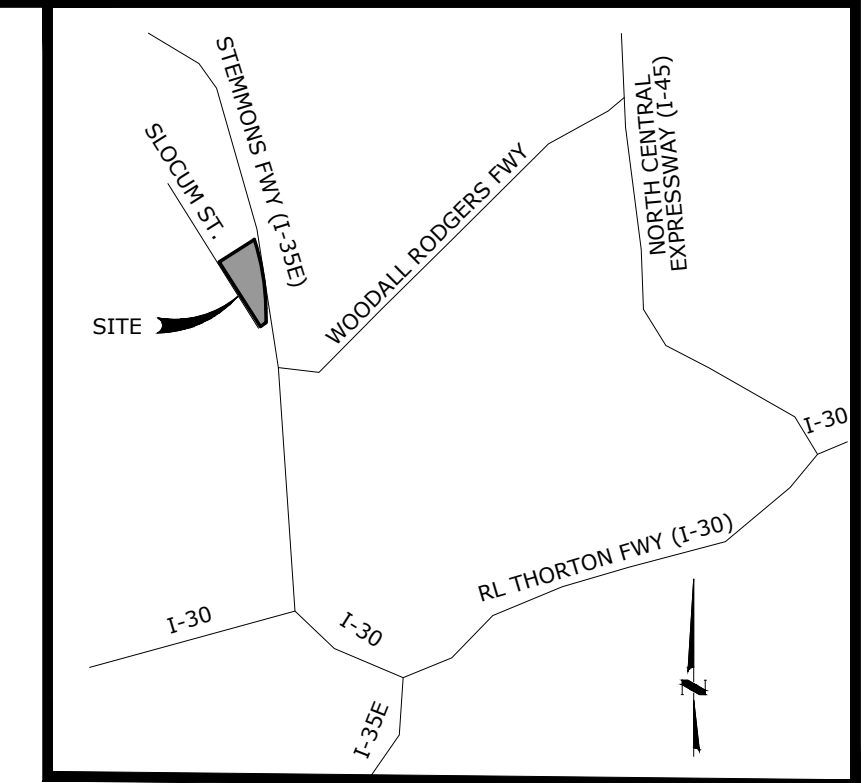


LEGEND

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CM CONTROLLING MONUMENT
INST. NO. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
WM WATER METER
PG EXISTING WATER LINE
SS EXISTING SANITARY SEWER LINE
FH FIRE HYDRANT
WV WATER VALVE
WM WATER METER
LP LIGHT POLE
PP POWER POLE
GW GUY WATER
EM ELECTRIC MANHOLE
EM ELECTRIC METER
GM GAS MANHOLE
TM TELEPHONE MANHOLE
TP TELEPHONE PEDESTAL
CB COMMUNICATIONS BOX
PM PIPELINE MARKER
SM SANITARY SEWER MANHOLE
SC SANITARY SEWER CLEANOUT
SD STORM DRAIN MANHOLE
S SIGN
IB I-BEAM
B BOLLARD

TREE NUMBER	TREE SIZE	COMMON NAME	SCIENTIFIC NAME
1	18"	LIVE OAK	QUERCUS VIRGINIANA
2	18"	LIVE OAK	QUERCUS VIRGINIANA
3	12"	LIVE OAK	QUERCUS VIRGINIANA
4	24"	LIVE OAK	QUERCUS VIRGINIANA
5	15"	LIVE OAK	QUERCUS VIRGINIANA
6	18"	LIVE OAK	QUERCUS VIRGINIANA
7	18"	LIVE OAK	QUERCUS VIRGINIANA
8	18"	LIVE OAK	QUERCUS VIRGINIANA
9	15"	LIVE OAK	QUERCUS VIRGINIANA
10	18"	LIVE OAK	QUERCUS VIRGINIANA
11	15"	HACKBERRY	CELTIS OCCIDENTALIS



OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CABANA DEVELOPMENT, LLC, IS THE OWNER OF A TRACT OF LAND SITUATED IN THE GARRETT FOX SURVEY, ABSTRACT NUMBER 1679 AND THE JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 3.278 ACRE TRACT OF LAND DESCRIBED IN DEED TO CABANA DEVELOPMENT, LLC, AS RECORDED IN DOCUMENT NUMBER 201700324616, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF SLOCUM STREET (AN 80' RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID CALLED 3.278 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND OWNED BY ONCOR ELECTRIC DEVELOPMENT COMPANY (FORMERLY DALLAS POWER AND LIGHT COMPANY);

THENCE N 57°29'05"E, A DISTANCE OF 347.12 FEET (PREVIOUSLY RECORDED AS N 58°18'42"E, 347.12 FEET) ALONG THE NORTH LINE OF SAID CALLED 3.278 ACRE TRACT TO A 5/8 INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF STEMMONS FREEWAY (INTERSTATE HIGHWAY 35E, A VARIABLE WIDTH RIGHT-OF-WAY) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND WITH SAID CURVE, AN ARC DISTANCE OF 586.20 FEET, THROUGH A CENTRAL ANGLE OF 17°43'31", HAVING A RADIUS OF 1894.86 FEET AND A LONG CHORD OF WHICH BEARS S 09°32'40"E, 583.87 FEET TO AN 3 INCH DISK IN CONCRETE FOUND;

THENCE S 00°44'51"E, A DISTANCE OF 115.14 FEET (PREVIOUSLY RECORDED AS S 00°05'26"E, 114.41 FEET) CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO AN X-CUT IN CONCRETE FOUND;

THENCE S 54°46'06"W, A DISTANCE OF 58.70 FEET (PREVIOUSLY RECORDED AS S 55°12'12"W, 58.64 FEET) TO AND X-CUT IN CONCRETE FOUND IN THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED SLOCUM STREET;

THENCE N 32°30'56"W, A DISTANCE OF 638.24 FEET (PREVIOUSLY RECORDED AS N 31°41'19"W, 638.56 FEET) ALONG SAID EAST RIGHT-OF-WAY LINE, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 142,959 SQUARE FEET OR 3.282 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION
STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CABANA DEVELOPMENT, LLC acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as Lot 1, Block 409, TRINITY INDUSTRIAL DISTRICT 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 roadway management area 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 property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENSION AREA EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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 form 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 ordinance, rules, regulations and resolutions of the City of Dallas.

WITNESS my hand, this the _____ day of _____.

CABANA DEVELOPMENT, LLC

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME the undersigned, a Notary Public in an for said State, on this day personally appeared _____, known 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the _____ day or _____.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Camden D. Pierce, 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 Engineers and Land Surveyors, 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-8.167 (a) (b) (c) (d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY- THIS PLAT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Camden D. Pierce
Registered Professional Land Surveyor No. 6791

STATE OF TEXAS §
COUNTY OF SMITH §

BEFORE ME the undersigned, a Notary Public in an for said State, on this day personally appeared _____, known 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 considerations therein expressed.

GIVEN under my hand and seal of office, this the _____ day or _____.

Notary Public in and for the State of Texas

GENERAL NOTES

- BEARINGS CALLED FOR HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
- THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM A 3.282 ACRE TRACT OF LAND
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT THE CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL.
- EXISTING STRUCTURES ARE TO REMAIN, ASIDE FROM PARTIAL DEMOLITION AND RENOVATION OF PARKING GARAGE. OTHER BUILDING RENOVATIONS TO BE COORDINATED WITH CITY PERMITTING.

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas

on the _____ day of _____, A.D. _____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

PRELIMINARY PLAT
TRINITY INDUSTRIAL DISTRICT
LOT 1, BLOCKS 401 AND 409
REPLAT OF A PORTION OF
BLOCKS 401, 409 AND 3/409, TRINITY INDUSTRIAL DISTRICT ADDITION
VOLUME 10, PAGE 93, MAP RECORDS, DALLAS COUNTY, TEXAS
BEING 3.282 ACRES SITUATED IN THE GARRETT FOX SURVEY, ABSTRACT NUMBER 1679
DALLAS COUNTY, TEXAS