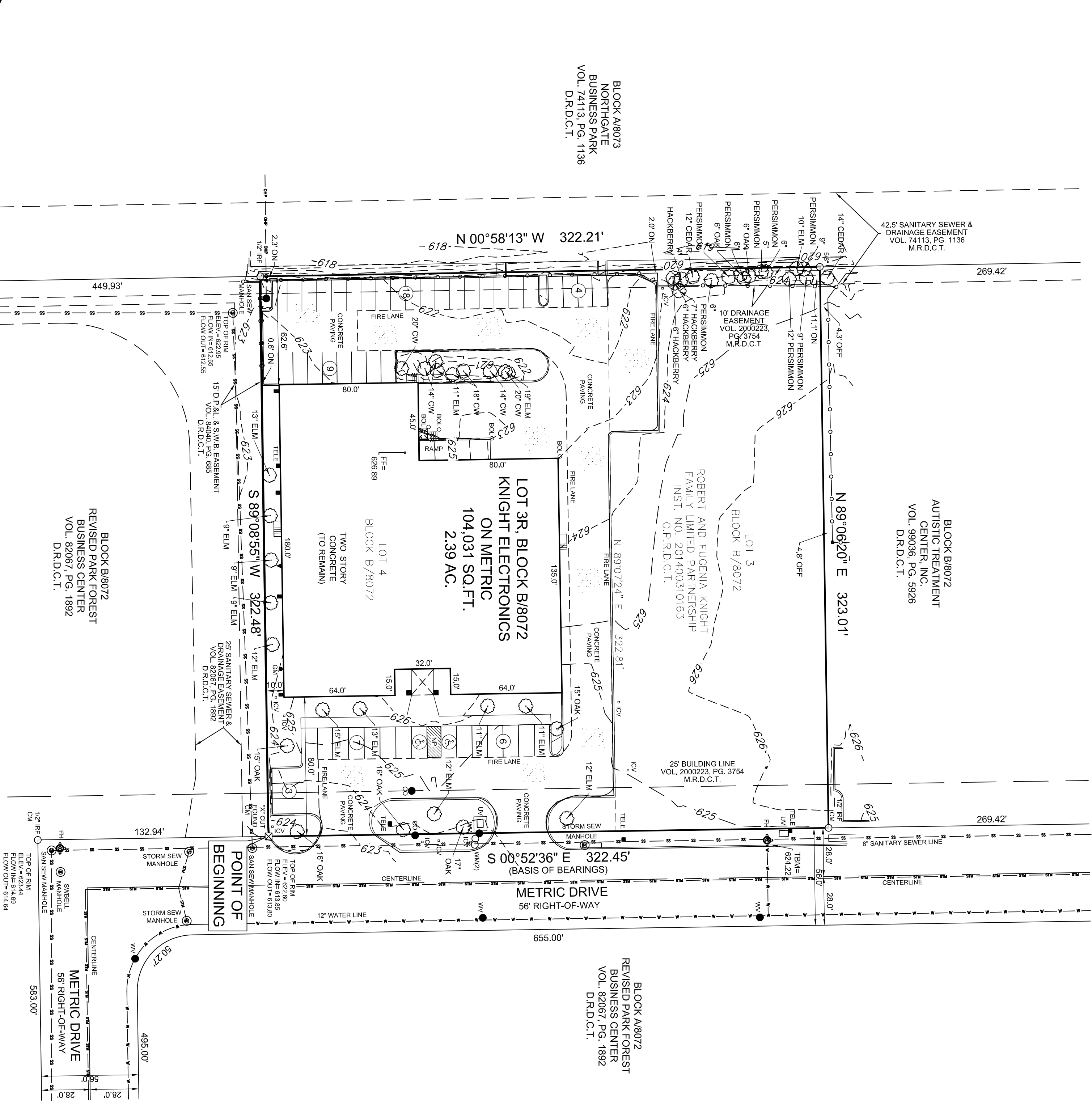


LEGEND

M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.P.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOLUME, PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
R.O.W.	RIGHT-OF-WAY
S.O.F.F.	SQUARE FEET
CO	CLEANOUT
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
NP	NO PARKING
GM	GAS METER
TBM	TEMPORARY BENCHMARK
WW	WATER VALVE
UV	UTILITY VAULT
CW	COTTONWOOD
BOL	BOLLARD



GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot from 2 lots.
 - 2) Lot-to-lot drainage is not permitted without engineering section approval.
 - 3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, (2011).
 - 4) According to the F.I.R.M. No. 4811300215 K, revised July 7, 2014, the subject property lies in Zone X and does not lie within a flood prone hazard area.
 - 5) The maximum number of lots permitted by this plat is 1.
 - 6) Benchmark: 18-W-15
 Northing: 7,020,349.112; Easting: 2,520,761.448; Elevation: 653.140
 A standard Water Department Benchmark on a concrete curb at the midpoint of curb on the Southeast corner of the intersection of Pineridge Drive and Plano Road.
 - Benchmark: 27-D-1
 Northing: 7,016,795.408; Easting: 2,517,013.411; Elevation: 612.220
 A square is cut on top of concrete curb on West side of Leisure Drive and 20 feet North of North property line of Skillman Street.
- 7) PARKINGS:
 Regular Parking: 47
 Handicap Parking: 2
 Total Parking: 49

SURVEYOR'S STATEMENT

I, Raul D. Reyes, 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. 19453, as amended), and Texas Local Government Code, Chapter 212. I further affirm that nonumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8-017 (a)(1)(C)(i) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

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. (08/25/2017)

Raul D. Reyes
 Texas Registered Professional Land Surveyor No. 5390
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, 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 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 _____, 2017.

Notary Signature _____

REVISIED PARK FOREST
 BUSINESS CENTER
 VOL. 82067, PG. 1892
 D.R.D.C.T.

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Robert and Eugenia Knight Family Limited Partnership is the owner of Lots 3 and 4 in Block B/8072 of Knight Electronics at Park Forest Business Center, an Addition in the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2000223, Page 2734, Map Records, Dallas County, Texas, same being conveyed to Robert and Eugenia Knight Family Limited Partnership by Special Warranty Deed recorded in Instrument No. 201400310163, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found for corner at the Southeast corner of said Lot 3, Block B/8072 and lying in the West right-of-way line of Metric Drive (66 foot right-of-way), said corner being the most northern Northeast corner of Block B/8072 of Revised Park Forest Business Center, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 82097, Page 1892, Deed Records, Dallas County, Texas;

Thence South 89 degrees 08 minutes 55 seconds West, departing said West right-of-way line of Metric Drive, along the most Northern line of said Revised Park Forest Business Center, a distance of 322.48 feet to a 1/2 inch iron bound corner at the most northern Northwest corner of said Revised Park Forest Business Center, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 74113, Page 1136, Deed Records, Dallas County, Texas;

Thence North 00 degrees 58 minutes 13 seconds West, along said East line of Block A/8073 of Northgate Business Park, a distance of 322.21 feet to a 5/8 inch iron rod found at the Southwest corner of a tract of land conveyed to Autistic Treatment Center, Inc., by Deed recorded in Volume 99036, Page 5926, Deed Records, Dallas County, Texas;

Thence North 89 degrees 06 minutes 20 seconds East, along the South line of said Autistic Treatment Center tract and lying in said West right-of-way line of Metric Drive;

Thence South 00 degrees 52 minutes 36 seconds East, along said West right-of-way line of Metric Drive, a distance of 322.45 feet to the POINT OF BEGINNING and containing 104,031 square feet or 2.39 acres of land.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Robert and Eugenia Knight Family Limited Partnership does hereby adopt this plat, designating the herein described property as **KNIGHT ELECTRONICS ON METRIC**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the 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 parking 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 or the easements, and all public utilities shall at all times have the full right of ingress or egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity of procuring the permission of anyone. (Any public utility shall have the right of ingress or egress to 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 area of working space for construction and maintenance for 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, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

Robert and Eugenia Knight Family Limited Partnership

Robert P. Knight, Owner

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 Robert P. Knight, 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 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 _____, 2017.

Notary Signature _____

OWNER
 ROBERT and EUGENIA KNIGHT
 FAMILY LIMITED PARTNERSHIP
 7019 SPRING VALLEY ROAD
 DALLAS, TEXAS 75240

STATE OF TEXAS
 COUNTY OF DALLAS

REPLAT OF LOTS 3 AND 4 IN BLOCK B/8072,
 KNIGHT ELECTRONICS AT PARK FOREST
 BUSINESS CENTER
 JOHN JACKSON SURVEY, ABSTRACT NO. 699
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S167-274

PRELIMINARY PLAT
 KNIGHT ELECTRONICS ON METRIC
 LOT 3R, BLOCK B/8072



DATE: 08/21/2017 / JOB #: 1702345-1 / SCALE: 1" = 40' / DRAWN: CN