

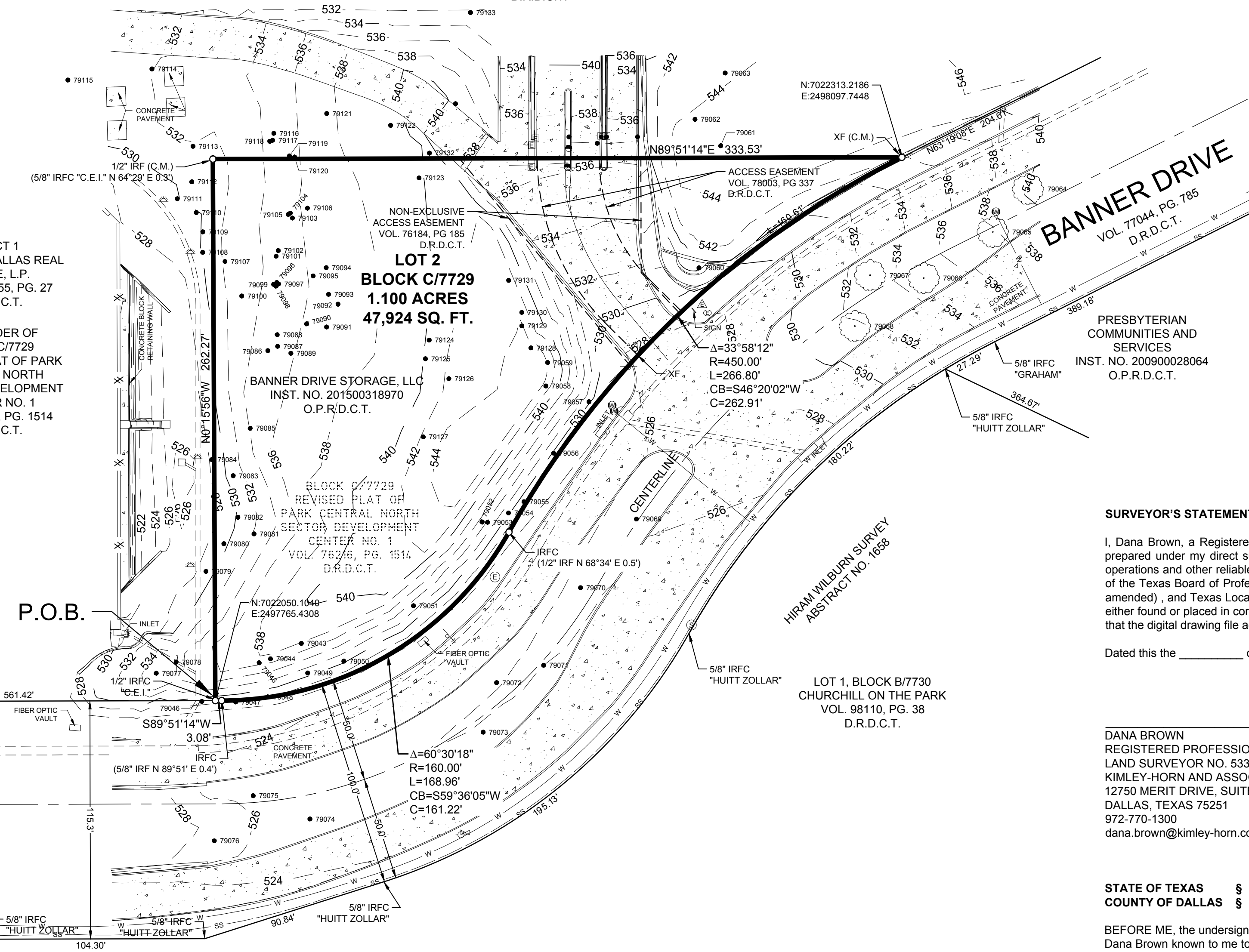
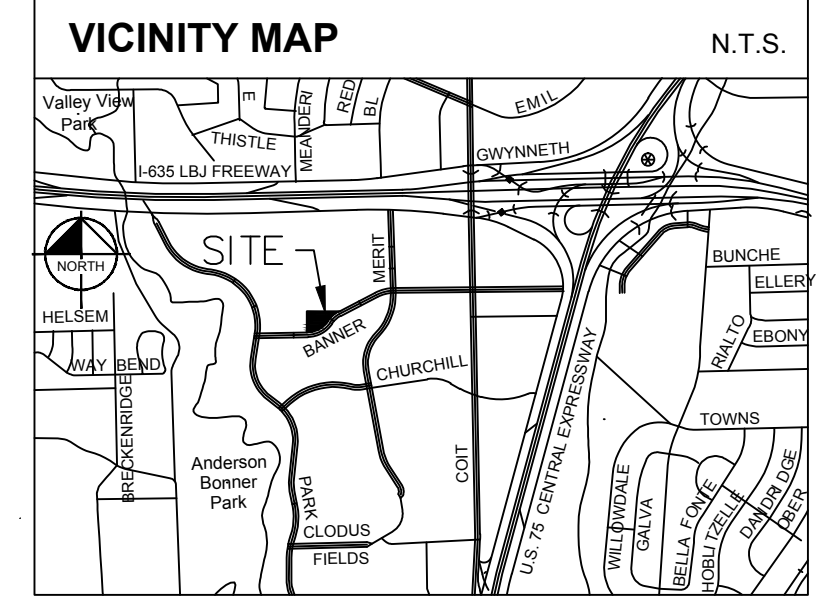
TRACT 1
MCKNIGHT DALLAS REAL ESTATE, L.P.
VOL. 2005155, PG. 27
D.R.D.C.T.

REMAINDER OF
BLOCK C/7729
REVISED PLAT OF PARK
CENTRAL NORTH
SECTOR DEVELOPMENT
CENTER NO. 1
VOL. 76216, PG. 1514
D.R.D.C.T.

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SURVEYOR'S STATEMENT

I, Dana Brown, 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 _____, 2015.

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 53336
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
972-770-1300
dana.brown@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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 Dana Brown 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 therein expressed 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

LEGEND:

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- C.M. = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- IRFC = IRON ROD FOUND WITH CAP
- XF = "X" CUT IN CONCRETE FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
3. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM PART OF A PLATTED LOT.
5. THE CORNERS SHOWN HEREON WITH "KHA" CAP ARE PER A SURVEY DATED MARCH 2015.
6. THERE ARE NO EXISTING BUILDINGS ON THIS SITE.

OWNER:
BANNER DRIVE STORAGE, LLC
500 SKOKIE BLVD., SUITE 600
NORTHBROOK, IL 600625
PH: 847-656-5108

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS BANNER DRIVE STORAGE, LLC is the owner of a 1.100 acre (47,924 square foot) tract of land situated in the Hiram Wilburn Survey, Abstract No. 1568, City of Dallas, Dallas County, Texas and being part of Block C/7729, Revised Plat of Park Central North Sector Development Center No. 1, an addition to the City of Dallas, Texas according to the plat recorded in Volume 76216, Page 1514, Deed Records of Dallas County, Texas and being all of the tract of land described in Special Warranty Deed to Banner Drive Storage, LLC, recorded in Instrument No. 201500318970, Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the north right-of-way line of Banner Drive (a variable width right-of-way) and the east right-of-way line of Park Central Drive (an 80-foot wide right-of-way);

THENCE with said north right-of-way line, North 89°51'14" East, a distance of 561.42 feet to a 1/2" iron rod with plastic cap stamped "C.E.I." found at the southernmost re-entrant corner of a tract of land described as "Tract 1" in Special Warranty Deed to McKnight Dallas Real Estate, L.P., recorded in Volume 2005155, Page 27, Deed Records of Dallas County, Texas;

THENCE departing said north right-of-way line and with the westerly re-entrant line of said McKnight Dallas Real Estate, L.P. tract, North 0°15'56" West, a distance of 262.27 feet to a 1/2" iron rod found at a re-entrant corner of said McKnight Dallas Real Estate, L.P. tract, from which a 5/8" iron rod with plastic cap stamped "C.E.I." found bears North 64°29' East, a distance of 0.3 feet;

THENCE with said north right-of-way line and with the westerly re-entrant line of said McKnight Dallas Real Estate, L.P. tract, North 89°51'14" East, a distance of 333.53 feet to an "X" cut in concrete found at the easternmost corner of said Banner Drive Storage, LLC tract, and at the beginning of a non-tangent curve to the left having a central angle of 33°58'12", a radius of 450.00 feet, a chord bearing and distance of South 46°20'02" West, 262.91 feet;

THENCE with the southwest line of said Block C and said north right-of-way line, the following courses and distances to wit:
In a southwesterly direction, with said non-tangent curve to the left, at an arc distance of 160.62 feet, passing a "X" cut in concrete found, continuing, in all a total arc distance of 266.80 feet to a 5/8" iron rod with "KHA" cap found at the beginning of a reverse curve to the right having a central angle of 60°30'18", a radius of 160.00 feet, a chord bearing and distance of South 59°36'05" West, 161.22 feet, from which a 1/2" iron rod found bears North 68°34' East, a distance of 0.5 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 168.96 feet to a 5/8" iron rod with "KHA" cap found for corner, from which a 5/8" iron rod found bears North 89°51' East, a distance of 0.4 feet;
South 89°51'14" West, a distance of 3.08 feet to the POINT OF BEGINNING and containing 1.100 acres or 47,924 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BANNER DRIVE STORAGE, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as BANNER DRIVE STORAGE ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway 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 _____, 2015.

BANNER DRIVE STORAGE, LLC, a Delaware limited liability company

By: _____

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 _____ 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 therein expressed 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

**PRELIMINARY PLAT
BANNER DRIVE STORAGE
ADDITION
LOT 2, BLOCK C/7729
BEING A REPLAT OF PART OF BLOCK C/7729,
REVISED PLAT OF PARK CENTRAL NORTH
SECTOR DEVELOPMENT CENTER NO. 1
HIRAM WILBURN SURVEY, ABSTRACT NO. 1568
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-057
ENGINEERING PLAN FILE NO. 311T-**

NO.	DBH	NAME	SPECIES	NO.	DBH	NAME	SPECIES	NO.	DBH	NAME	SPECIES	NO.	DBH	NAME	SPECIES
79043	7"	RED OAK	QUERCUS BUCKLEYI	79073	13"	LIVE OAK	QUERCUS VIRGINIANA	79103	10"	BOIS D'ARC	MACLURA POMIFERA	79133	18"	LIVE OAK	QUERCUS VIRGINIANA
79044	10"	RED OAK	QUERCUS BUCKLEYI	79074	10"	LIVE OAK	QUERCUS VIRGINIANA	79104	12"	BOIS D'ARC	MACLURA POMIFERA				
79045	9"	RED OAK	QUERCUS BUCKLEYI	79075	10"	LIVE OAK	QUERCUS VIRGINIANA	79105	9"	BOIS D'ARC	MACLURA POMIFERA				
79046	6"	RED OAK	QUERCUS BUCKLEYI	79076	15"	LIVE OAK	QUERCUS VIRGINIANA	79106	11"	CEDAR	JUNIPERUS ASHEI				
79047	14"	RED OAK	QUERCUS BUCKLEYI	79077	30"	PECAN	CARYA ILLINOINENSIS	79107	14"	LIVE OAK	QUERCUS VIRGINIANA				
79048	11"	RED OAK	QUERCUS BUCKLEYI	79078	13"	RED OAK	QUERCUS BUCKLEYI	79108	18"	LIVE OAK	QUERCUS VIRGINIANA				
79049	9"	CEDAR ELM	ULMUS CRASSIFOLIA	79079	24"	COTTON WOOD	POPULUS DELTOIDES	79109	14"	LIVE OAK	QUERCUS VIRGINIANA				
79050	20"	BOIS D'ARC	MACLURA POMIFERA	79080	12"	LIVE OAK	QUERCUS VIRGINIANA	79110	16"	LIVE OAK	QUERCUS VIRGINIANA				
79051	10"	CEDAR ELM	ULMUS CRASSIFOLIA	79081	20"	LIVE OAK	QUERCUS VIRGINIANA	79111	18"	LIVE OAK	QUERCUS VIRGINIANA				
79052	8"	CEDAR ELM	ULMUS CRASSIFOLIA	79082	18"	LIVE OAK	QUERCUS VIRGINIANA	79112	14"	LIVE OAK	QUERCUS VIRGINIANA				
79053	6"	CEDAR ELM	ULMUS CRASSIFOLIA	79083	12"	LIVE OAK	QUERCUS VIRGINIANA	79113	25"	LIVE OAK	QUERCUS VIRGINIANA				
79054	12"	COTTON WOOD	POPULUS DELTOIDES	79084	24"	LIVE OAK	QUERCUS VIRGINIANA	79114	28"	PECAN	CARYA ILLINOINENSIS				
79055	16"	COTTON WOOD	POPULUS DELTOIDES	79085	6"	CEDAR	JUNIPERUS ASHEI	79115	42"	PECAN	CARYA ILLINOINENSIS				
79056	16"	COTTON WOOD	POPULUS DELTOIDES	79086	8"	CEDAR ELM	ULMUS CRASSIFOLIA	79116	16"	CEDAR ELM	ULMUS CRASSIFOLIA				
79057	12"	COTTON WOOD	POPULUS DELTOIDES	79087	9"	CEDAR ELM	ULMUS CRASSIFOLIA	79117	18"	CEDAR ELM	ULMUS CRASSIFOLIA				
79058	8"	PECAN	CARYA ILLINOINENSIS	79088	9"	CEDAR ELM	ULMUS CRASSIFOLIA	79118	10"	CEDAR ELM	ULMUS CRASSIFOLIA				
79059	10"	PECAN	CARYA ILLINOINENSIS	79089	11"	CEDAR ELM	ULMUS CRASSIFOLIA	79119	10"	BOIS D'ARC	MACLURA POMIFERA				
79060	16"	CREPE MYRTLE	LAGERSTROMIA INDICA	79090	11"	CEDAR ELM	ULMUS CRASSIFOLIA	79120	9"	BOIS D'ARC	MACLURA POMIFERA				
79061	22"	RED OAK	QUERCUS BUCKLEYI	79091	9"	CEDAR ELM	ULMUS CRASSIFOLIA	79121	18"	CEDAR ELM	ULMUS CRASSIFOLIA				
79062	23"	RED OAK	QUERCUS BUCKLEYI	79092	11"	CEDAR ELM	ULMUS CRASSIFOLIA	79122	15"	CEDAR ELM	ULMUS CRASSIFOLIA				
79063	22"	RED OAK	QUERCUS BUCKLEYI	79093	12"	HACKBERRY	CELTIS OCCIDENTALIS	79123	18"	PECAN	CARYA ILLINOINENSIS				
79064	10"	LIVE OAK	QUERCUS VIRGINIANA	79094	10"	CEDAR ELM	ULMUS CRASSIFOLIA	79124	36"	BOIS D'ARC	MACLURA POMIFERA				
79065	10"	LIVE OAK	QUERCUS VIRGINIANA	79095	12"	MIMOSA	ALBIZIA JULIBRISIN	79125	17"	CEDAR ELM	ULMUS CRASSIFOLIA				
79066	10"	LIVE OAK	QUERCUS VIRGINIANA	79096	12"	CEDAR ELM	ULMUS CRASSIFOLIA	79126	7"	PECAN	CARYA ILLINOINENSIS				
79067	10"	LIVE OAK	QUERCUS VIRGINIANA	79097	12"	CEDAR ELM	ULMUS CRASSIFOLIA	79127	30"	PECAN	CARYA ILLINOINENSIS				
79068	10"	LIVE OAK	QUERCUS VIRGINIANA	79098	12"	CEDAR ELM	ULMUS CRASSIFOLIA	79128	12"	HOLLY	ILEX VOMITORIA				
79069	11"	LIVE OAK	QUERCUS VIRGINIANA	79099	10"	CEDAR ELM	ULMUS CRASSIFOLIA	79129	5"	HOLLY	ILEX VOMITORIA				
79070	12"	LIVE OAK	QUERCUS VIRGINIANA	79100	13"	LIVE OAK	QUERCUS VIRGINIANA	79130	18"	HOLLY	ILEX VOMITORIA				
79071	12"	LIVE OAK	QUERCUS VIRGINIANA	79101	13"	CEDAR ELM	ULMUS CRASSIFOLIA	79131	15"	HOLLY	ILEX VOMITORIA				
79072	10"	LIVE OAK	QUERCUS VIRGINIANA	79102	10"	HACKBERRY	CELTIS OCCIDENTALIS	79132	6"	HOLLY	ILEX VOMITORIA				

Kimley»Horn
12750 Merit Drive, Suite 1000 Dallas, Texas 75251
Tel. No. (972) 770-1300 Fax No. (972) 239-3820
FIRM # 10115500

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	DEC. 2015	064464501	1 OF 1