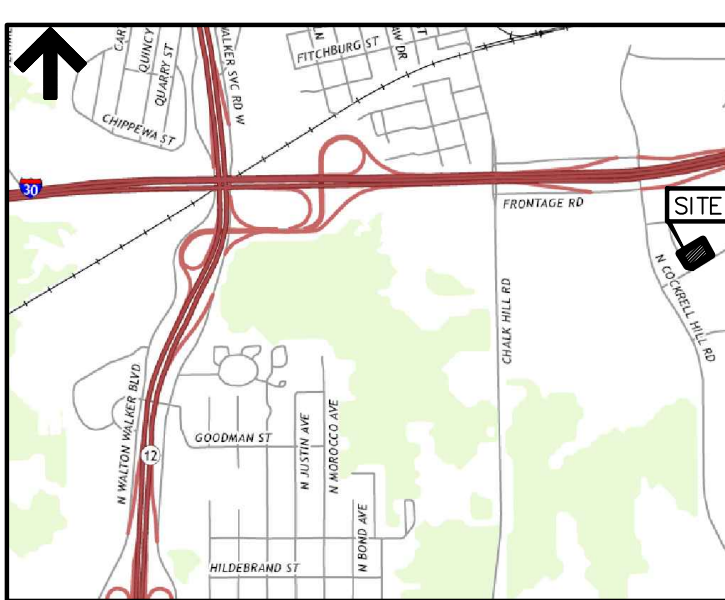
Before me, Notary Public in and for the State of Texas, on this day personally appeared Geary Bailey, known to me to be the person whose name if subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office the the _____ day of _____, 2016

By: _____
Notary Public's Signature

GENERAL NOTES

- 1. BEARINGS ARE BASED ON THE NORTHWEST LINE OF THAT CERTAIN TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO WSD ENTERPRISES, RECORDED IN INSTRUMENT NO. 201600143947, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- 2. THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF LOT 2, BLOCK A/7211, SBC/PINNACLE PARK ADDITION, RECORDED IN VOLUME 2002117, PAGE 21, D.R.D.C.T., INTO A SINGLE AND SEPARATE LOT.
- 3. LOT-TO-LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4. STATE PLANE COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO PROJECTION OR SCALE.
- 5. BENCHMARK IS A STANDARD CITY OF DALLAS BENCHMARK: BENCHMARK NUMBER: 1370 - FINAL NAME: 42-Q-1 ELEVATION: 423.50'
- 6. NO STRUCTURES EXIST ON THE SUBJECT TRACT.
- 7. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN), AS SHOWN ON MAP NO. 48113C0320 & MAP REVISED: AUGUST 23, 2001, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LEGEND

- CIRS 5/8 INCH IRON ROD SET WITH CAP STAMPED "JDJR"
- IRF IRON ROD FOUND
- (CM) CONTROL MONUMENT
- (XXX.XX) RECORD BEARING/DISTANCE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- INST. COUNTY CLERK'S INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- ⊕ FIRE HYDRANT
- ⊠ GAS METER
- ⊙ LIGHT POLE
- OSDMH STORM DRAIN MANHOLE
- OWMH WATER MANHOLE
- ⊠ WATER VALVE
- OSSMH SANITARY SEWER MANHOLE

OWNER:
WSD ENTERPRISES, LP
1820 REGAL ROW, SUITE 102
DALLAS, TEXAS 75235

PRELIMINARY PLAT
COCKRELL HILL STORAGE ADDITION
LOT 2B, BLOCK A/7211
70,132 SQ.FT. / 1.610 ACRES
A REPLAT OF LOT 2, BLOCK A/7211,
SBC/PINNACLE PARK ADDITION
PHILEMON LACY SURVEY, ABSTRACT NO. 776
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE NO. S156-220

JDJR ENGINEERS AND CONSULTANTS, INC. PREPARED BY: TBPLS Firm No. 100356-00		
ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958		
DATE: 16 JUNE, 2016	DRAWN BY: JDJ	JDJR PROJECT NO. 1151-2-16
SCALE: 1" = 40'	CHECKED BY: GB	© COPYRIGHT 2016