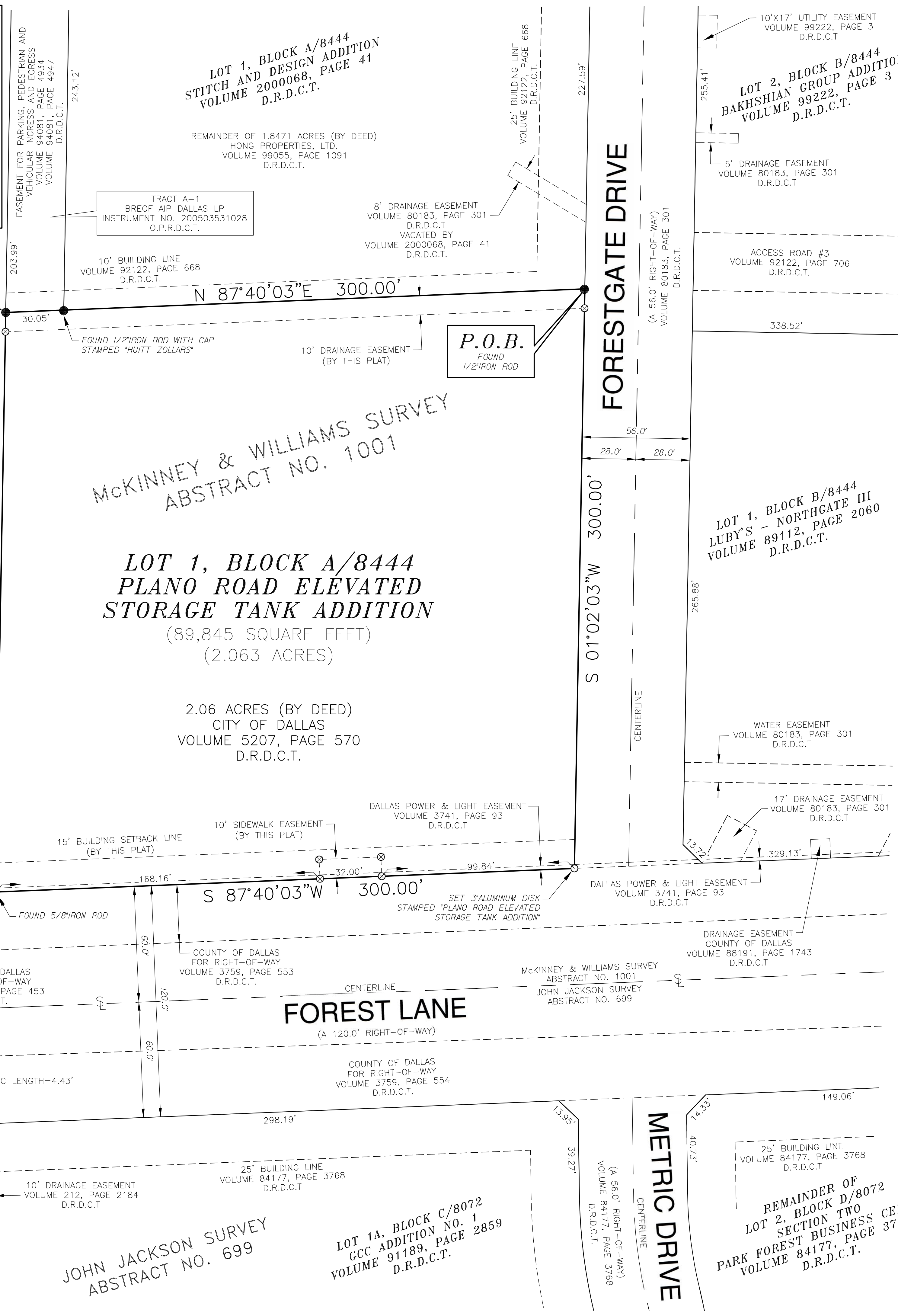


VICINITY MAP
(NOT TO SCALE)



LOT 1, BLOCK A/8444
STITCH AND DESIGN ADDITION
VOLUME 2000068, PAGE 41
D.R.D.C.T.

REMAINDER OF 1.8471 ACRES (BY DEED)
HONG PROPERTIES, LTD.
VOLUME 99055, PAGE 1091
D.R.D.C.T.

TRACT A-1
BREF AP DALLAS LP
INSTRUMENT NO. 200503531028
O.P.R.D.C.T.

8' DRAINAGE EASEMENT
VOLUME 80183, PAGE 301
D.R.D.C.T.
VACATED BY
VOLUME 2000068, PAGE 41
D.R.D.C.T.

LOT 2, BLOCK B/8444
BAKHSHIAN GROUP ADDITION
VOLUME 99222, PAGE 3
D.R.D.C.T.

LOT 1, BLOCK B/8444
LUBY'S - NORTHGATE III
VOLUME 89112, PAGE 2060
D.R.D.C.T.

MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 1001

LOT 1, BLOCK A/8444
PLANO ROAD ELEVATED
STORAGE TANK ADDITION
(89,845 SQUARE FEET)
(2.063 ACRES)

2.06 ACRES (BY DEED)
CITY OF DALLAS
VOLUME 5207, PAGE 570
D.R.D.C.T.

BLOCK A/8444
FORESTGATE INDUSTRIAL PARK
VOLUME 80183, PAGE 301
D.R.D.C.T.

TRACT 1
DIRKIN PROPERTIES FIRST, L.P.
INSTRUMENT NO. 20160157066
O.P.R.D.C.T.

DALLAS POWER & LIGHT EASEMENT
VOLUME 69189, PAGE 36
D.R.D.C.T.

15' BUILDING SETBACK LINE
(BY THIS PLAT)

10' SIDEWALK EASEMENT
(BY THIS PLAT)

DALLAS POWER & LIGHT EASEMENT
VOLUME 3741, PAGE 93
D.R.D.C.T.

DALLAS POWER & LIGHT EASEMENT
VOLUME 3741, PAGE 93
D.R.D.C.T.

DRAINAGE EASEMENT
COUNTY OF DALLAS
VOLUME 88191, PAGE 1743
D.R.D.C.T.

COUNTY OF DALLAS
FOR RIGHT-OF-WAY
VOLUME 3759, PAGE 553
D.R.D.C.T.

COUNTY OF DALLAS
FOR RIGHT-OF-WAY
VOLUME 3772, PAGE 453
D.R.D.C.T.

FOREST LANE
(A 120.0' RIGHT-OF-WAY)

COUNTY OF DALLAS
FOR RIGHT-OF-WAY
VOLUME 3759, PAGE 554
D.R.D.C.T.

BLOCK A/8073
NORTHGATE BUSINESS PARK
FIRST INSTALLMENT
VOLUME 74113, PAGE 1136
D.R.D.C.T.

JOHN JACKSON SURVEY
ABSTRACT NO. 699

LOT 1A, BLOCK C/8072
GCC ADDITION NO. 1
VOLUME 91189, PAGE 2859
D.R.D.C.T.

REMAINDER OF
LOT 2, BLOCK D/8072
SECTION TWO
PARK FOREST BUSINESS CENTER
VOLUME 84177, PAGE 3768
D.R.D.C.T.

OWNER'S CERTIFICATE

WHEREAS THE CITY OF DALLAS IS THE OWNER OF A 2.063 ACRE TRACT OF LAND SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1001, CITY OF DALLAS BLOCK 8444, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING ALL OF THE 2.06 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 5207, PAGE 570 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 2.063 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.06 ACRE TRACT OF LAND, SAID 1/2 INCH IRON ROD BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A/8444 OF STITCH AND DESIGN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS AS RECORDED IN VOLUME 2000068, PAGE 41 OF SAID DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 1/2 INCH IRON ROD ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF FORESTGATE DRIVE (A 56.0' RIGHT-OF-WAY);
- THENCE SOUTH 01 DEGREE 02 MINUTES 03 SECONDS WEST, WITH THE EAST LINE OF SAID 2.06 ACRE TRACT OF LAND AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID FORESTGATE DRIVE, A DISTANCE OF 300.00 FEET TO A 3 INCH ALUMINUM DISK STAMPED "PLANO ROAD ELEVATED STORAGE TANK ADDITION" SET FOR THE SOUTHWEST CORNER OF SAID 2.06 ACRE TRACT OF LAND, SAID "X" CUT IN CONCRETE BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID FORESTGATE DRIVE WITH THE NORTH RIGHT-OF-WAY LINE OF FOREST LANE (A 120.0' RIGHT-OF-WAY);
- THENCE SOUTH 87 DEGREES 40 MINUTES 03 SECONDS WEST, WITH THE SOUTH LINE OF SAID 2.06 ACRE TRACT OF LAND AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FOREST LANE, A DISTANCE OF 300.00 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID 2.06 ACRE TRACT OF LAND, SAID "X" CUT IN CONCRETE BEING THE SOUTHWEST CORNER OF SAID LOT 1, SAID "X" CUT IN CONCRETE ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT A-1 IN THE SPECIAL WARRANTY DEED TO BREF AP DALLAS LP RECORDED IN INSTRUMENT NO. 200503531028 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;
- THENCE NORTH 01 DEGREE 02 MINUTES 03 SECONDS EAST, WITH THE WEST LINE OF SAID 2.06 ACRE TRACT OF LAND AND WITH AN EAST LINE OF SAID FORESTGATE INDUSTRIAL PARK, A DISTANCE OF 300.00 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID 2.06 ACRE TRACT OF LAND, SAID "X" CUT IN CONCRETE BEING THE SOUTHWEST CORNER OF SAID LOT 1, SAID "X" CUT IN CONCRETE ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT A-1 IN THE SPECIAL WARRANTY DEED TO BREF AP DALLAS LP RECORDED IN INSTRUMENT NO. 200503531028 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;
- THENCE NORTH 87 DEGREES 40 MINUTES 03 SECONDS EAST, WITH THE NORTH LINE OF SAID 2.06 ACRE TRACT OF LAND, WITH THE SOUTH LINE OF SAID LOT 1, AND WITH THE SOUTH LINE OF SAID TRACT A-1, PASSING AT A DISTANCE OF 30.05 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "HUITT ZOLLARS" FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT A-1, IN ALL A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 89,845 SQUARE FEET OR 2.063 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF DALLAS DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS PLANO ROAD ELEVATED STORAGE TANK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE THEREON 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 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 _____, 2017.

BY: _____
(PRINTED NAME OF AUTHORIZED SIGNATURE)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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 CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

SURVEYOR'S STATEMENT:

I, LYNDON M. HODGIN, 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 _____, 2017.

**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**

LYNDON M. HODGIN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4584

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR 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 CERTIFICATE ARE TRUE.

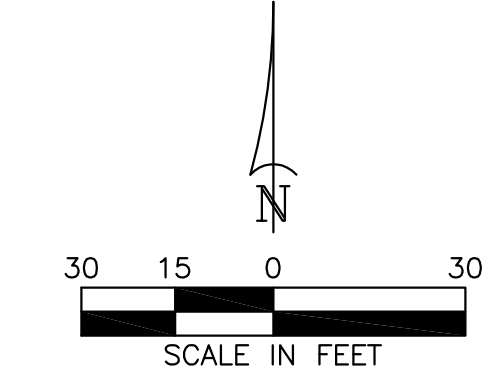
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

OWNER CITY OF DALLAS 1500 MARILLA STREET DALLAS, TEXAS 75201 PHONE: (214) 670-3111	ENGINEER REBECCA P. DIVINEY, P.E. FRESE & NICHOLS, INC. 2220 SAN JACINTO BOULEVARD SUITE 330 DENTON, TEXAS 76205 PHONE: (940) 220-4366 EMAIL: Rebecca.Diviney@frese.com	SURVEYOR LYNDON M. HODGIN, R.P.L.S. GORRONDONA & ASSOCIATES, INC. 1701 NORTH MARKET STREET SUITE 450, LB 5 DALLAS, TEXAS 75202 PHONE: (214) 712-0600 EMAIL: lhodgin@gorronona.com
---	---	---

- NOTES:
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83) (NA2011), NORTH CENTRAL ZONE (4202).
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT OUT OF 2.063 ACRES OF LAND.
 - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.



LEGEND	
●	FOUND MONUMENT (SIZE AND TYPE NOTED)
○	SET 5/8" IR W/CAP STAMPED "GORRONDONA & ASSOC"
○	SET MONUMENT (SIZE AND TYPE NOTED)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
—	SUBJECT TRACT BOUNDARY LINE
---	ADJOINING TRACT BOUNDARY LINE
- - - - -	EASEMENT LINE
- - - - -	CENTERLINE
- - - - -	APPROXIMATE SURVEY LINE

PRELIMINARY PLAT
OF
**PLANO ROAD ELEVATED
STORAGE TANK ADDITION**
LOT 1, BLOCK A/8444

A PLAT OF 2.06 ACRES
DESCRIBED IN THE WARRANTY DEED TO
THE CITY OF DALLAS
RECORDED IN VOLUME 5207, PAGE 570
OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1001
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.
311T-XXXX

SURVEYOR
GORRONDONA & ASSOCIATES, INC.

1701 NORTH MARKET STREET
SUITE 450, LB 5
DALLAS, TEXAS 75202
PHONE 214.712.0600 FAX 214.712.0604
TEXAS FIRM NO. 10106903