

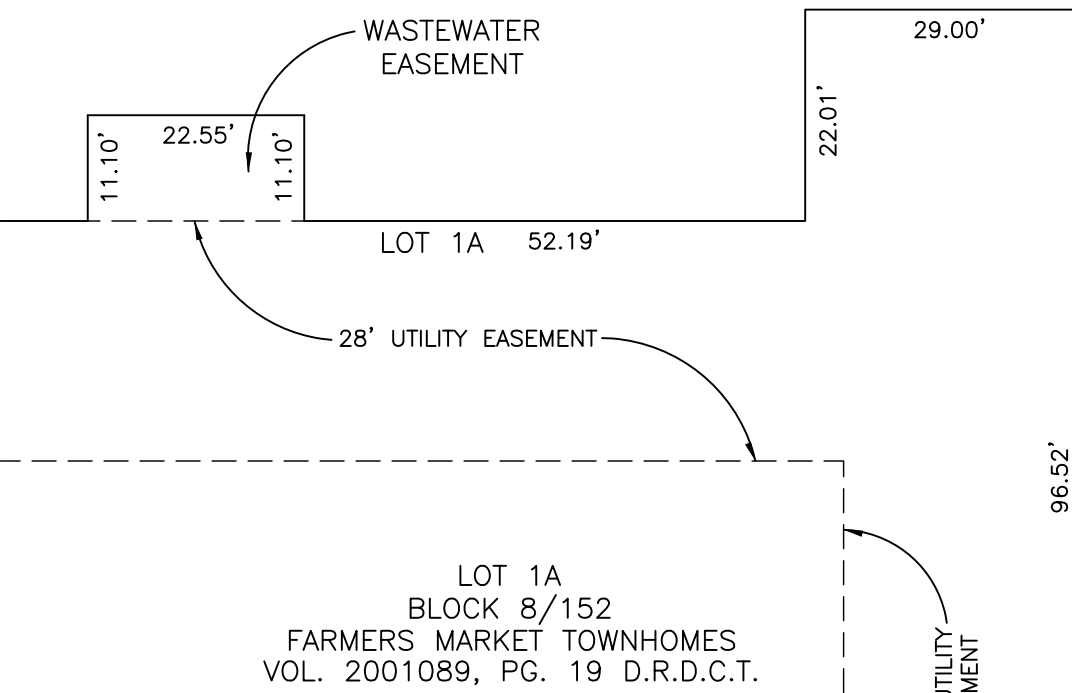
CITY BENCHMARKS:

#1493, FINAL-NAME:45-L-1
 GPS-DATE: 08/12/2008
 A CITY OF DALLAS BENCHMARK IS SET ON TOP OF A CONCRETE CURB 20' FROM THE CENTERLINE OF HARWOOD STREET AND 15' FROM THE CENTERLINE OF LIVE OAK STREET, AT THE SOUTHWEST CORNER OF THE INTERSECTION.
 STATE PLANE VALUES:
 N=6,972,282.864
 E=2,492,314.663
 ELEVATION=464.157
 LAT=32° 47' 1.09681" N
 LONG=96° 47' 43.57006" W

#1494, FINAL-NAME:45-O-2
 GPS-DATE: 08/12/2008
 A CITY OF DALLAS BENCHMARK IS SET ON TOP OF A CONCRETE CURB AT THE SOUTHWEST CORNER OF A STORM SEWER DROP INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SAINT PAUL STREET & YOUNG STREET.
 STATE PLANE VALUES:
 N=6,970,320.449
 E=2,492,603.472
 ELEVATION=442.698
 LAT=32° 46' 41.63402" N
 LONG=96° 47' 40.56047" W

SITE BENCHMARK:
 TOP OF WATER VALVE COVER LOCATED IN THE CANTON STREET RIGHT-OF-WAY, 21 FEET SOUTH OF THE SOUTHERN-MOST PROPERTY CORNER.
 ELEVATION=459.67'

BLOCK 152
 FARMERS MARKET TOWNHOMES CONDOS
 CAMDEN CONNECTION INC.
 VOL. 98040, PG. 2390 D.R.D.C.T.

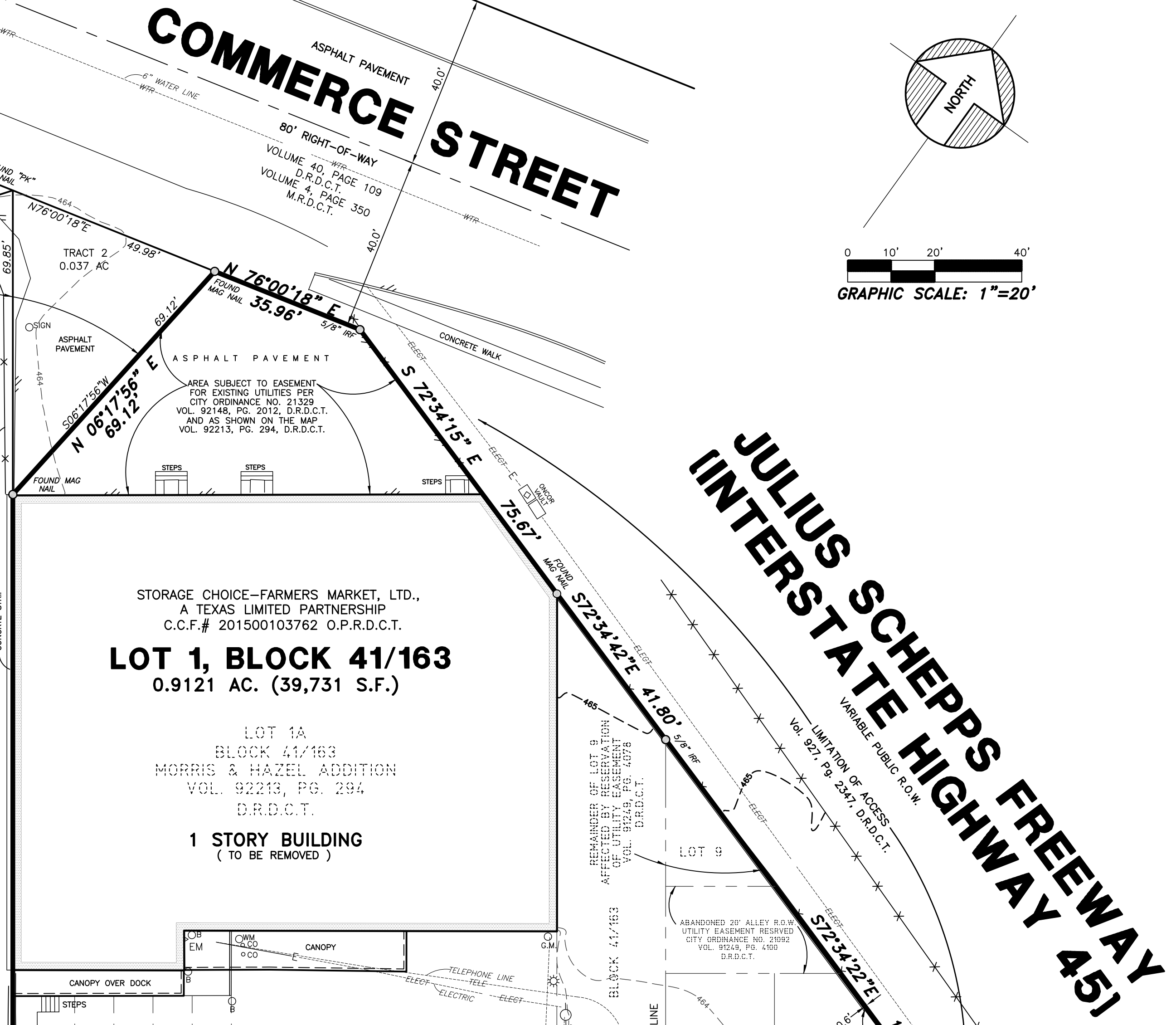
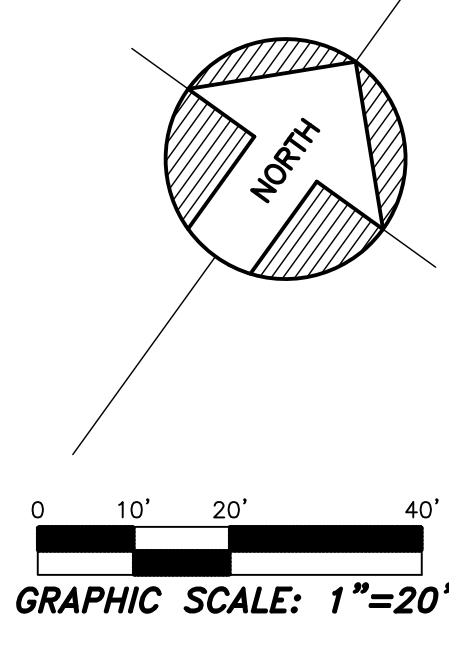
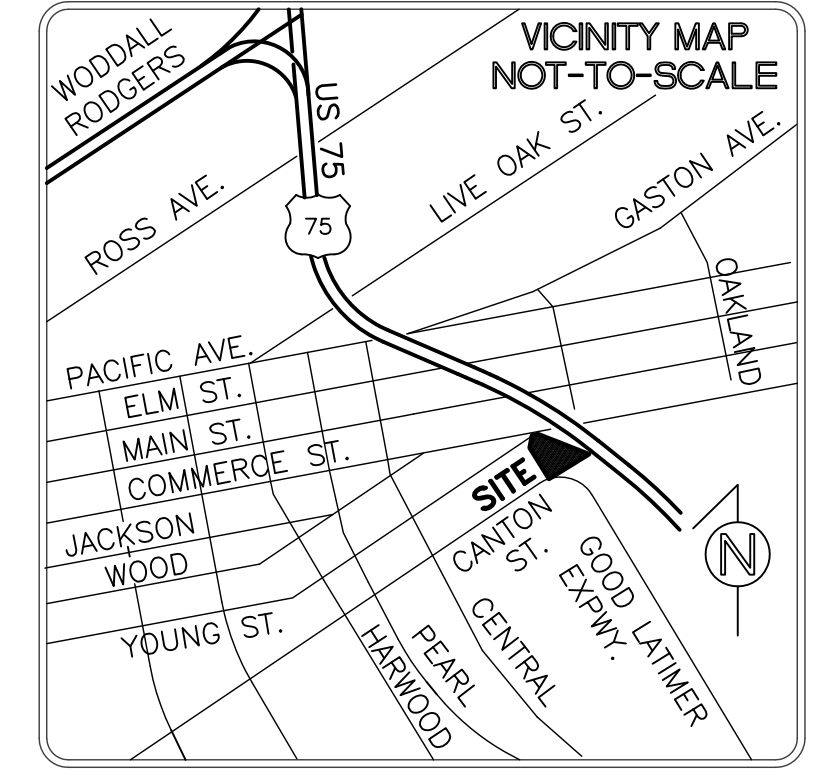


STATE PLANE COORDINATES
 NORTH CENTRAL TEXAS
 ZONE 4202 NAD 1983
 NORTH = 6971486.33'
 EAST = 2494385.43'

POINT OF BEGINNING
 STATE PLANE COORDINATES
 NORTH CENTRAL TEXAS
 ZONE 4202 NAD 1983
 NORTH = 6971632.30'
 EAST = 2494791.41'

LEGEND

- X SET FIRE HYDRANT
- F.X. CHISELED "X" FOUND
- I.R.F. IRON ROD FOUND (SIZE AS NOTED)
- I.R.S. IRON ROD SET (SIZE AS NOTED)
- O.U.P. OVERHEAD UTILITY POLE W/ GUY
- S.S.M.H. SANITARY SEWER MANHOLE
- S.W.M.H. STORM SEWER MANHOLE
- W.M. WATER MANHOLE
- S.S.W. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- G.M. GAS METER
- C.V. CONTROL VALVE
- W.V. WATER VALVE
- W.M. WATER METER
- B. BOLLARD
- S.P. SIGNAL POLE
- S.B. SIGNAL BOX
- S.V. SIGNAL VAULT
- E.B. ELECTRIC BOX
- S.S. STREET SIGN
- C.M. CABLE MARKER
- S. SIGN
- A.S. AUTO SPRINKLER
- T.P. TRANSFORMER PAD
- L.P. LIGHT POLE



- NOTES:**
- 1) THE PURPOSE OF PLAT IS TO CREATE ONE LOT.
 - 2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - 3) BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD83) AND FOLLOWING ALONG THE NORTHWEST LINE OF CANTON STREET (SOUTH 54°09'00" WEST).
 - 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - 5) THE STRUCTURES ON THE PROPERTY WILL BE REMOVED.
 - 6) THERE ARE NO TREES 8 INCH CALIPER OR LARGER ON THE PROPERTY.

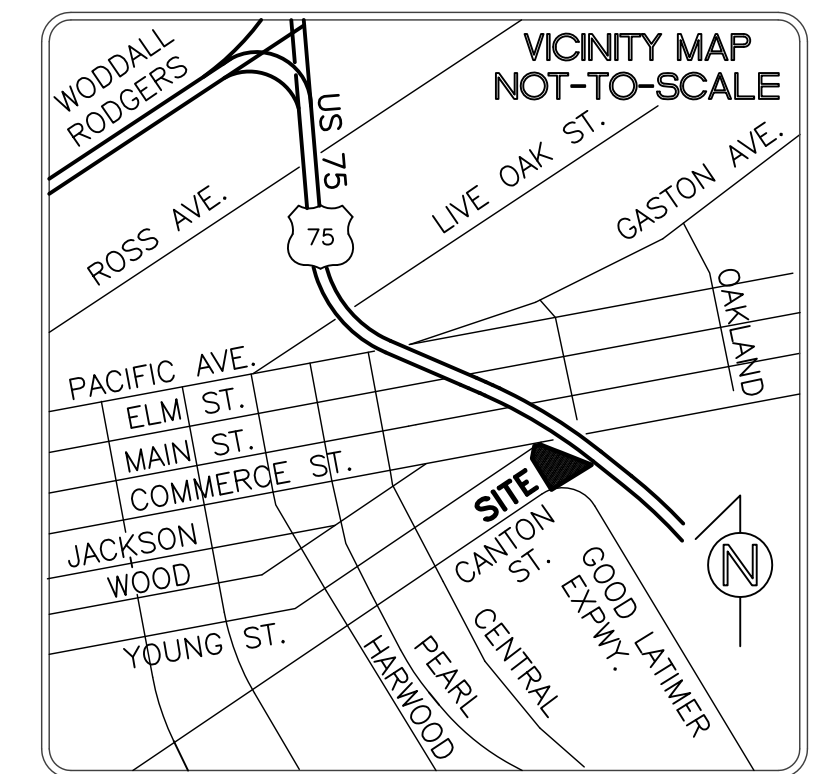
PRELIMINARY PLAT
STORAGE CHOICE FARMERS MARKET
LOT 1, BLOCK 41/163
0.9121 ACRES
 BEING A REPLAT OF
 ALL OF LOT 1A, BLOCK 41/163
 OF MORRIS AND HAZEL ADDITION, AN ADDITION TO THE CITY OF DALLAS
 AND
 PART OF LOTS 9, 13 THROUGH 16 AND ALL OF LOT 17, BLOCK 41/163
 OF THE RAIL ROAD ADDITION, AN ADDITION TO THE CITY OF DALLAS
 OUT OF THE
JOHN GRIGSBY SURVEY - ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: S145-186
 CITY ENGINEERING PLAN FILE NO. 311T-

ENGINEER
 CATES-CLARK & ASSOCIATES, LLP
 14800 QUORUM DRIVE, SUITE 200
 DALLAS, TEXAS 75254
 PHONE: (972) 385-2272
 CONTACT: MICHAEL L. CLARK, P.E.
 EMAIL: MCLARK@CATES-CLARK.COM

SURVEYOR:
 BLUE SKY SURVEYING & MAPPING, CORP.
 11015 MIDWAY ROAD
 DALLAS, TEXAS 75229
 PHONE: (214) 358-4500
 CONTACT: DAVID PETREE
 EMAIL: DRPETREE@BLUESKYSURVEYING.COM

OWNER/APPLICANT:
 STORAGE CHOICE-FARMERS MARKET, LTD.
 2727 ROUTH STREET
 DALLAS, TEXAS 75201
 PHONE: (214) 651-3023
 CONTACT: PAUL GLOVER
 EMAIL: PGLOVER@LADHOLDINGS.COM



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COMMERCE PROPERTIES WEST, L.C., C/O TRINITY GROVES, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS STORAGE CHOICE FARMERS MARKET, 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 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 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.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____ 2015.

BY: STORAGE CHOICE-FARMERS MARKET, LTD.

FOR REVIEW PURPOSES ONLY
NOT TO BE RECORDED FOR ANY REASON

PAUL GLOVER
TITLE

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM REYNOLDS, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS CERTIFICATE

**STATE OF TEXAS
COUNTY OF DALLAS**

WHEREAS, STORAGE CHOICE-FARMERS MARKET, LTD., IS THE OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL THAT CERTAIN 39,731 SQUARE FEET OR A 0.9121 ACRE PARCEL OF LAND SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1A, BLOCK 41/163 OF MORRIS AND HAZEL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 92213, PAGE 294, DEED RECORDS OF DALLAS COUNTY, TEXAS AND PART OF LOTS 9, 13 THROUGH 16 AND ALL OF LOT 17, BLOCK 41/163 OF RAIL ROAD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 40, PAGE 109, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND PART OF A 20 FOOT ALLEY RIGHT OF WAY ADJOINING SAID LOTS ABANDONED BY CITY ORDINANCE NO. 21092 AS RECORDED IN VOLUME 91249, PAGE 4100, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND PART OF A 25 FOOT ALLEY RIGHT OF WAY ABANDONED BY CITY ORDINANCE NO. 21329 AS RECORDED IN VOLUME 92148, PAGE 2012, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT OF LAND CONVEYED TO STORAGE CHOICE-FARMERS MARKET, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN INSTRUMENT NUMBER 201500103762, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A PLASTIC CAP FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF CANTON STREET (80 FOOT RIGHT-OF-WAY) WITH THE SOUTHWEST LINE OF JULIUS SCHEPPS FREEWAY (INTERSTATE HIGHWAY 45, A VARIABLE WIDTH RIGHT OF WAY) AND SAID POINT BEING IN THE SOUTHEAST LINE OF SAID LOT 13;

THENCE SOUTH 54° 09' 00" WEST (BASIS OF BEARINGS) AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CANTON STREET, PASSING AT A DISTANCE OF 132.20 FEET THE SOUTHEAST CORNER OF SAID LOT 1A, CONTINUING IN ALL A DISTANCE OF 257.20 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1A AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAMDEN CONNECTION LNC. BY DEED RECORDED IN VOLUME 98040, PAGE 2390, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 35° 51' 00" WEST, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CANTON STREET AND WITH THE NORTHWEST OF SAID LOT 1A, FOR A DISTANCE OF 200.00 FEET TO A MAG NAIL FOUND FOR A CORNER AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1A, SAID POINT BEING IN THE SOUTH LINE OF A PUBLIC RIGHT OF WAY REMNANT FROM THE ABANDONMENT OF COMMERCE STREET, YOUNG STREET AND JULIUS SCHEPPS FREEWAY BY CITY ORDINANCE NO. 21329 AS RECORDED IN VOLUME 92148, PAGE 2012, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 06° 17' 56" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCE STREET AND THE NORTHWEST LINE OF SAID LOT 1A, FOR A DISTANCE OF 69.12 FEET TO A MAG NAIL FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COMMERCE STREET (80 FOOT RIGHT OF WAY), SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1A;

THENCE NORTH 76° 00' 18" EAST AND FOLLOWING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COMMERCE STREET FOR A DISTANCE OF 35.96 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COMMERCE STREET WITH THE SOUTHWEST LINE OF AFORESAID JULIUS SCHEPPS FREEWAY, SAID POINT BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1A;

THENCE FOLLOWING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID JULIUS SCHEPPS FREEWAY, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;

1. SOUTH 72° 34' 15" EAST, FOR A DISTANCE OF 75.67 FEET TO A MAG NAIL FOUND FOR A CORNER;
2. SOUTH 72° 34' 42" EAST, FOR A DISTANCE OF 41.80 FEET TO A 5/8" IRON ROD FOUND FOR A CORNER;
3. SOUTH 72° 34' 22" EAST, FOR A DISTANCE OF 179.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9121 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MOSESMAN REAL ESTATE COMPANY BY (A) WARRANTY DEED DATED JULY 27, 1992, RECORDED IN VOLUME 92148, PAGE 1035, DEED RECORD OF DALLAS COUNTY, TEXAS; (B) SPECIAL WARRANTY DEED DATED OCTOBER 23, 1992, RECORDED IN VOLUME 92209, PAGE 2509, DEED RECORDS OF DALLAS COUNTY, TEXAS; (C) QUITCLAIM DEED DATED OCTOBER 23, 1992, RECORDED IN VOLUME 92209, PAGE 2505, DEED RECORDS OF DALLAS COUNTY, TEXAS; AND (D) QUITCLAIM DEED DATED MARCH 24, 1993, RECORDED IN VOLUME 93063, PAGE 4148, DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED TO MOSESMAN REALTY LLC BY SPECIAL WARRANTY DEED DATED AUGUST 14, 2009, RECORDED IN INSTRUMENT NUMBER 200900253390, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

BEING THE SAME PROPERTY CONVEYED TO STORAGE CHOICE-FARMERS MARKET, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED RECORDED IN INSTRUMENT NUMBER 201500103762, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

SURVEYOR'S STATEMENT

I, DAVID PETREE, 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 THE _____ DAY OF _____, 2015.

PRELIMINARY - NOT TO BE RECORDED FOR ANY PURPOSE

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

**STATE OF TEXAS
COUNTY OF DALLAS**

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY PLAT
STORAGE CHOICE FARMERS MARKET
LOT 1, BLOCK 41/163
0.9121 ACRES
BEING A REPLAT OF
ALL OF LOT 1A, BLOCK 41/163
OF MORRIS AND HAZEL ADDITION, AN ADDITION TO THE CITY OF DALLAS
AND
PART OF LOTS 9, 13 THROUGH 16 AND ALL OF LOT 17, BLOCK 41/163
OF THE RAIL ROAD ADDITION, AN ADDITION TO THE CITY OF DALLAS
OUT OF THE
JOHN GRIGSBY SURVEY - ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO.: S145-186
CITY ENGINEERING PLAN FILE NO. 311T-**

ENGINEER

CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
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CONTACT: MICHAEL L. CLARK, P.E.
EMAIL: MCLARK@CATES-CLARK.COM

SURVEYOR:

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11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE
EMAIL: DRPETREE@BLUESKYSURVEYING.COM

OWNER/APPLICANT:

STORAGE CHOICE-FARMERS MARKET, LTD.
2727 ROUTH STREET
DALLAS, TEXAS 75201
PHONE: (214) 651-3023
CONTACT: PAUL GLOVER
EMAIL: PGLOVER@LADHOLDINGS.COM