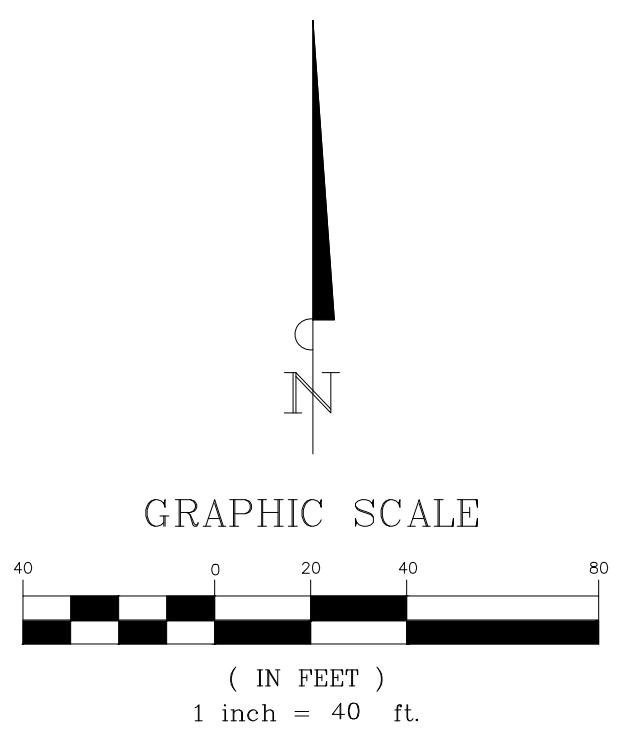
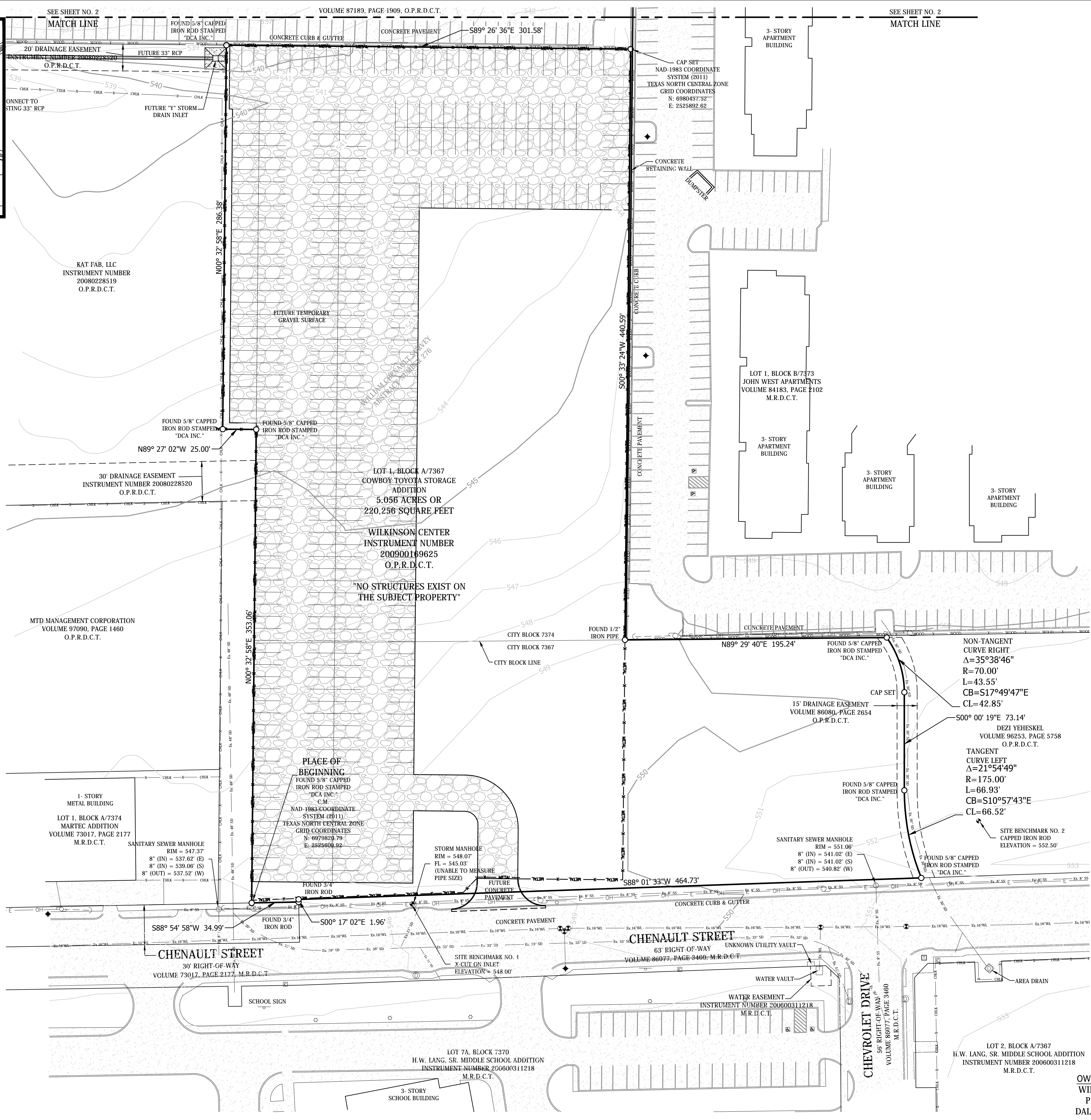


VICINITY MAP
NOT TO SCALE
DALLAS, TEXAS



- GENERAL NOTES:**
1. BASIS OF BEARINGS is Texas Coordinate System, North American Datum of 1983 (CRS), Texas North Central Zone (4202).
All distances shown herein are surface distances.
 2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.
 3. The purpose of this plat is to create one lot for future development.
 4. All 5/8 inch iron rods set (CAP SET) are capped with 3" metallic disk stamped "COWBOY TOYOTA STORAGE ADDITION, BLOCK A/7367, RPLS 4838".
 5. Lot to lot drainage will not be allowed without engineering section approval.

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
C.M.	CONTROLLING MONUMENT
CAP SET = 5/8" IRON ROD WITH 3" METALLIC DISK STAMPED "COWBOY TOYOTA STORAGE A/7367, RPLS 4838"	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT
SHOWING
LOT 1, BLOCK A/7367
COWBOY TOYOTA STORAGE
ADDITION

Being 5.056 Acres out of City Block 7367 in the William Chenault Survey, Abstract Number 276, City of Dallas, Dallas County, Texas

PREPARED JUNE 2015
CITY CASE NO.: S 145-203
SHEET NO. 1 OF 2

PREPARED BY: PROJECT NO.: 999-15-25

OWNER/DEVELOPER
WILKINSON CENTER
P.O. BOX 720248
DALLAS, TEXAS 75372



OWNER'S CERTIFICATE

State of Texas §
County of Dallas §

WHEREAS, Wilkinson Center are the owners of that certain 5.056 acres (200,256 square feet) of land in the William Chenault Survey, Abstract Number 276, City of Dallas, Dallas County, Texas; said 5.056 acres (200,256 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Wilkinson Center (hereinafter referred to as Wilkinson Center tract), as recorded in Instrument Number 200900169625, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said Wilkinson Center being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "DCA INC" found for the Southwest corner of said Wilkinson Center tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to KAT FAB, LLC (hereinafter referred to as KAT FAB tract), as recorded in Instrument Number 20080228519, O.P.R.D.C.T., same being the existing North right-of-way line of Chenault Street (variable width right-of-way), as recorded in Volume 86077, Page 3460, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE with the common line between said Wilkinson Center tract and said KAT FAB tract for the following 3 courses:

1. North 00 degrees 32 minutes 58 seconds East, departing the existing North right-of-way line of said Chenault Street, a distance of 353.06 feet to a five-eighths inch iron rod with plastic cap stamped "DCA INC" found for an angle point;
2. North 89 degrees 27 minutes 02 seconds West, a distance of 25.00 feet to a five-eighths inch iron rod with plastic cap stamped "DCA INC" found for an angle point;
3. North 00 degrees 32 minutes 58 seconds East, a distance of 286.38 feet to a five-eighths inch iron rod with plastic cap stamped "DCA INC" found for the Northwest corner of said Wilkinson Center tract, same being the Northeast corner of said KAT FAB tract, same also being the South line of that certain tract of land described as Lot 2, Block A/7374, John West Apartments (hereinafter referred to as Lot 2), an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 86087, Page 1834, M.R.D.C.T., as corrected in Volume 87189, Page 1909, O.P.R.D.C.T.;

THENCE South 89 degrees 26 minutes 36 seconds East with the common line between said Wilkinson Center tract and said Lot 2, a distance of 301.58 feet to a five-eighths inch iron rod 3 inch metallic disk stamped "COWBOY TOYOTA STORAGE ADDITION, BLOCK A/7367, RPLS 4838" set for the Northerly Northeast corner of said Wilkinson Center tract, same being the Southeast corner of said Lot 2, same also being the West line of that certain tract of land described as Lot 1, Block B/7373, John West Apartments (hereinafter referred to as Lot 1), an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 84183, Page 2102, M.R.D.C.T.;

THENCE South 00 degrees 33 minutes 24 seconds West with the common line between said Wilkinson Center tract and said Lot 1, a distance of 195.24 feet to a one-half inch pipe found for an inner-el corner of said Wilkinson Center tract, same being the Southwest corner of said Lot 1;

THENCE North 89 degrees 29 minutes 40 seconds East with the common line between said Wilkinson Center tract and said Lot 1, a distance of 195.24 feet to a five-eighths inch iron rod with plastic cap stamped "DCA INC" found for the Easterly Northeast corner of said Wilkinson Center tract, same being the Northwest corner of that certain tract of land described in a Warranty Deed to Dezi Yeheskel (hereinafter referred to as Yeheskel tract), as recorded in Volume 96253, Page 5758, O.P.R.D.C.T., same also being the beginning of a non-tangent curve to the right, whose long chord bears South 17 degrees 49 minutes 47 seconds East, a distance of 42.85 feet;

THENCE with the common line between said Wilkinson Center tract and said Yeheskel tract for the following 3 courses:

1. Southerly with said non-tangent curve to the right, having a radius of 70.00 feet, through a central angle of 35 degrees 38 minutes 46 seconds, an arc distance of 43.55 feet to a five-eighths inch iron rod 3 inch metallic disk stamped "COWBOY TOYOTA STORAGE ADDITION, BLOCK A/7367, RPLS 4838" set;
2. South 00 degrees 00 minutes 19 seconds East, a distance of 73.14 feet to a five-eighths inch iron rod with plastic cap stamped "DCA INC" found for the beginning of a tangent curve to the left, whose long chord bears South 10 degrees 57 minutes 43 seconds East, a distance of 66.52 feet;
3. Southerly with said tangent curve to the left having a radius of 175.00 feet, through a central angle of 21 degrees 54 minutes 49 seconds, for an arc distance of 66.93 feet to a five-eighths inch iron rod with plastic cap stamped "DCA INC" found for the Southeast corner of said Wilkinson Center tract, same being the Southwest corner of said Yeheskel tract, same being the existing North right-of-way line of the aforesaid Chenault Street;

THENCE South 88 degrees 01 minute 33 seconds West with the common line between said Wilkinson Center tract and the existing North right-of-way line of said Chenault Street, a distance of 464.73 feet to a three-fourths inch iron rod found for an angle point in the South line of said Wilkinson Center tract;

THENCE South 00 degrees 17 minutes 02 seconds East continue with the common line between said Wilkinson Center tract and the existing North right-of-way line of said Chenault Street, a distance of 1.96 feet to a three-fourths inch iron rod found for an angle point in the South line of said Wilkinson Center tract, same being the Northeast corner of Chenault Street (30' right-of-way), as recorded in Volume 73017, Page 2177, M.R.D.C.T.;

THENCE South 88 degrees 54 minutes 58 seconds West with the common line between said Wilkinson Center tract and the Northeast corner of said Chenault Street, a distance of 34.99 feet to the PLACE OF BEGINNING, and containing a calculated area of 5.056 acres (200,256 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wilkinson Center, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as COWBOY TOYOTA STORAGE 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 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 UNDER MY HAND THIS THE _____ DAY OF _____, 2015.
Wilkinson Center

By: _____
Name: Jaime Howell
Title: Director of Land Development

STATE OF ARKANSAS §
COUNTY OF BENTON §

BEFORE ME, the undersigned authority, 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 acknowledged to me that he/she executed the same for the purpose and consideration thereof expressed.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S STATEMENT

I, Michael Dan Davis, 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.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT



Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

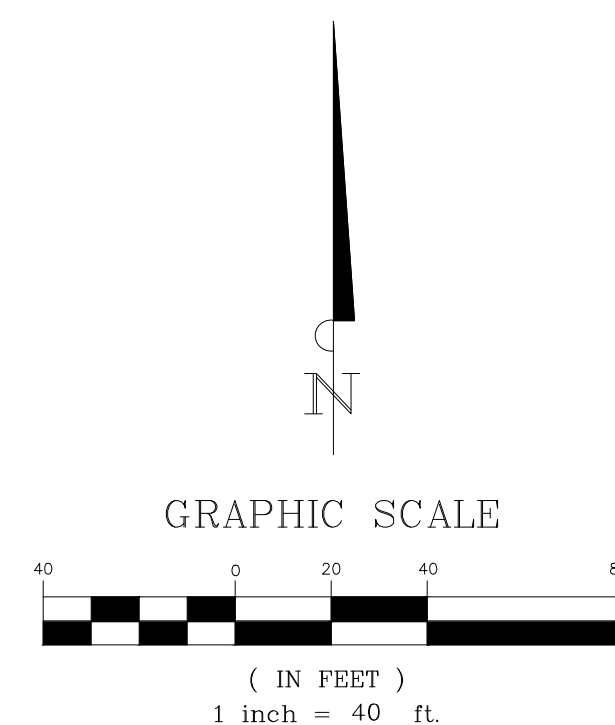
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Dan Davis, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

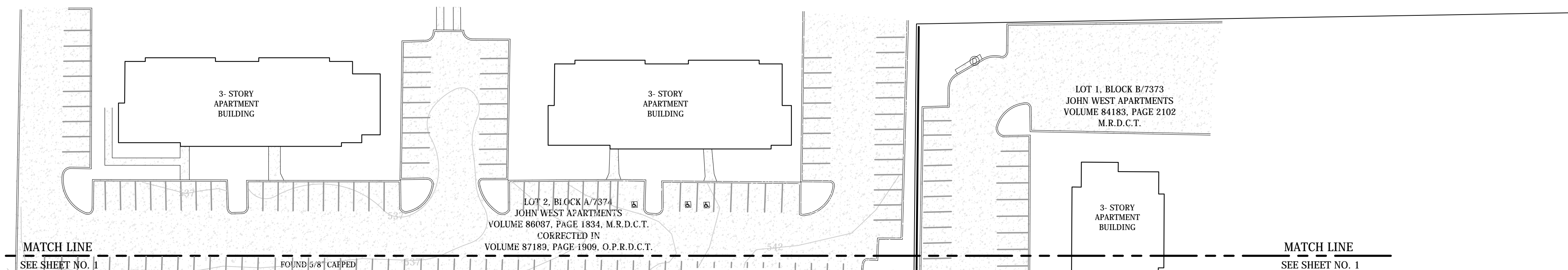
THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC in and for the STATE OF TEXAS



LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES
C.M. CONTROLLING MONUMENT
CAP SET = 5/8" IRON ROD WITH
3" METALLIC DISK
STAMPED "COWBOY
TOYOTA STORAGE
A/7367, RPLS 4838"
D.R.D.C.T.
DEED RECORDS,
DALLAS COUNTY, TEXAS
O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
M.R.D.C.T.
MAP RECORDS,
DALLAS COUNTY, TEXAS



**PRELIMINARY PLAT
SHOWING
LOT 1, BLOCK A/7367
COWBOY TOYOTA STORAGE
ADDITION**

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William Chenault Survey, Abstract Number 276,
City of Dallas, Dallas County, Texas

PREPARED JUNE 2015

CITY CASE NO.: S 145-203

SHEET NO. 2 OF 2

PREPARED BY: PROJECT NO.: 999-15-25

OWNER/DEVELOPER
WILKINSON CENTER
P.O. BOX 720248
DALLAS, TEXAS 75372

BANNISTER
ENGINEERING
1696 Country Club Drive
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823