

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF DALLAS :

WHEREAS, PRO QUICK LUBE, LLC., is the owner of a called 0.982 acre tract of land situated in the Anson McCracken Survey, Abstract No. 868, Dallas County Texas, and being all of Lot 3, Block A/6172 of Kessler Hills Shopping Center, an addition to the city of Dallas, Dallas County, Texas according to the plat recorded in Volume 91079, Page 1128, Map Records of Dallas County, Texas (M.R.D.C.T.), being a tract of land as described in deed to Pro Quick Lube, LLC., as recorded in Instrument No. 201400072773 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), also being all of Lot 4, Block A/6172 of Kessler Hills Shopping Center Phase II, an addition to the city of Dallas, Dallas County, Texas according to the plat recorded in Volume 86072, Page 2597, M.R.D.C.T., being a tract of land as described in deed to Pro Quick Lube, LLC., as recorded in Instrument No. 201400033445, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of said Lot 3, and the southwest corner of Lot 2, Block A/6172 of said Kessler Hills Shopping Center and being the east line of Westmoreland Avenue (100' Right-of-Way) from said point a 5/8" iron with cap stamped "Johnson Pate" found bears North 00 Degrees 28 Minutes 47 Seconds West, a distance of 313.02 feet to the northwest corner of said Lot 2;

THENCE North 89 Degrees 31 Minutes 13 Seconds East, along the common line between said Lots 2 and 3, Block A/6172, a distance of 162.00 feet to a "PK" nail found for the northeast corner of said Lot 3;

THENCE South 00 Degrees 28 Minutes 47 Seconds East, along common line between said Lots 2 and 3, a distance of 150.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for southeast corner of said Lot 3, in the north line of said Lot 4;

THENCE North 89 Degrees 31 Minutes 13 Seconds East, along the common line between said Lots 2 and 4, Block A/6172, a distance of 69.40 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for northeast corner of said Lot 4;

THENCE South 00 Degrees 28 Minutes 47 Seconds East, along the common line between said Lots 2 and 4, Block A/6172, a distance of 12.13 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for a southeast corner of said Lot 4, also being the northeast corner of Lot 7, Block A/6172 of said Kessler Hills Shopping Center Phase II;

THENCE South 58 Degrees 48 Minutes 21 Seconds West, along the common line between said Lots 4 and 7, Block A/6172, a distance of 100.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of Lot 6, Block A/6172;

THENCE South 58 Degrees 25 Minutes 51 Seconds West, along the common line between said Lots 4 and 6, Block A/6172, a distance of 118.78 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for northeast corner of Lot 5, Block A/6172;

THENCE North 86 Degrees 58 Minutes 22 Seconds West, along the common line between said Lots 4 and 5, Block A/6172, a distance of 50.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for southwest corner of Lot 4, Block A/6172 being located in the east line of Westmoreland Avenue;

THENCE North 00 Degrees 28 Minutes 47 Seconds West, along the east line of said Westmoreland Avenue, a distance of 269.78 feet to a POINT OF BEGINNING and containing 42,789 square feet or 0.982 acres of land more or less.

OWNER'S DEDICATION

Now therefore, know all men by these presents:

That PRO QUICK LUBE, LLC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as NORTEX 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 floodway management areas shown hereon. 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 stated.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

Witness, my hand at Dallas, Texas, this the _____ day of _____, 20_____.

Pro Quick Lube, LLC.

Signature: _____
????????????????????????????

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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Eduardo Martinez, 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 Engineers and Land Surveyors, 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.

FOR REVIEW ONLY

Date: _____ day of _____, 20_____.

Eduardo Martinez
Texas Registered Professional Land Surveyor No. 5274

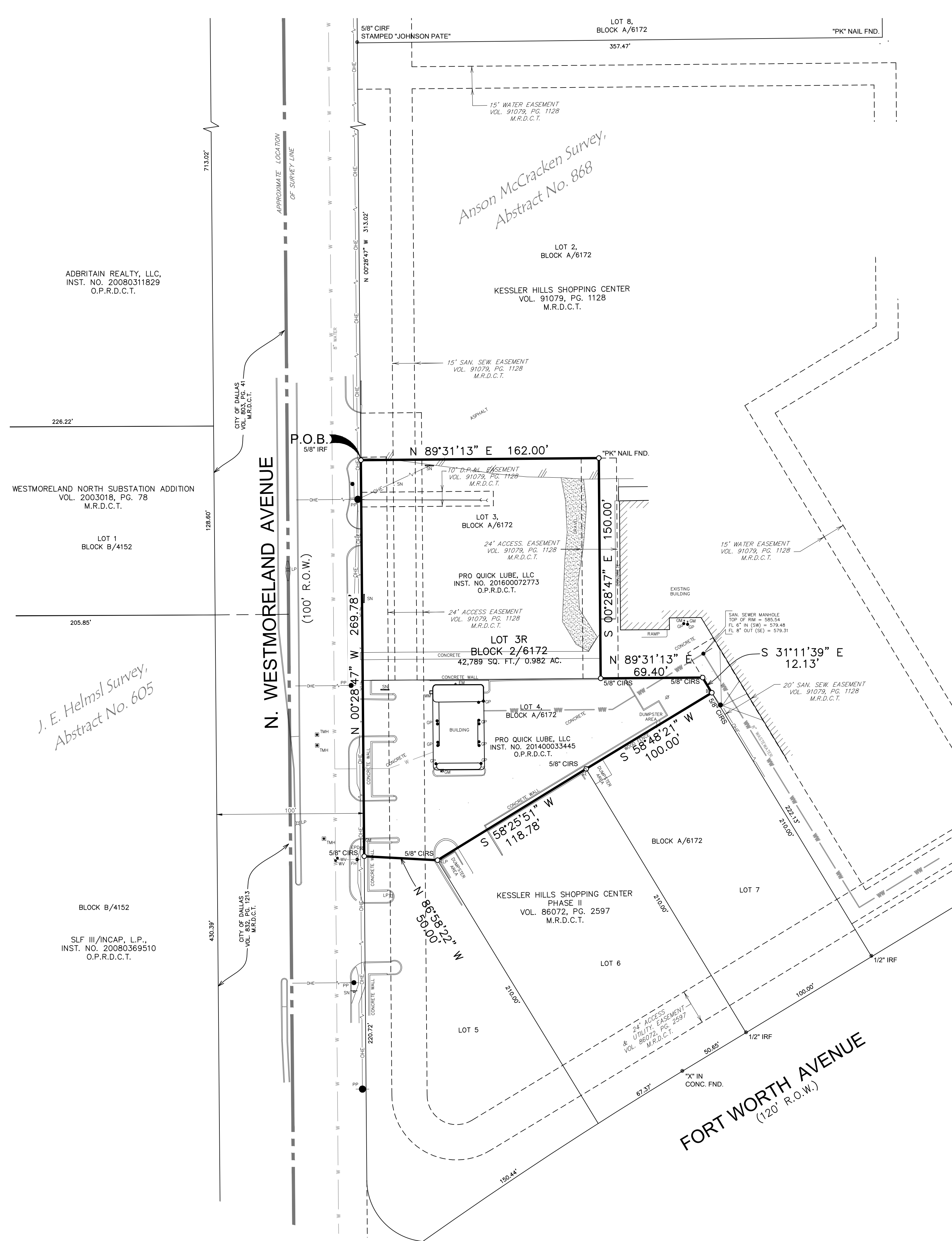
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20_____.

Notary Public in and for the State of Texas



ADBRITAIN REALTY, LLC.
INST. NO. 20080311829
O.P.R.D.C.T.

WESTMORELAND NORTH SUBSTATION ADDITION
VOL. 2003018, PG. 78
M.R.D.C.T.

LOT 1
BLOCK B/4152

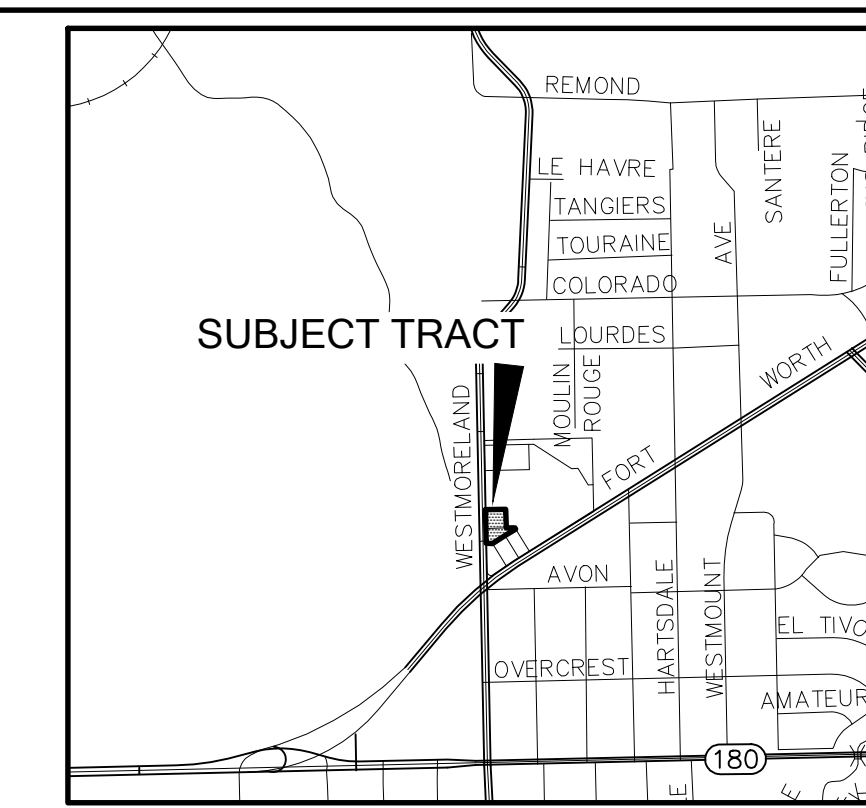
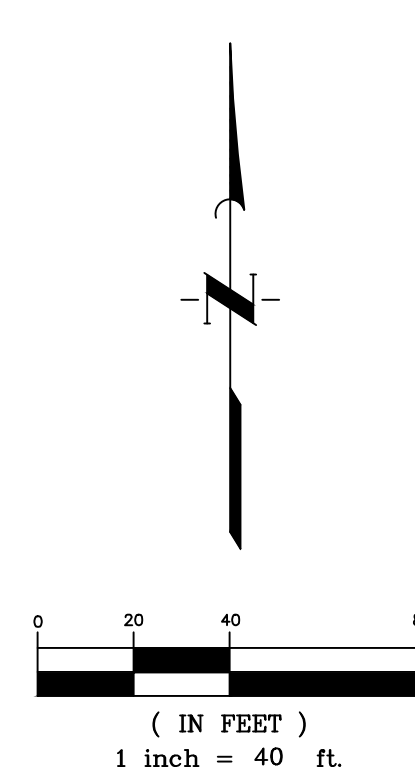
205.85'

BLOCK B/4152

SLF III/INCAP, L.P.,
INST. NO. 20080369510
O.P.R.D.C.T.

Anson McCracken Survey,
Abstract No. 868

J. E. Helmsl Survey,
Abstract No. 605



LEGEND:
C.C.F. NO. COUNTY CLERK'S FILE NUMBER
CM CONTROLLING MONUMENT
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
VOL VOLUME
PG PAGE
SQ. FT. SQUARE FEET
"X" FND "X" FOUND CHISELED IN CONCRETE
ESMT. EASEMENT
ALUM DISK SET 5/8 INCH IRON ROD SET W/ 3" ALUMINUM DISK STAMPED "JONES CARTER - RPLS 5274 - ROSS AVENUE"
P.K./WASHER INST. NO. P.K. NAIL W/ WASHER "JONES CARTER" SET
AC. ACRE
EXIST WATERLINE
EXIST WASTEWATER

- GENERAL NOTES:
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
2. TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BEING LOT 8A IN CITY BLOCK 3/649. ORDINANCE 1A, PAGE 131 PAGES 131-148, SECTION 2 (PASSED AUGUST 13, 1872).
4. THE PURPOSE OF THIS PLAT IS TO COMBINE ALL LOTS 3 AND 4, BLOCK A/6142 INTO 1 LOT.
5. STRUCTURE IS TO REMAIN.

PRELIMINARY PLAT
NORTEX ADDITION
LOT 3R, BLOCK A/6142
BEING A REPLAT OF
LOT 3, BLOCK A/6172,
KESSLER HILLS SHOPPING CENTER
AND LOT 4, BLOCK A/6172,
KESSLER HILLS SHOPPING CENTER PHASE II
AND BEING OUT OF THE
ANSON McCRACKEN SURVEY, ABSTRACT NO. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 201-509
ENGINEERING NO. _____

DEVELOPER / OWNER:
PRO QUICK LUBE
1214 VINEYARD DRIVE
ALLEN, TEXAS 75002-0987
PHONE: (972) 201-2800
ENGINEER / SURVEYOR:
J.C. JONES CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439; Survey Registration No. 100463-03
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880

"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"