

LOT 1, BLOCK A/7553
SAM'S WHEATLAND ROAD ADDITION
Volume 92071, Page 92,
D.R.D.C.T.

SAM'S REAL ESTATE BUSINESS
Volume 98171, Page 5999,
D.R.D.C.T.

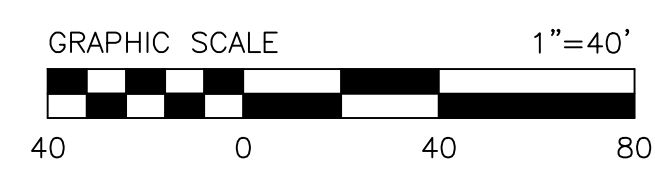
10.00' UTILITY EASEMENT
Volume 92071, Page 92,
D.R.D.C.T.

24" RCP 311T-6471, SHT. 5

LEGEND

P.R.D.C.T.	Plat Records of Dallas County, Texas
D.R.D.C.T.	Deed Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas
CM	Controlling Monument
Inst.	Instrument
I.R.	Iron Rod
FND.	Found

- NOTES**
- The purpose of this plat is to create one lot from 2 lots.
 - Coordinates and bearings shown are based on the State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011) and are grid and no projection derived from GPS observations.
 - Lot-to-lot drainage is not permitted without Engineering Division approval.
 - No Existing Structures.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CLAY COOLEY REAL ESTATE HOLDINGS, Ltd. is the owner of a tract of land situated in the John Stevens Survey, Abstract No. 1303, City of Dallas, Dallas County, Texas and being all of Lot 2C, Block A/7557 of the Carmetics Addition, an addition to the City of Dallas as recorded in County Clerk's Instrument No. 201100076352 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and a portion of Lot 2, Stoneridge Business Park II an addition to the City of Dallas as recorded in County Clerk's Instrument No. 201100076352 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for the southwest corner of Lot 2B, Block A/7557, Hampton Square Retail Center, an addition to the City of Dallas, Dallas County, Texas, as recorded in County Clerk's Instrument No. 200600275341 of the official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and the northwest corner of said Lot 2C, also being in the east right-of-way line of Old Hickory Trail (74.00 foot right-of-way);

THENCE N89°27'58"E, departing said east right-of-way line, following along the south line of said Lot 2B and the north line of said Lot 2C, a distance of 171.57 feet to an "X" cut found in concrete and being in the southeast corner of said Lot 2B and the northeast corner of said Lot 2C, also being in the west line of Lot 1, Block A/7557, Stoneridge Business Park II, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument No. 198600112617, Official Records, Dallas County, Texas;

THENCE S00°09'03"W, departing said southeast corner of said Lot 2B and northeast corner of said Lot 2C, following along the east line of said Lot 2C and the west line of said Lot 1, being a common line, a distance of 55.48 feet to an "X" cut found in concrete;

THENCE N89°12'32"E, continuing with said common line, a distance of 146.11 feet to an "X" cut found in concrete;

THENCE S27°56'45"W, a distance of 134.15 feet to a 1/2 inch iron rod found for corner;

THENCE S00°38'04"E, a distance of 223.75 feet to a 1/2 inch iron rod found and being in the north right-of-way line of Stoneview Drive (64.00 foot right-of-way);

THENCE S89°37'00"W, following along the north line of said Stoneview Drive, a distance of 238.17 feet to a 1/2 inch iron rod, found for a corner a clip, in the intersection of the north right-of-way line of said Stoneview Drive and the east right-of-way line of said Old Hickory Trail;

THENCE N45°23'00"W, following along said corner clip, a distance of 21.21 feet to a 1/2 inch iron rod found and being in the east right-of-way line of said Old Hickory Trail;

THENCE N00°34'49"W, following along the east right-of-way line of said Old Hickory Trail, a distance of 380.82 feet to the POINT OF BEGINNING, containing within these metes and bounds 2.281 acres or 99,350 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CLAY E. COOLEY, acting through its duly authorized agent does adopt this plat, designating the herein above described property as STONERIDGE BUSINESS PARK II, an addition to the City of Dallas, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets, alleys and floodway management areas shown hereon.

The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easement 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 serving 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 anyway 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 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, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 66-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

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

BY: _____
NAME/TITLE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, 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 executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office on this _____ day of _____, 2015.

Notary Public in and for Dallas County, Texas

SURVEYOR'S CERTIFICATE

THAT, I, MICHAEL L. PETERSON, a Registered Professional Land Surveyor licensed by the State of Texas, affirm that this plat was prepared under my supervision from recorded Instrumentation, evidence collected on the ground during field operations and other reliable Instrumentation 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 the signed final plat.

Dated this _____ day of _____, 2015.

Michael L. Peterson
Registered Professional Land Surveyor No. 5999

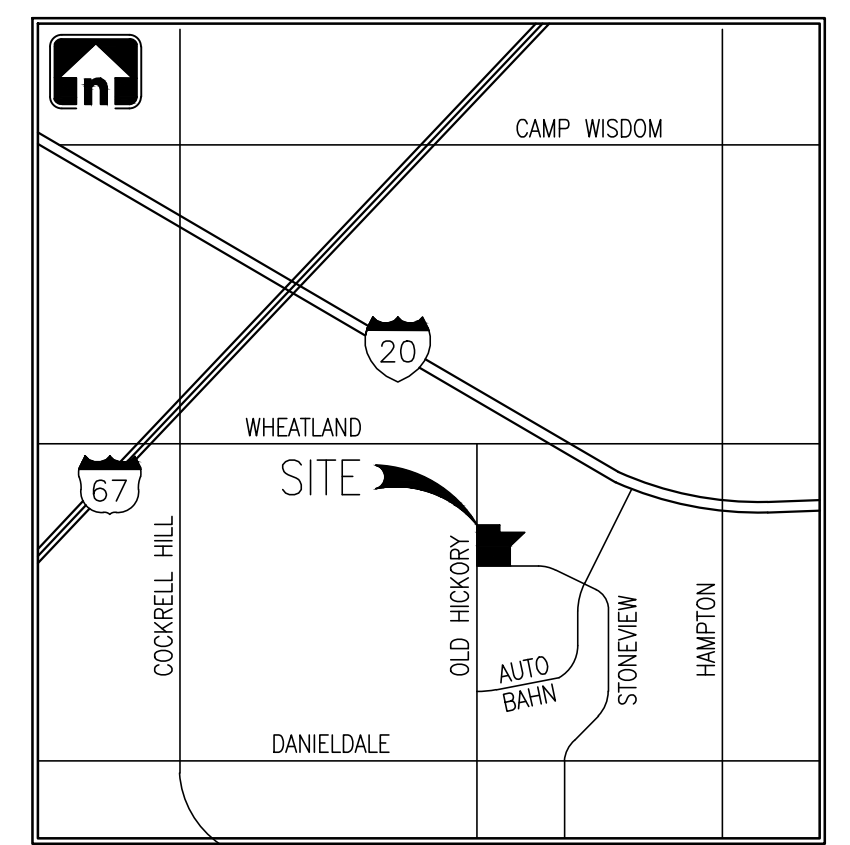


STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL L. PETERSON, 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 consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office on this _____ day of _____, 2015.

Notary Public in and for Tarrant County, Texas



LOCATION MAP
(NOT TO SCALE)

**CLAY COOLEY II
PRELIMINARY PLAT
LOT 2D BLOCK A/7557**
REPLAT OF A PORTION OF LOT 2, BLOCK A/7557
STONERIDGE BUSINESS PARK II
AND ALL OF LOT 2C, BLOCK A/7557
CARMETICS ADDITION
2.281 ACRES 99,350 S.F.
JOHN STEVENS SURVEY, ABSTRACT No. 1303
CITY OF DALLAS, DALLAS COUNTY, TEXAS
AUGUST 2015
CITY OF DALLAS PLAN FILE No. S145-251



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CONSULTING ENGINEERS & PLANNERS
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ARLINGTON, TEXAS 76011 (817) 640-8835
TSP# FIRM: F-1191/TSP#S FIRM: 101538-00

SURVEYOR:
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600 SIX FLAGS DRIVE, SUITE 200
ARLINGTON, TEXAS 76011
(817) 640-8835

OWNER:
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