

**OWNERS CERTIFICATE**

WHEREAS CE Enterprises Partners LLC, and VALK Properties Two, LLC are the sole owners of a tract of land located in the the WALTER CARUTH SURVEY, Abstract No. 359, and the FRANKLIN BOWLES SURVEY, Abstract No. 69, City of Dallas, Dallas County, Texas, and being Lot 6, Block 6594, of Eastman Kodak Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97096, Page 1619, Deed Records, Dallas County, Texas, and being the same tracts of land described in Special Warranty Deed to CE Enterprise Partners LLC, recorded in Instrument No. 201600165314, Official Public Records, Dallas County, Texas, and Special Warranty with Vendor's Lien to VALK Properties Two, LLC, recorded in Instrument No. 201700146338, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found in the South line of Forest Lane, a variable width right-of-way, at the Northeast corner of a tract of land described in deed to Forest Lane Properties, L.P.D., recorded in Volume 2000183, Page 4313, Deed Records, Dallas County, Texas, said point being the Northwest corner of said Lot 6, Block 6594.

Thence North 86°28'54" East, along said South line, a distance of 943.27 to an "X" found at the Northwest corner of said Lot 6, Block 6594.

Thence South 00°29'09" East, a distance of 1052.31 to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Eastman Kodak Addition, RPL S 5310" set in the West line of Lot 3, Block 6594, of Eastman Kodak Addition, RPL S 5310" set in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 20097, Page 848, Map Records, Dallas County, Texas, and to the plat thereof recorded in Volume 70097, Page 848, Map Records, Dallas County, Texas, and to the plat thereof recorded in the Northeast corner of Lot 1, Block 6594, of Westhall No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 7006, Page 2613, Map Records, Dallas County, Texas.

Thence South 89°12'21" West, a distance of 941.96 to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Eastman Kodak Addition, RPL S 5310" set in the East line of Lot 4E, Block 36593, of Greenhater Industrial Park No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 96202, Page 2546, Deed Records, Dallas County, Texas, said point being the Northwest corner of Lot 1, Block 6594, of Westhall No. 2, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 96202, Page 2528, Deed Records, Dallas County, Texas.

Thence North 00°29'09" West, a distance of 287.97 to an "X" found at the Northeast corner of Lot 4A, Block 36593, of Freeway North Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 67092, Page 13711, Map Records, Dallas County, Texas.

Thence South 89°12'21" West, a distance of 250.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Eastman Kodak Addition, RPL S 5310" set in the East line of Grissom Lane, a 60' right-of-way, at the Northwest corner of said Lot 4A, Block 36593.

Thence North 00°29'09" West, along said East line, a distance of 80.00' to a 5/8" iron rod found at the Southwest corner of Lot 3A, Block 36593, of Greenhater Industrial Park No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 96202, Page 2528, Deed Records, Dallas County, Texas.

Thence North 89°12'21" East, a distance of 250.00' to an "X" found at the Southeast corner of said Lot 3A, Block 36593.

Thence North 00°29'09" West, a distance of 659.51' to the PLACE OF BEGINNING and containing 985.105 square feet or 22.615 acres of land.

**OWNERS DEDICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That **VALK PROPERTIES TWO, LLC**, by and through it's duly authorized representative \_\_\_\_\_ and **CE ENTERPRISE PARTNERS, LLC**, by and through it's duly authorized representative \_\_\_\_\_ does hereby adopt this plat,

**EASTMAN KODAK ADDITION,** and **LOT 6R, AND 6B, BLOCK 6594.**

\_\_\_\_\_ does hereby adopt this plat, designating the herein described property as **LOT 6R, AND 6B, BLOCK 6594**, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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.

**VALK PROPERTIES TWO, LLC**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CE ENTERPRISE PARTNERS, LLC**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for The State of Texas \_\_\_\_\_

**SURVEYORS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, John S. Turner, 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.

Witness my hand at Mesquite, Texas,  
\_\_\_\_\_ 20\_\_.

PRELIMINARY, RELEASED ~~FROM~~ FOR REVIEW/PURPOSES ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

John S. Turner  
Registered Professional Land Surveyor #83310

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P., L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,  
This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

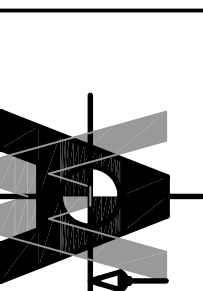
Notary Public in and for The State of Texas \_\_\_\_\_

Engineer: TRIANGLE ENGINEERING  
1333 McDermott Drive,  
Box 200, Allen, TX 75013  
Tel: 409-411-6300  
F: 409-365-6700  
E: jturne@triangle-eng.com  
Web: www.triangleeng.com  
OWNER: CE ENTERPRISE PARTNERS, LLC -  
Colligan Management Company,  
3700 S. El Camino Real, San Mateo, CA 94403 -  
OWNER: VALK PROPERTIES TWO, LLC  
- 1834 S. FM 551, Farm, TX 75188 -

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.
VOL.	Volume
P.G.	Page
INST. NO.	Instrument Number
IRP	Iron rod found
IPF	Iron pipe found
IRS	1/2" iron rods with a yellow plastic cap stamped "RPL S 5310"
DISK SET	3-1/4" aluminum disk stamped "EASTMAN KODAK ADDITION, RPLS 5310"
SQ. FT.	Square feet
AC.	Acres

**SURVEYOR'S NOTES**

- ALL 1/2" IRON RODS SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- THE PURPOSE OF THIS PLATS IS TO MAKE ONE PLATTED LOT, INTO THREE PLATTED LOTS.
- STRUCTURES ON PROPERTY ARE TO REMAIN, NEW CONSTRUCTION TO BE ADDED ON LOT 6B.



A&W SURVEYORS, INC.  
Professional Land Surveyors  
TEXAS REGISTRATION NO. 100172400  
P. O. BOX 876023, MESQUITE, TX, 75167  
PHONE: (972) 681-4975 FAX: (972) 681-4964  
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2800 Forest Lane  
& 11468 Grissom Lane, Dallas, TX 75234 ~

168 NO.: 15-1583 | Exam: 05-517 | Exam: 05-2018 | Fee: \_\_\_\_\_  
"A professional company operating in your 'best interest'"

**PRELIMINARY REPLAT  
LOTS 6A, AND 6B, BLOCK 6594  
EASTMAN KODAK ADDITION**

REPLAT OF LOT 6, BLOCK 6594  
EASTMAN KODAK ADDITION  
VOLUME 10210, PAGE 848, MAP RECORDS, DALLAS COUNTY, TEXAS  
FRANKLIN BOWLES SURVEY, ABSTRACT 69  
WALTER CARUTH SURVEY, ABSTRACT 359  
CITY PLAN FILE NO. 5178-906