

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-NC). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. NO LOT-TO-LOT DRAINAGE WILL BE PERMITTED, WITHOUT PROPER APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1, BLOCK 3956, SELF STORAGE SOLUTIONS ADDITION.
5. ALL STRUCTURES WITHIN PROPOSED DEVELOPMENT TO BE DEMOLISHED UNLESS OTHERWISE SPECIFIED.

OWNER'S CERTIFICATE:

WHEREAS, SELF STORAGE SOLUTIONS, IS THE SOLE OWNER OF A 1.797 ACRE TRACT OF LAND SITUATED IN THE CITY OF DALLAS, BLOCK 3956, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE W. M. COOMBS SURVEY, ABSTRACT NO. 290, AND BEING ALL OF THAT CERTAIN CALLED 1.80 ACRE TRACT OF LAND CONVEYED TO SELF STORAGE SOLUTIONS ACCORDING TO THE SPECIAL WARRANTY DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 201500308232, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID 1.797 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT A 1-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.0970 ACRE TRACT OF LAND CONVEYED TO SLJ FWA, LTD. ACCORDING TO THE GENERAL WARRANTY DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 201200345099, D.R.D.C.T., SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FORT WORTH AVENUE (100 FEET WIDE);

THENCE SOUTH 66 DEGREES 19 MINUTES 07 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF FORT WORTH AVENUE, PASSING A 1-1/4" IRON PIPE FOUND AT A DISTANCE OF 144.61 FEET, AND CONTINUING A TOTAL DISTANCE OF 289.40 FEET TO A 3/4-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 1.80 ACRE SELF STORAGE SOLUTIONS TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO NISHA HOSPITALITY, LLC ACCORDING TO THE GENERAL WARRANTY DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 201400130456, D.R.D.C.T., SAID POINT ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FORT WORTH AVENUE, AND BEING THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 13 DEGREES 13 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE ABOVE MENTIONED NISHA HOSPITALITY, LLC TRACT, AT A DISTANCE OF 188.81 FEET PASSING AN "X" CARVED IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID NISHA HOSPITALITY, LLC TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.339 ACRE TRACT OF LAND CONVEYED TO SLJ/FWA, LTD. ACCORDING TO THE GENERAL WARRANTY DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20130064842, D.R.D.C.T., AND CONTINUING A TOTAL DISTANCE OF 356.49 FEET, TO A 5/8-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 1.80 ACRE SELF STORAGE SOLUTIONS TRACT, BEING IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 30;

THENCE SOUTH 75 DEGREES 27 MINUTES 22 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 30, A DISTANCE OF 276.48 FEET, TO A 5/8-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 1.80 ACRE SELF STORAGE SOLUTIONS TRACT, SAID POINT BEING IN THE EAST LINE OF FORD'S ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 363, MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG THE EAST LINE OF THE ABOVE MENTIONED FORD'S ADDITION, A DISTANCE OF 353.55 FEET, TO A 5/8-INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID 1.80 ACRE SELF STORAGE SOLUTIONS TRACT, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF FORT WORTH AVENUE, AND BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1004.93 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF FORT WORTH AVENUE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 143.00 FEET, HAVING A CENTRAL ANGLE OF 8 DEGREES 00 MINUTES 12 SECONDS, AND A CHORD BEARING OF NORTH 70 DEGREES 23 MINUTES 43 SECONDS EAST, A CHORD DISTANCE OF 142.88 FEET, TO A 5/8-INCH IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF FORT WORTH AVENUE;

THENCE NORTH 66 DEGREES 19 MINUTES 07 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF FORT WORTH AVENUE, A DISTANCE OF 38.24 FEET, TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 78,265 SQUARE FEET OR 1.797 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT SELF STORAGE SOLUTIONS, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SELF STORAGE SOLUTIONS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE 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 OR KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER IMPROVEMENT OR GROWTH 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 OF 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 _____

BY: JOSHUA PARROTT
MEMBER

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOSHUA PARROTT, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

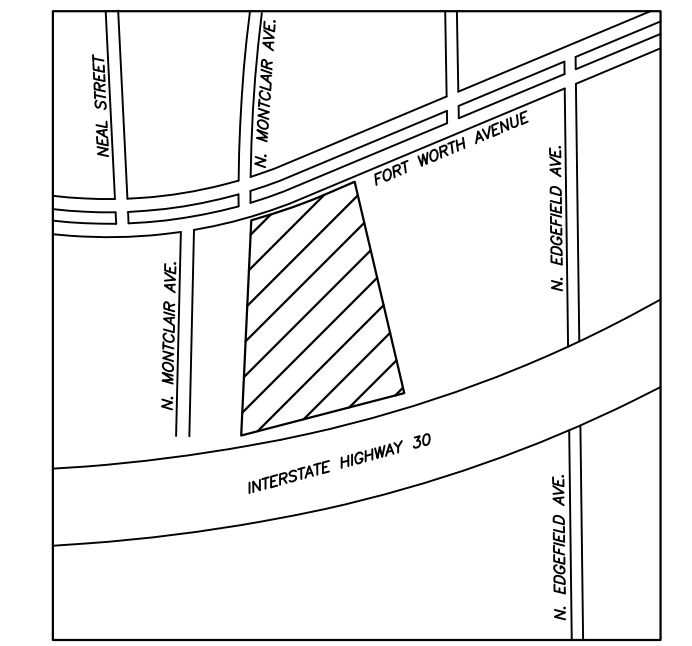
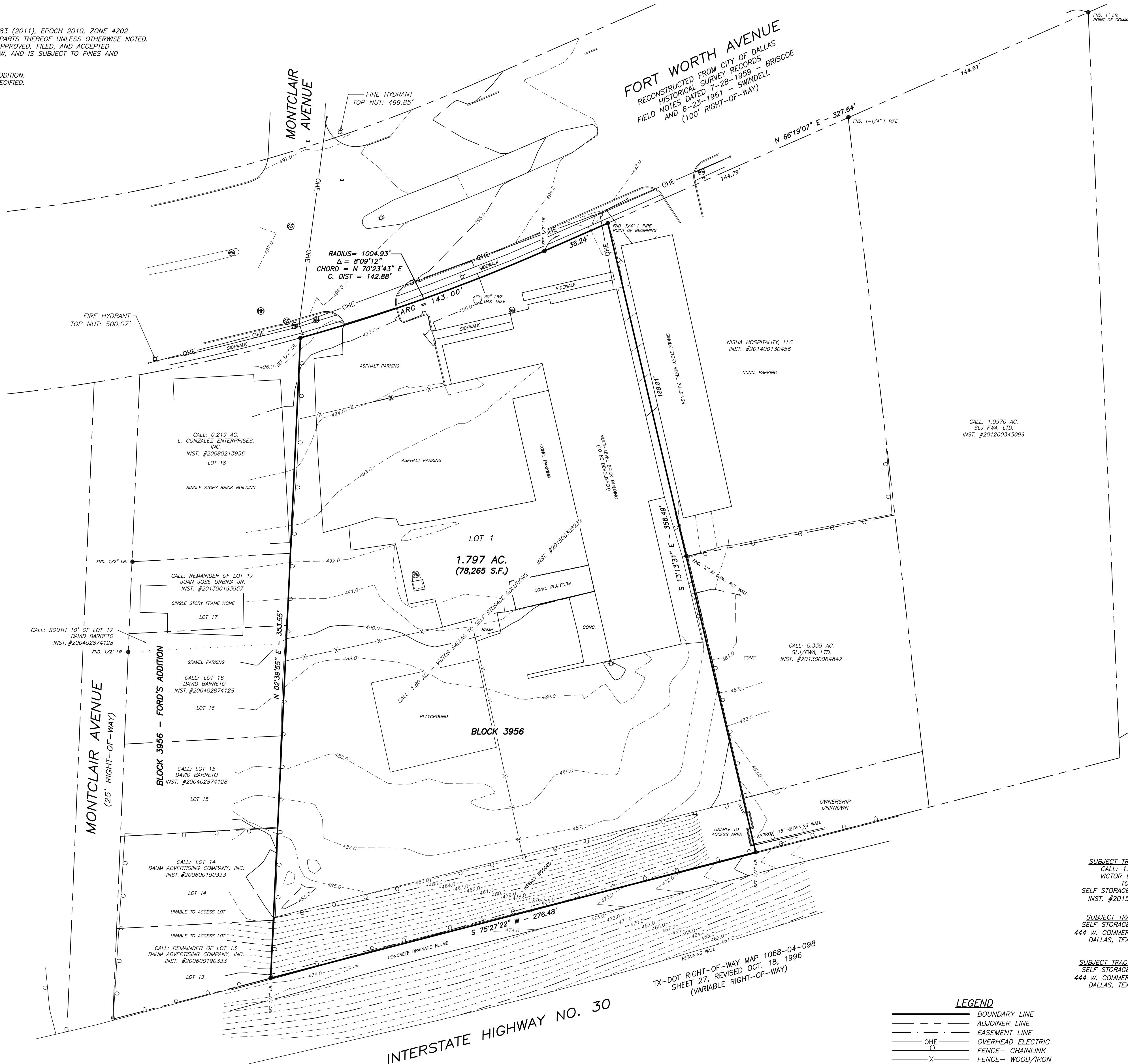
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

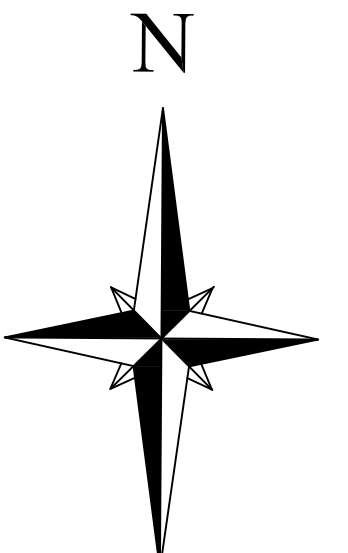
I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS, AND FROM OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT 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 THE TEXAS LOCAL GOVERNMENT CODE, SECTION 212. I FURTHER AFFIRM THAT THE MONUMENTATION SHOWN HEREON WAS EITHER FOUND IN PLACE OR PLACED IN COMPLIANCE WITH SEC. 51A-8.617 (A), (B), (C), (D), & (E) OF THE CITY OF DALLAS DEVELOPMENT CODE, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED AND RECORDED FINAL PLAT.

DATED THIS THE _____ DAY OF _____
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

STUART L. WARNOCK, RPLS NUMBER 6579
PIONEER MAPPING, TXBPLS FIRM NUMBER 10194188



VICINITY MAP
NOT TO SCALE



- SUBJECT TRACT DEED
CALL: 1.80 AC
VICTOR BALLAS
TO
SELF STORAGE SOLUTIONS
INST. #201500308232
- SUBJECT TRACT OWNER
SELF STORAGE SOLUTIONS
444 W. COMMERCE ST. #4106
DALLAS, TEXAS 75208
- SUBJECT TRACT DEVELOPER
SELF STORAGE SOLUTIONS
444 W. COMMERCE ST. #4106
DALLAS, TEXAS 75208

- LEGEND**
- BOUNDARY LINE
 - ADJOINER LINE
 - EASEMENT LINE
 - OVERHEAD ELECTRIC
 - FENCE - CHAINLINK
 - FENCE - WOOD/IRON
 - EDGE OF CONCRETE/ASPHALT
 - SANITARY SEWER
 - WATERLINE
 - UNDERGROUND TELEPHONE
 - UNDERGROUND GAS LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - POWER POLE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT

**PRELIMINARY PLAT
SHOWING
SELF STORAGE SOLUTIONS ADDITION
LOT 1, BLOCK 3956
W. M. COOMBS SURVEY A-290
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-241**

