

LEGAL DESCRIPTION

BEING that certain lot, tract or parcel of land located in the James Hughes Survey, Abstract No. 645, in the City of Dallas, Dallas County, Texas and being Lot 2, Block B/8020, of Exton Hills Addition, an addition to the City of Dallas according to amended plat recorded in Volume 200219, Page 1412, of the Deed Records of Dallas County, Texas (DROCT), subject tract being more particularly described as follows:

COMMENCING at an "X" cut in concrete found, said "x" being the easterly end of a corner clip located at the intersection of the west right-of-way line of Duncanville Road (called 100 foot R.O.W. at this point) and the northeast right-of-way line of Walton Walker Boulevard (Loop 12 - variable width R.O.W. at this point), said "x" also being the southeast corner of Lot 1, Block B/8020, of said Exton Hills Addition;

THENCE North 00°10'40" East, with the said west right-of-way line of Duncanville Road, a distance of 417.78 feet to the POINT OF BEGINNING of herein described tract, a 1/2 inch iron rod found, said iron rod being the southeast corner of the aforementioned Lot 2, Block B/8020 and the northeast corner of said Lot 1, Block B/8020, of Exton Hills Addition;

THENCE South 78°08'58" West, with the southerly line of said Lot 2, Block B/8020 and the northerly line of Lot 1, Block B/8020, a distance of 281.13 feet to a 1/2 inch iron rod found;

THENCE South 53°39'17" West, continuing with said common line of Lot 1 and Lot 2, a distance of 75.33 feet to a 1/2 inch iron rod with yellow "DSCullio & Terry" cap found, from which a 1/2 inch iron rod found bears South 53°39'17" West, a distance of 0.53 feet, said set iron rod being located on the northeast right-of-way line of the aforementioned Walton Walker Boulevard (Loop 12 - called 172 foot R.O.W.);

THENCE North 35°18'50" West, with the said northeast right-of-way line of Walton Walker Boulevard, said northeast right-of-way line described in deed to the State of Texas recorded in Volume 2545, Page 402, DROCT, a distance of 416.13 feet to a TxDOT brass disk monument found, from which a 1/2 inch iron rod found bears South 04°58'46" East, a distance of 1.39 feet, said TxDOT monument being the beginning of a tangent curve to the right;

THENCE continuing with the northeast right-of-way line of Walton Walker Boulevard and with said curve having a central angle of 01°38'53", a radius of 5643.58 feet, a tangent length of 81.17 feet, a chord which bears North 32°29'23" West, a chord distance of 162.32 feet, for an arc distance of 162.32 feet to the end of said curve, a 1/2 inch iron rod with yellow "DSCullio & Terry" cap found, from which a capped 1/2 inch iron rod found bears North 69°49'01" West, a distance of 0.95 feet;

THENCE South 89°49'01" East, leaving the northeast right-of-way line of Walton Walker Boulevard and with the north line of the aforementioned Lot 2, Block B/8020, of Exton Hills Addition, a distance of 677.81 feet to a leaning 3/4 inch iron rod in concrete found, said iron rod being located on the aforementioned west right-of-way line of Duncanville Road and being the northeast corner of Lot 2, Block B/8020;

THENCE South 00°10'40" West, with the west right-of-way line of Duncanville Road, a distance of 382.93 feet to the POINT OF BEGINNING of herein described tract, containing 215,051 square feet, or 4.937 acres of land.

Notes:

The bearings shown and referenced herein are according to the monumented west right-of-way line of Duncanville Road along Lots 1 and 2, Block B/8020, as shown on amended plat of Exton Hills Addition, an addition to the City of Dallas recorded in Volume 200219, Page 1412, of the Deed Records of Dallas County, Texas (S 00°10'40" W).

** Subject tract is affected by blanket easement of undefined width to the Texas Pipe Line Company recorded in Volume 2898, Page 40, of the Deed Records of Dallas County, Texas.

Subject tract lies within Zone X (Areas determined to be outside 500-year floodplain) according to Federal Emergency Management Agency Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas - Map #4811300460 K, Effective Date July 7, 2014.

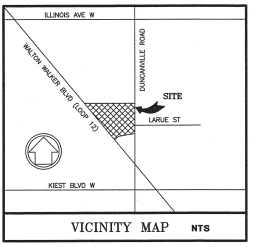
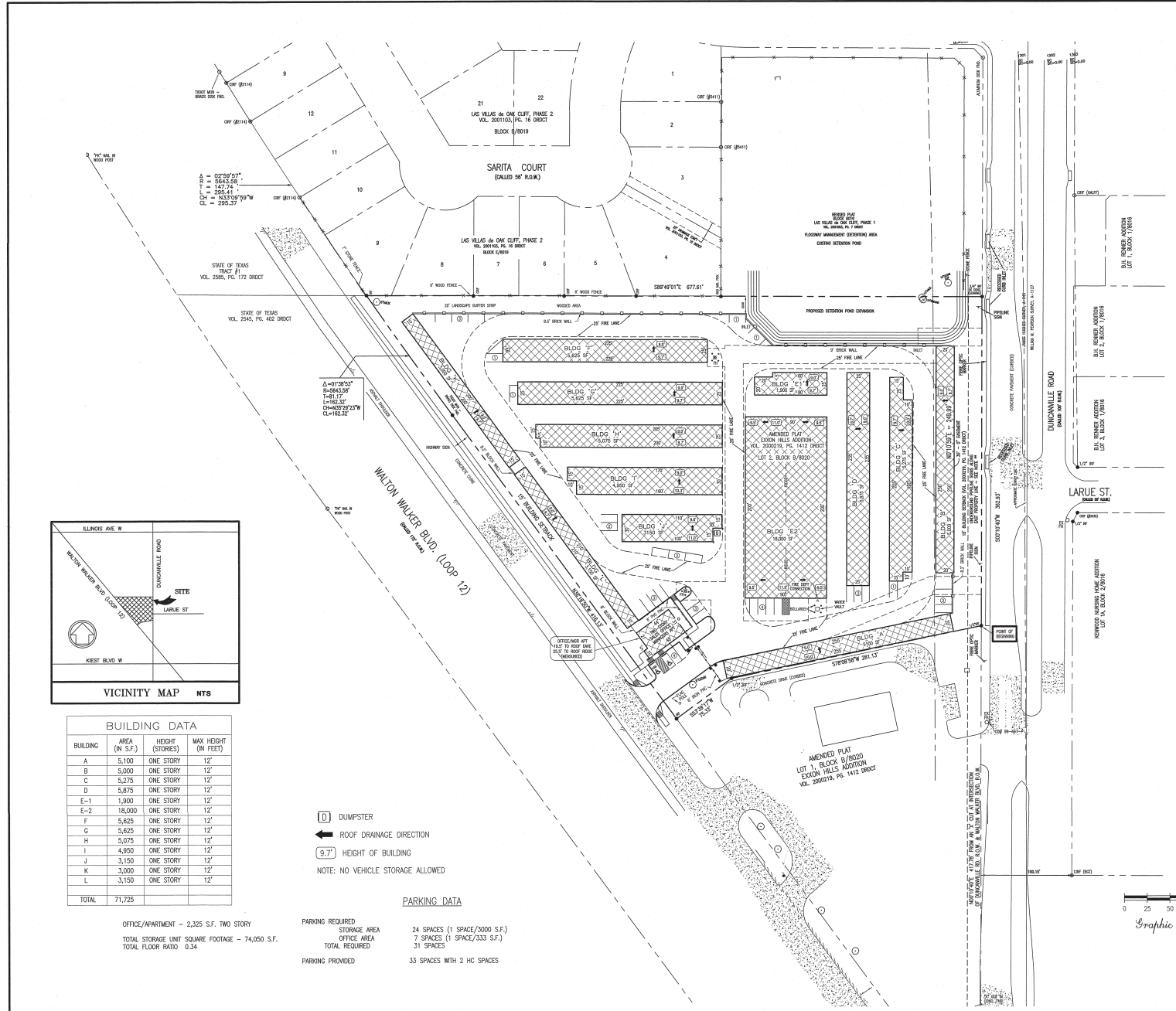
OWNER: EXTRA SPACE PROPERTIES 107 LLC
2795 E COTTONTWOOD PKWY, SUITE 400
SALT LAKE CITY, UT 84121
(489) 275-8485

APPLICANT: MARK W GLASNER
MANAGER, CONSTRUCTION AND REDEVELOPMENT
EXTRA SPACE STORAGE
1903 CENTRAL DRIVE, SUITE 400
BEDFORD, TEXAS 76021
(489) 275-8485



DI SCIALLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-10049-90
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SITE PLAN					
EXTRA SPACE SELF STORAGE					
DUNCANVILLE ROAD AND WALTON WALKER LOOP 12					
DEPT. OF PUBLIC WORKS AND TRANSPORTATION					
CITY OF DALLAS, TEXAS					
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE NUMBER
JPS	CM	MARCH 2016	1" = 50'	-	-



BUILDING DATA			
BUILDING	AREA (IN S.F.)	HEIGHT (STORIES)	MAX HEIGHT (IN FEET)
A	5,100	ONE STORY	12'
B	5,000	ONE STORY	12'
C	5,275	ONE STORY	12'
D	5,075	ONE STORY	12'
E-1	1,900	ONE STORY	12'
E-2	18,000	ONE STORY	12'
F	5,625	ONE STORY	12'
G	5,625	ONE STORY	12'
H	5,075	ONE STORY	12'
I	4,950	ONE STORY	12'
J	3,150	ONE STORY	12'
K	3,000	ONE STORY	12'
L	3,150	ONE STORY	12'
TOTAL	71,725		

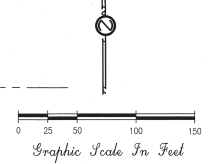
- DUMPSTER
 - ROOF DRAINAGE DIRECTION
 - HEIGHT OF BUILDING
- NOTE: NO VEHICLE STORAGE ALLOWED

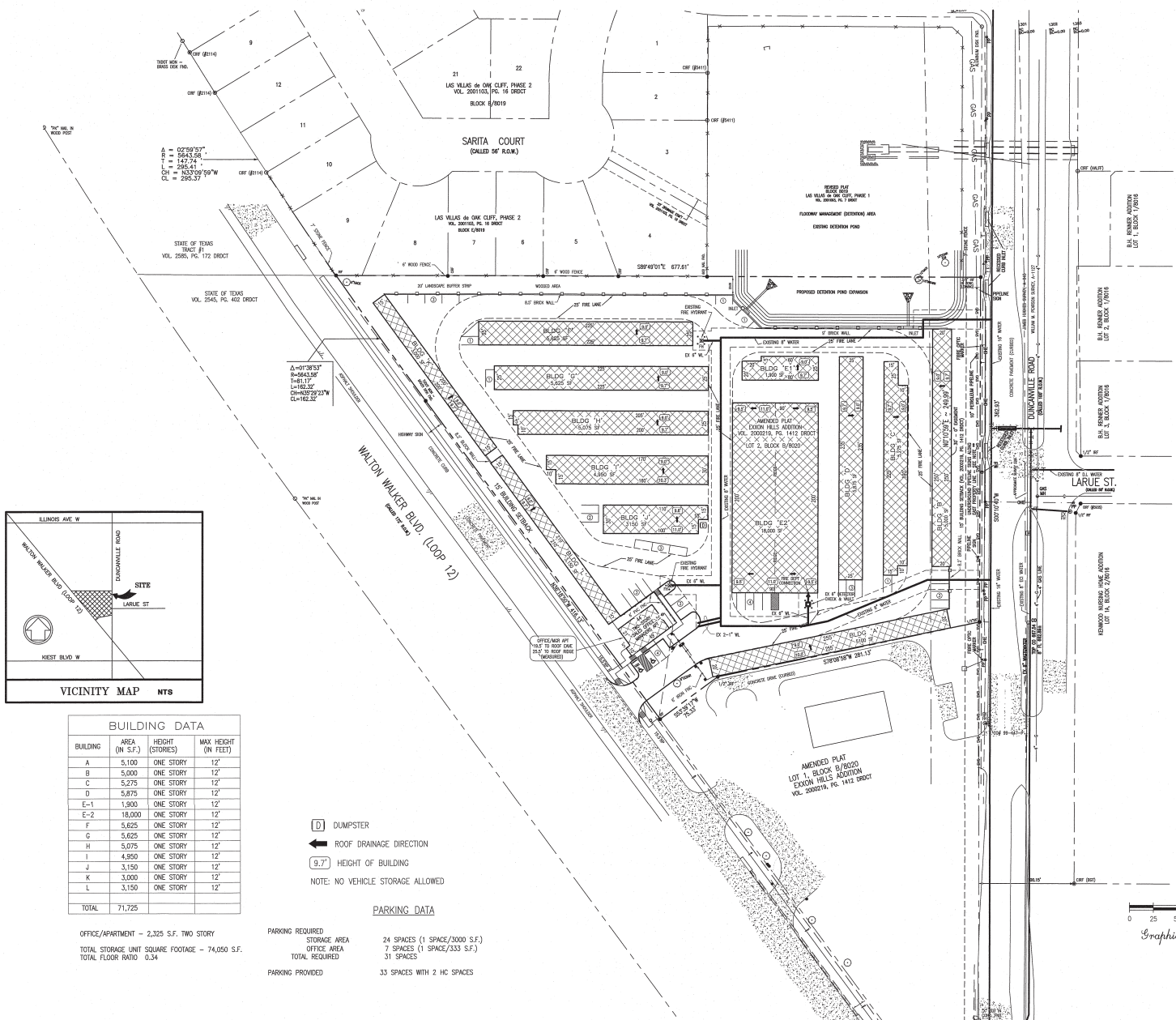
PARKING DATA

PARKING REQUIRED	24 SPACES (1 SPACE/2000 S.F.)
STORAGE AREA	7 SPACES (1 SPACE/333 S.F.)
OFFICE AREA	31 SPACES
TOTAL REQUIRED	
PARKING PROVIDED	33 SPACES WITH 2 HC SPACES

OFFICE/APARTMENT - 2,325 S.F., TWO STORY
TOTAL STORAGE UNIT SQUARE FOOTAGE - 74,050 S.F.
TOTAL FLOOR RATIO 0.34

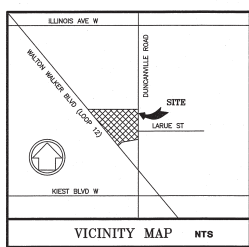
SURVEYED ON THE GROUND 3/10/2016





A = 07°29'51" W
 B = 2543.55' L
 C = 147.74' L
 D = 235.41' L
 E = 153°09'59" W
 F = 295.37' L

A = 107°39'57" W
 B = 5643.55' L
 C = 148.17' L
 D = 162.97' L
 E = 153°09'59" W
 F = 162.32' L



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A	5,100	ONE STORY	12'
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C	5,275	ONE STORY	12'
D	5,875	ONE STORY	12'
E-1	1,900	ONE STORY	12'
E-2	18,000	ONE STORY	12'
F	5,625	ONE STORY	12'
G	5,625	ONE STORY	12'
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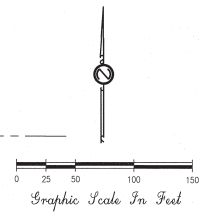
- DUMPSTER
 - ROOF DRAINAGE DIRECTION
 - HEIGHT OF BUILDING
- NOTE: NO VEHICLE STORAGE ALLOWED

PARKING DATA

PARKING REQUIRED
 STORAGE AREA 24 SPACES (1 SPACE/3000 S.F.)
 OFFICE AREA 7 SPACES (1 SPACE/333 S.F.)
 TOTAL REQUIRED 31 SPACES
PARKING PROVIDED
 33 SPACES WITH 2 HC SPACES



NOTE:
 FIRE HYDRANTS LAYOUT REVISED FOR FINAL CONSTRUCTION TO PROVIDE LOOPED WATER LINE AND ADDITIONAL FIRE COVERAGE.



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 ESTABLISHED 1953 • FIRM Nos. E-815 and S-100049-00
 (C) DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2016

WATER PLAN
 EXTRA SPACE STORAGE
 DUNCANVILLE ROAD AND WALTON WALKER LOOP 12
 DEPT. OF PUBLIC WORKS AND TRANSPORTATION
CITY OF DALLAS, TEXAS

DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NUMBER
JPS	CM	MARCH 2016	1" = 50'	-	-	-