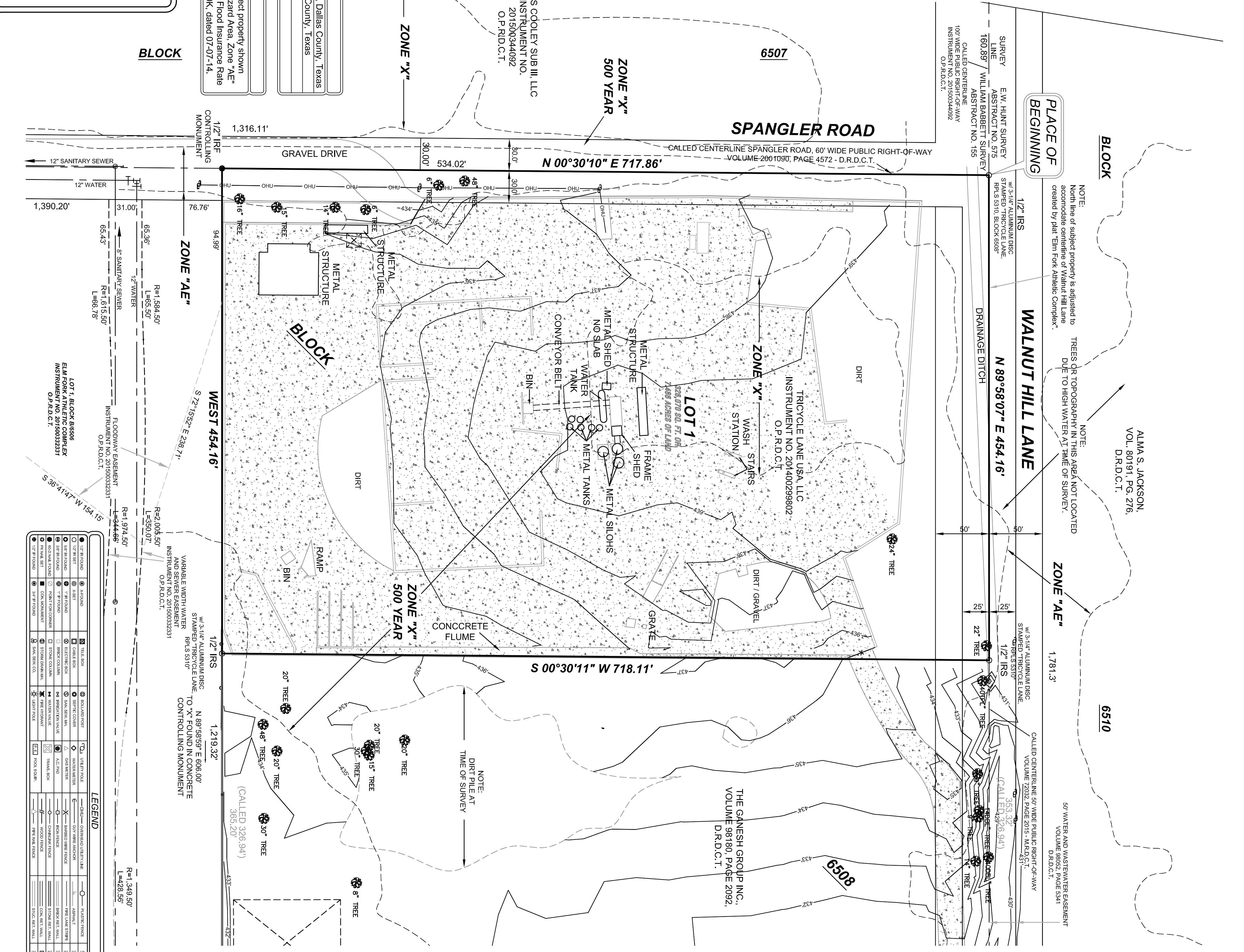


SURVEYOR'S NOTES

- 1 1/2" IRON RODS SET AT BLOCK CORNERS HAVE A SURFACE AREA OF 0.0001 SQ. FT. PER ROD. RPLS 5310, BLOCK 6508. ALL OTHER CORNERS SET ARE 1/2" IRON RODS WITH 3-1/4" ALUMINUM DISC STAMPED "TRICYCLE LANE, RPLS 5310".
- COORDINATES ARE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
- COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
- ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- THE PURPOSE OF THIS IS TO CREATE ONE (1) PLATTED LOT FROM A 7.5 ACRES PLOT OF LAND, STRUCTURES & PORTABLE STRUCTURES NOT SHOWN, STRUCTURES SHOWN TO REMAIN.



OWNERS CERTIFICATE

WHEREAS Tricycle Lane USA, LLC is the sole owner of a tract of land located in the WILLIAM BABBETT SURVEY, Abstract No. 155, City of Dallas, Dallas County, Texas, and being part of Block 6508 and being the same tract of land described in General Warranty Deed to Tricycle Lane USA, LLC, recorded in Instrument No. 201400299802, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod set with a 3-1/4" aluminum disc stamped "TRICYCLE LANE, RPLS 5310, BLOCK 6508" set for corner at the intersection of the centerline of Walnut Hill Lane, a called 100' wide public right-of-way with the centerline of Spangler Road, a called 60' wide public right-of-way, same being the Northeast corner of a tract of land described in deed to Texas Coooley Sub III, LLC, recorded in Instrument No. 201500344092, Official Public Records, Dallas County, Texas, and being the Northwest corner of said Tricycle Lane tract:

Thence North 89°58'07" East, along said centerline of Walnut Hill Lane, a distance of 454.16' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "TRICYCLE LANE, RPLS 5310" set at the Northwest corner of a tract of land in said Block 6508, described in deed to Ganesh Group, Inc., recorded in Warranty Deed with Vendor's Lien, recorded in Volume 98180, Deed Records, Dallas County, Texas, Thence South 00°30'11" West, a distance of 178.11' to a 1/2" iron rod with a 3-1/4" aluminum disc stamped "TRICYCLE LANE, RPLS 5310" set for corner in the North line of Lot 1, Block 6508 to Elm Fork Athletic Complex, an addition to the City of Dallas, Texas, according to the plat thereof, recorded in Instrument No. 20150032231, Official Public Records, Dallas County, Texas, at the southwest corner of said Ganesh tract,

Thence along the Westly, North line of said Lot 1, a distance of 454.16' to a 1/2" iron rod found by corner in the said centerline of called Spangler Road, at the Southwest corner of a that portion of Block 6508 described in deed to Tricycle Lane USA.

Thence North 00°30'10" East, along said centerline, a distance of 717.86' to the PLACE OF BEGINNING and containing 326,070 square feet or 7.486 acres of land.

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, 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, and the City of Dallas Development 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-48-617 (a), (b), (c), (d), & (e); and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 20____.

PRELIMINARY, RELEASSED 03-21-2016 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

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 John S. Turner, 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 and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Tricycle Lane USA, LLC, acting by and through its authorized agent _____ does hereby by adopt this plat, designating the herein described property as **TRICYCLE LANE**, 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 area as shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 lines, streets or other improvements or growths shall be constructed, repaired, replaced, 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 reserved 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.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____, 20____.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
AUTHORIZED AGENT for Tricycle Lane USA, LLC

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 _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

PRELIMINARY PLAT
TRICYCLE LANE
LOT 1, BLOCK 6508

BING A PLAT OF
PART OF BLOCK 6508

WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S156-147

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX, 75187
PHONE: (972) 881-4975 FAX: (972) 881-4854
WWW.AWSURVEY.COM

1501 No. 15-1629A [Email: DVS@A&W.com] [Phone: (972) 881-4975]
[Email: JST@A&W.com] [Phone: (972) 881-4854]

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Circle with dot)	IRON ROD	(Circle with 'X')	WATER MAIN
(Circle with 'X')	ALUMINUM DISC	(Circle with 'S')	SEWER
(Circle with 'S')	SEWER	(Circle with 'W')	WATER MAIN
(Circle with 'W')	WATER MAIN	(Circle with 'A')	ADDITIONAL EASEMENT
(Circle with 'A')	ADDITIONAL EASEMENT	(Circle with 'E')	EASEMENT
(Circle with 'E')	EASEMENT	(Circle with 'F')	FLOOD ZONE
(Circle with 'F')	FLOOD ZONE	(Circle with 'G')	GRAVEL DRIVE
(Circle with 'G')	GRAVEL DRIVE	(Circle with 'H')	HIGHWAY
(Circle with 'H')	HIGHWAY	(Circle with 'I')	IRON ROD
(Circle with 'I')	IRON ROD	(Circle with 'J')	JUNCTION
(Circle with 'J')	JUNCTION	(Circle with 'K')	KITCHEN
(Circle with 'K')	KITCHEN	(Circle with 'L')	LAND
(Circle with 'L')	LAND	(Circle with 'M')	METAL STRUCTURE
(Circle with 'M')	METAL STRUCTURE	(Circle with 'N')	NORTH
(Circle with 'N')	NORTH	(Circle with 'O')	OFFICE
(Circle with 'O')	OFFICE	(Circle with 'P')	PORTABLE STRUCTURE
(Circle with 'P')	PORTABLE STRUCTURE	(Circle with 'Q')	QUANTITY
(Circle with 'Q')	QUANTITY	(Circle with 'R')	RAMP
(Circle with 'R')	RAMP	(Circle with 'S')	SEWER
(Circle with 'S')	SEWER	(Circle with 'T')	TANK
(Circle with 'T')	TANK	(Circle with 'U')	UTILITY
(Circle with 'U')	UTILITY	(Circle with 'V')	VARIABLE WIDTH WATER AND SEWER EASEMENT
(Circle with 'V')	VARIABLE WIDTH WATER AND SEWER EASEMENT	(Circle with 'W')	WATER MAIN
(Circle with 'W')	WATER MAIN	(Circle with 'X')	WATER MAIN
(Circle with 'X')	WATER MAIN	(Circle with 'Y')	WATER MAIN
(Circle with 'Y')	WATER MAIN	(Circle with 'Z')	WATER MAIN