## OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS, W.O. Bankston Paint and Body, Inc, is the owner of a 3.532 acre tract of land situated in the Edward Cook Survey, Abstract No. 326, Town of Addison, Dallas County, Texas; said tract being part of Lots 5 and 6, Block D, Addison Airport Industrial District, an addition to the Town of Addison, Texas according to the plat recorded in Volume 50, Page 207 of the Map Records of Dallas County, Texas; said tract also being all of that tract of land described as Tract II in Special Warranty Deed to W.O. Bankston Paint and Body, Inc recorded in Volume 97095, Page 1 of the Deed Records of Dallas County, Texas; said 3.532 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in the south right-of-way line of Lindbergh Drive (a 60-foot wide right-of-way); said point also being the northwest corner of said W.O. Bankston Paint and Body Inc. tract;

THENCE, North 69 degrees, 19 minutes, 30 seconds East, along the said south line of Lindbergh Drive, a distance of 116.18 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction along said curve and the said south line of Lindbergh Drive, having a central angle of 41 degrees, 33 minutes, 43 seconds, a radius of 303.00 feet, a chord bearing and distance of South 89 degrees, 42 minutes, 45 seconds East, 215.01 feet, an arc distance of 219.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the west line of Addison Airport;

THENCE, South 20 degrees, 43 minutes, 00 seconds East, departing the said south line of Lindbergh Drive and along the said west line of Addison Airport and the east line of said Lot 6, a distance of 165.61 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for an angle point in the said east line of Lot 6;

THENCE, South 67 degrees, 15 minutes, 00 seconds East, continuing along the said west line of Addison Airport and the said east line of Lot 6, a distance of 274.15 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the north right-of-way line of the Union Pacific Railroad (Formerly St. Louis & Southwestern Railroad) (a 100-foot wide right-of-way); said point also being the southeast corner of said Lot 6;

THENCE, South 66 degrees, 09 minutes, 04 seconds West, along the said north line of the Union Pacific Railroad and the south line of said Lot 6, a distance of 108.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a curve to the right;

THENCE, in a southwesterly direction, along said curve and the said north line of the Union Pacific Railroad, having a central angle of 08 degrees, 19 minutes, 11 seconds, a radius of 2,814.93 feet, a chord bearing and distance of South 70 degrees, 18 minutes, 39 seconds West, 408.38 feet, an arc distance of 408.74 feet to a 5/8-inch iron rod found for corner; said point being the southeast corner of a tract of land described in Special Warranty Deed to Fund IX-4204 Lindbergh Drive LLC recorded in Instrument No. 201000297437 of the Official Public Records of Dallas County, Texas and also being the southwest corner of said W.O. Bankston Paint and Body Inc. tract;

THENCE, North 20 degrees, 40 minutes, 44 seconds West, departing the said north line of the Union Pacific Railroad and along the west line of said W.O. Bankston Paint and Body Inc. tract and the east line of said Fund IX—4204 Lindbergh Drive LLC tract; a distance of 429.93 feet to the POINT OF BEGINNING:

CONTAINING: 153,861 square feet or 3.532 acres of land, more or less.

## SURVEYOR'S CERTIFICATE

THAT I. Eric A. Kreiner, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Addison, Texas.



**PRELIMINARY** RELEASED 7/20/11 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Eric A. Kreiner Registered Professional Land Surveyor

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ERIC A. KREINER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged

Notary Public in and for the State of Texas

APPROVED BY THE TOWN OF ADDISON CITY COUNCIL ON THE \_\_\_\_ DAY MAYOR

CITY SECRETARY

EAK

FINAL PLAT

## LOT 6A, BLOCK D **ADDISON AIRPORT** INDUSTRIAL DISTRICT

BEING A REPLAT OF PART OF LOTS 5 AND 6, BLOCK D ADDISON AIRPORT INDUSTRIAL DISTRICT LOCATED IN THE TOWN OF ADDISON, TEXAS AND BEING OUT OF THE EDWARD COOK SURVEY, ABSTRACT NO. 326

DALLAS COUNTY, TEXAS Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031

TX REG. ENGINEERING FIRM F-469 DALLAS . FORT WORTH . HOUSTON TX REG. SURVEYING FIRM LS-100080-0 CHECKED BY SCALE JOB NUMBER

**JULY 2011** 

1"=40"

DWG FILE: 2960-11.195FP 1A.DWG

2960-11.195