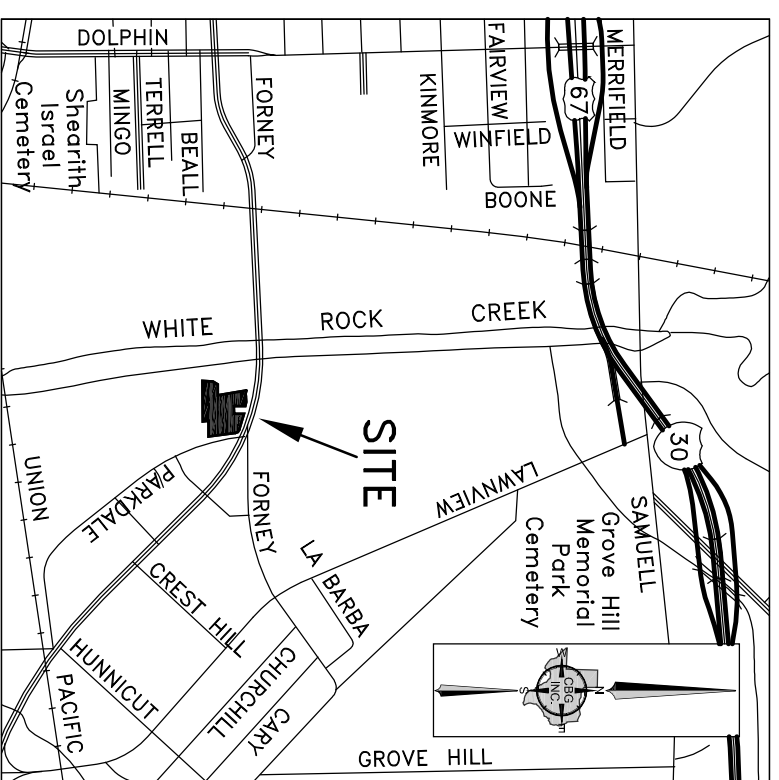
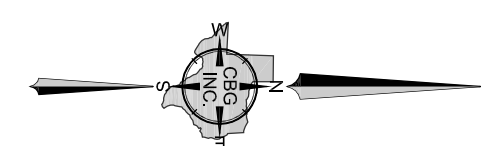
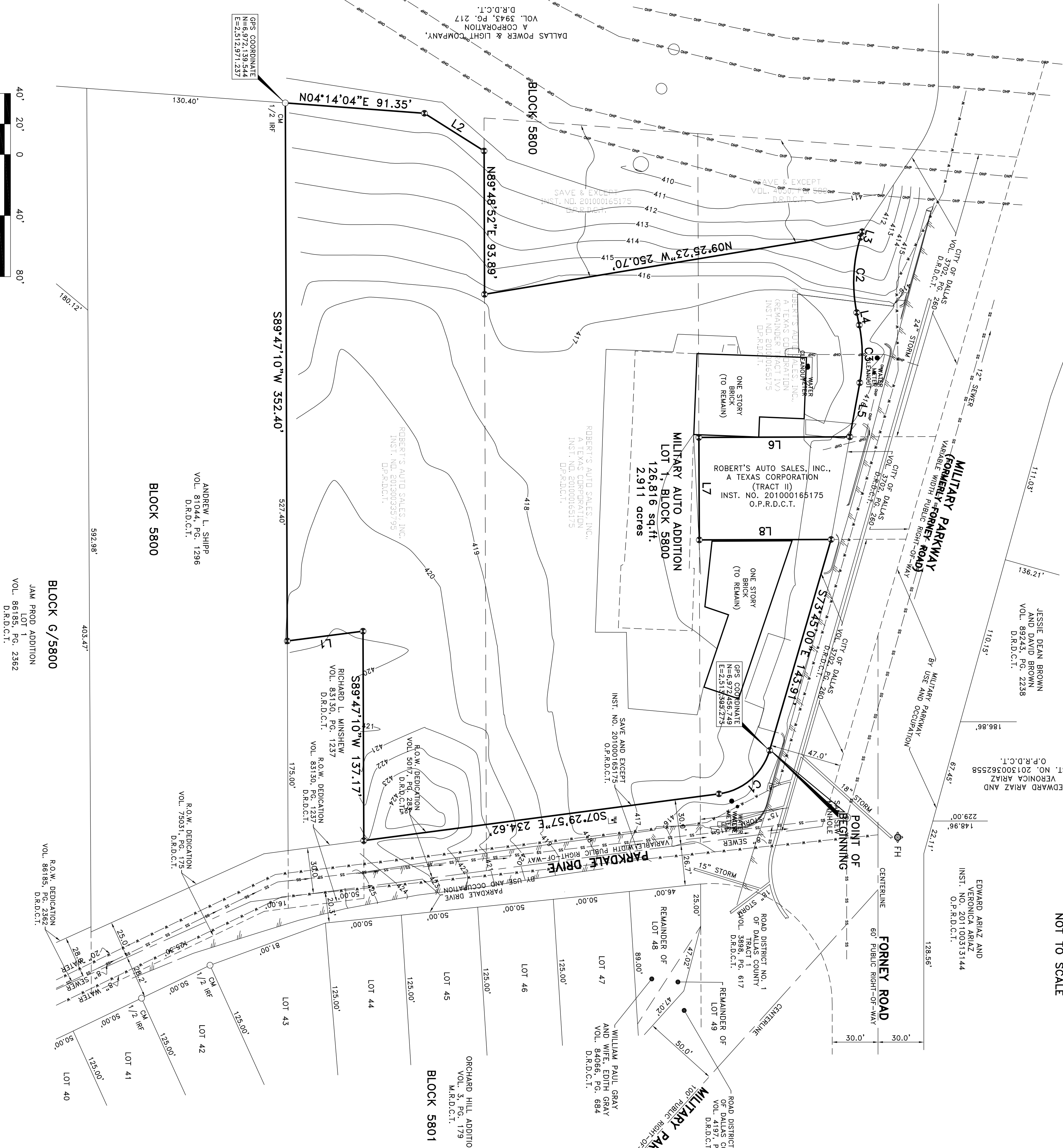


CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	66°14'54"	40.00'	46.25'	S40°37'27"E	43.72'
C2	28°29'58"	100.00'	48.74'	S87°11'02"E	48.23'
C3	21°47'23"	100.00'	38.03'	N89°27'49"E	37.80'

LINE	LENGTH	BEARING
L1	50.00'	S07°24'14"E
L2	46.23'	N32°16'31"E
L3	8.28'	N78°39'00"E
L4	56.05'	S79°38'50"E
L5	98.88'	S00°13'00"E
L6	67.13'	N89°47'00"E
L7	86.35'	N00°13'00"W



VICINITY MAP
NOT TO SCALE



OWNERS CERTIFICATE

STATE OF TEXAS

WHEREAS, Robert's Auto Sales, Inc., a Texas corporation, is the sole owner of the property described in the plat hereto attached, and the same is located in the City of Dallas, Block 5800, Dallas County, Texas, being all of those tracts conveyed to Robert's Auto Sales, Inc., a Texas corporation, by Deed Without Warranty recorded in Instrument No. 201000165175, Official Public Records, Dallas County, Texas, and being all of a tract of land conveyed to Robert's Auto Sales, Inc., a Texas corporation, by Special Warranty Deed recorded in Instrument No. 20130035795, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning of a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner of the beginning of a corner clip at the intersection of the South line of Military Parkway (a variable width right-of-way) and the West line of Parkdale Drive (a called 60 foot right-of-way), said point being the beginning of a curve to the right having a radius of 40.00 feet, a central angle of 66 degrees 14 minutes 54 seconds, and a chord that bears South 40 degrees 57 minutes 27 seconds East, a distance of 43.72 feet;

Thence along said corner clip and said curve to the right, an arc length of 46.25 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner in the said West line of Parkdale Drive;

Thence South 07 degrees 29 minutes 57 seconds East, along the South West line of Parkdale Drive, a distance of 234.62 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set of the Northeast corner of a tract of land conveyed to Richard L. Minshew by deed recorded in Volume 83150, Page 1237, Deed Records, Dallas County, Texas;

Thence South 89 degrees 47 minutes 10 seconds West, leaving the West line of Parkdale Drive and along the North line of said Minshew tract, a distance of 137.17 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set of the Northwest corner of said Minshew tract;

Thence South 07 degrees 24 minutes 14 seconds East, along the West line of said Minshew tract, a distance of 50.00 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set of the Southeast corner of said Minshew tract, being in the North line of a tract of land conveyed to Andrew L. Shipp by deed recorded in 81044, Page 1296, Deed Records, Dallas County, Texas;

Thence South 89 degrees 47 minutes 10 seconds West, along the said North line of said Shipp tract, a distance of 352.40 feet to a 1/2 inch iron rod set of the Northwest corner of said Shipp tract, being in the East line of a tract of land conveyed to Andrew L. Shipp by deed recorded in 81044, Page 1296, Deed Records, Dallas County, Texas;

Thence along the said East line of Dallas Power and Light Company's tract as follows:

North 04 degrees 14 minutes 04 seconds East, a distance of 91.35 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner;

North 32 degrees 16 minutes 31 seconds East, a distance of 46.23 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner;

North 09 degrees 25 minutes 23 seconds West, a distance of 250.70 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner in the said South line of Military Parkway;

Thence South 72 degrees 56 minutes 00 seconds East, a distance of 3.98 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner, said point being the beginning of a tangent curve to the left having a radius of 100.00 feet, a central angle of 28 degrees 29 minutes 56 seconds, and a chord that bears South 87 degrees 11 minutes 02 seconds East, a distance of 49.23 feet;

Thence continuing along the said South line of Military Parkway and said curve to the left, an arc length of 49.74 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner at the point of tangency in the said South line of Military Parkway;

Thence North 78 degrees 34 minutes 00 seconds East, continuing along the said South line of Military Parkway, a distance of 8.35 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set having a radius of 100.00 feet, a central angle of 21 degrees 47 minutes 23 seconds, and a chord that bears North 89 degrees 27 minutes 49 seconds East, a distance of 37.80 feet;

Thence continuing along the said South line of Military Parkway and said curve to the right, an arc length of 38.03 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set for corner at the point of tangency in the said South line of Military Parkway;

Thence South 79 degrees 38 minutes 30 seconds East, continuing along the said South line of Military Parkway, a distance of 36.05 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set of the Northwest corner of Tract II of said Robert's Auto Sales, Inc. tract (Inst. No. 201000165175);

Thence South 00 degrees 13 minutes 00 seconds West, leaving the said South line of Military Parkway and along the West line of said Tract II of said Robert's Auto Sales, Inc. tract (Inst. No. 201000165175), a distance of 94.88 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set of the Southwest corner of said Tract II of said Robert's Auto Sales, Inc. tract (Inst. No. 201000165175);

Thence North 89 degrees 47 minutes 00 seconds East, along the South line of said Tract II of said Robert's Auto Sales, Inc. tract (Inst. No. 201000165175), a distance of 67.13 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set of the Southeast corner of said Tract II of said Robert's Auto Sales, Inc. tract (Inst. No. 201000165175);

Thence North 00 degrees 13 minutes 00 seconds West, along the East line of said Tract II of said Robert's Auto Sales, Inc. tract (Inst. No. 201000165175), a distance of 67.13 feet to a 3-1/4 inch aluminum disk stamped "MAA" & RPLS "5513" set over a 1/2 inch iron rod set of the Northwest corner of said Tract II of said Robert's Auto Sales, Inc. tract (Inst. No. 201000165175), being in the said South line of Military Parkway;

Thence South 73 degrees 45 minutes 00 seconds East, along the said South line of Military Parkway, a distance of 143.91 feet to the Point of Beginning and containing 126,816 square feet or 2,911 acres of land.

OWNERS DEDICATION

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Robert's Auto Sales, Inc., a Texas corporation, acting by and through its duly authorized officer, Robert Williams, Jr., President, does hereby adopt this plat, designating the property described in the plat hereto attached as a public utility easement in the City of Dallas, Block 5800, Dallas County, Texas, and does hereby dedicate to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for such particular use. The maintenance of the utility and fire line easements is the responsibility of the property owner. No buildings, fences, sheds, or other structures or encroachments shall be placed over or across the utility and fire line easements. Said easements being hereby reserved for the municipal use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove or keep removed all or parts of any building, fence, shed, shrub, or other improvement 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 of full right of ingress and egress to and from the easements for the purpose of inspecting, maintaining, and adding to or removing all or parts of its respective systems without the necessity of 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 areas of working space 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. Stakes shall be constructed by the builder as required by City Code Resolution No. 08-1058 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2015.

By: Robert Williams, Jr., President
Robert's Auto Sales, Inc., a Texas corporation

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears, Robert Williams, Jr., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that I have personally surveyed the property described in the plat hereto attached, 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. 14455, as amended), and Texas Local Government Code, Chapter 212, I further affirm that monumentation shown thereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-617 (c)(6)(D) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2015.

RELEASED 07/23/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

GENERAL NOTES

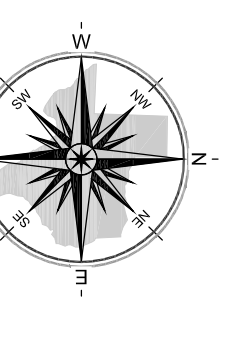
- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL PROJECTION, NAD 83, GROUND COORDINATE VALUES, NO SCALE AND NO REDUCTION.
- 6) BENCHMARK IS A SQUARE CUT IN TOP OF A CONCRETE CURB AT THE SOUTHWEST CORNER OF A STORM SEWER DROP INLET AT THE INTERSECTION OF HIGHLAND ROAD AND FERUSON ROAD. (ELEV.=487.82')
- 7) THERE ARE NO TREES ON THE SUBJECT PROPERTY.
- 8) ALL BUILDINGS ARE TO REMAIN.

LEGEND

- CM CONTROLLING MONUMENT
- 3-1/4" ALUMINUM DISK STAMPED "MAA" & RPLS "5513" SET OVER A 1/2" IRON ROD SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- S.O.T. SQUARE FEET
- S.O.T.C.T. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER

126,816 SQ.FT. / 2,911 ACRES
THOMAS LABOW SURVEY, ABSTRACT NO. 759
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5143-238

CBG Surveying, Inc.
PLANNING • SURVEYING
12025 Shiloh Road, Suite 230, Dallas, Texas 75228
P 214.348.4400 F 214.348.2216
www.cbgsurveying.com



SCALE: 1"=40' / DATE: JULY 9, 2015 / JOB NO. 1412845 / DRAWN BY: CC

OWNER: ROBERT'S AUTO SALES, INC.,
A TEXAS CORPORATION
ATTN: ROBERT WILLIAMS, JR.
5212 MILITARY PARKWAY
DALLAS, TEXAS 75244
P(214)381-5111

BLOCK G/5800
JAM PROD ADDITION
LOT 49
VOL. 86150, PG. 2352
D.R.D.C.T.

BLOCK 5800
ANDREW L. SHIPP
VOL. 81044, PG. 1296
D.R.D.C.T.

SCALE: 1" = 40'