

STATE OF TEXAS }
COUNTY OF TARRANT }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JONO REALTY CORP. does hereby adopt this plat designating the herein above described property as LOTS 1 AND 2, BLOCK 1, WINHOLT ADDITION to Arlington, Texas and does hereby dedicate the City of Grand Prairie, Texas and the City of Arlington, Texas in fee simple forever the streets, alleys and streets shown herein are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and shall be subject to the easements, rights of way, rights of ingress and egress, rights of utility, rights of access, rights of maintenance, rights of buildings or other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the encroachments allowed above which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easement. The City of Arlington, Texas, the City of Grand Prairie, Texas, and the City of Dallas, Texas, shall have the right to use the easement for the purpose of necessity at any time of procuring the permission of any owner. Any public utility shall have the right of ingress and egress to private property for the purpose of reasonably performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas and the City of Arlington, Texas.

JONO REALTY CORP.

By: _____

Name: _____

Title: _____

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ for JONO REALTY C
subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

Notary Public in and for the State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS JONO REALTY CORP. is the owner of a tract of land situated in the Madison Gooden Survey, Abstract No. 594 and the Joseph R. Parker Survey, Tarrant County, Texas, same being all of Site 8, Block 6, Industrial Community No. 1, Great Southwest Industrial District, an addition to the Cities of Grand Prairie and Grand Prairie, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Site 8, same being the northwest corner of Site 7, Block 6, Industrial Community No. 1, Arlington, Tarrant County, Texas as recorded in Volume 388-28, Page 229 of the Plat Records of Tarrant County, Texas and lying on the east line of 111th Street

THENCE North 09 degrees 01 minutes 56 seconds West (Plat North 08 degrees 30 minutes 00 seconds West), along the east line of said 111th Street, same 695.67 feet) to a 5/8 inch iron rod found for the northwest corner of said Site 8 at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 436.28 feet (Plat 436.28), a central angle of 00 degrees 47 minutes 37 seconds (Plat 00 degrees 48 minutes 37 seconds), a chord bearing of North 89 degrees 07 minutes 56 seconds East, a distance of 6.04 feet to a 5/8 inch iron rod found for corner;

THENCE North 89 degrees 02 minutes 50 seconds East (Plat East), a distance of 79.41 feet (Plat 79.25 feet) to a 5/8 inch iron rod found for corner at the begin

THENCE with said curve to the right having a radius of 300.73 feet (Plat 300.73), a central angle of 90 degrees 05 minutes 14 seconds (Plat 90 degrees 00 minutes 00 seconds), a chord bearing of South 45 degrees 33 minutes 36 seconds East, a distance of 425.62 feet to a 5/8 inch iron rod found for corner;

THENCE North 89 degrees 44 minutes 10 seconds East (Plat East), a distance of 14.20 feet (Plat 13.00 feet) to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 09 minutes 40 seconds East (Plat South), a distance of 388.46 feet (Plat 387.34 feet) to a 1/2 inch iron rod found for the southeast Site 7;

THENCE South 89 degrees 33 minutes 44 seconds West (Plat West), a distance of 295.39 feet (Plat 296.28 feet) to the POINT OF BEGINNING containing 21

SURVEYOR'S CERTIFICATE

I, Brian J. Maddox, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from 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 Surveyors.

Dated this the _____ day of _____, 2018.

Brian J. Maddox
Texas Registered Professional
Land Surveyor No. 5430

