

*** METES AND BOUNDS DESCRIPTION ***

BEING a 13.4232 acre tract of land located in the J.W. King Survey, Abstract No. 695, City of Lewisville, Denton County, Texas, said 13.4232 acre tract of land being **ALL of LOT 1R, BLOCK A, NATIONAL INDOOR STORAGE ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2013-163, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 13.4232 acre tract of land also being all of **LOT 1, BLOCK A, AUTO MASTER ADDITION**, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet Y, Slide 286, Plat Records, Denton County, Texas (P.R.D.C.T.), said 14.232 acre tract of land also being that certain tract of land conveyed to **NATIONAL INDOOR STORAGE I, LLC**, by deed thereof filed for record in Denton County Clerk's Instrument No. 2015-118881, O.P.R.D.C.T., and being that certain tract of land conveyed to **FIRST CASH LTD.**, by deed thereof filed for record in Denton County Clerk's Instrument No. 2009-132370, O.P.R.D.C.T., said 13.4232 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with an illegible cap found at the southwest lot corner of said Lot 1, same being at the intersection of the northeast right-of-way line of Northwood Mobile Home Drive (being a called 60 feet wide access easement as described in Volume 648, Page 198, Deed Records, Denton County, Texas) and the southeast right-of-way line of State Highway No. 121 (being a variable width right-of-way);

THENCE along the northwest lot line of said Lot 1 and along the said southeast right-of-way line of State Highway No. 121 the following courses and distances:

North 37°59'01" East, a distance of 304.16 feet to a 1/2 inch iron rod with a cap stamped "MORRIS ENG" found;

North 52°55'44" West, a distance of 12.01 feet to a 1/2 inch iron rod with a cap stamped "MORRIS ENG" found;

North 37°19'32" East, a distance of 29.07 feet to a 1/2 inch iron rod found at the northwest lot corner of said Lot 1, same being the southwest lot corner of the aforesaid Lot 1R;

THENCE along the northwest lot line of said Lot 1R and continuing along the said southeast right-of-way line the following courses and distances:

North 37°31'25" East, a distance of 145.27 feet to a 1/2 inch iron rod found;

North 44°30'54" East, a distance of 178.20 feet to a 1/2 inch iron rod found;

North 44°42'35" East, a distance of 21.90 feet to a concrete monument found;

North 37°27'14" East, a distance of 296.19 feet to a 1/2 inch iron rod found at the northwest lot corner of said Lot 1R, same being the southwest lot corner of Lot 2R, Block A, Metroplex Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet W, Slide 208, P.R.D.C.T.;

THENCE South 89°53'41" East, along the common lot line of said Lot 1R and Lot 2R, a distance of 841.72 feet to a 5/8 inch iron rod found at the northeast lot corner of said Lot 1R, same being the southeast lot corner of said Lot 2R, said iron rod found also being on the west lot line of Lot 2, Block A, DCTA

Maintenance Facility Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2010-158, O.P.R.D.C.T.;

THENCE along the common lot lines of said Lots 1R and 2 the following courses and distances:

South 00°43'07" East, a distance of 249.69 feet;

South 00°49'44" East, a distance of 234.99 feet to the southeast lot corner of said Lot 1R, same being the southwest lot corner of said Lot 2, and being on a north property line of a called 57.337 acre tract of land described as Tracts 70, 71 and 72, conveyed to AMC Northwood LLC, by deed thereof filed for record in Denton County Clerk's Instrument No. 2011-120771 O.P.R.D.C.T.;

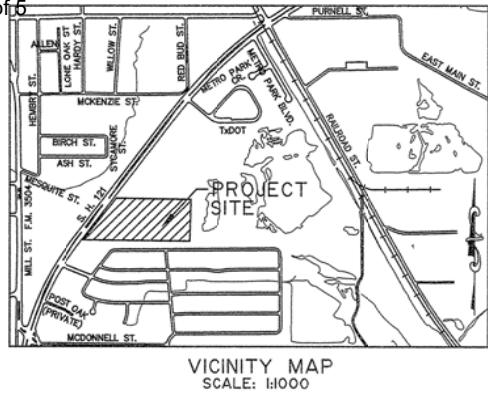
THENCE South 89°41'26" West, along the south lot line of said Lot 1R and along the said north property line of the 57.337 acre tract, a distance of 1,001.91 feet to a 5/8 inch iron rod found at the northeast lot corner of the aforementioned Lot 1, Block A, Auto Master Addition, same being a northwest property corner of the said 57.337 acre tract;

THENCE South 37°52'26" West, along the southeast lot line of said Lot 1 (Auto Master) and along a northwest property line of the said 57.337 acre tract, a distance of 262.22 feet to a 5/8 inch iron rod found at the beginning of a non-tangent curve to the left having a radius of 2,304.11 feet;

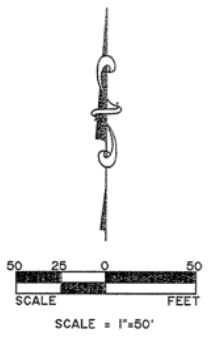
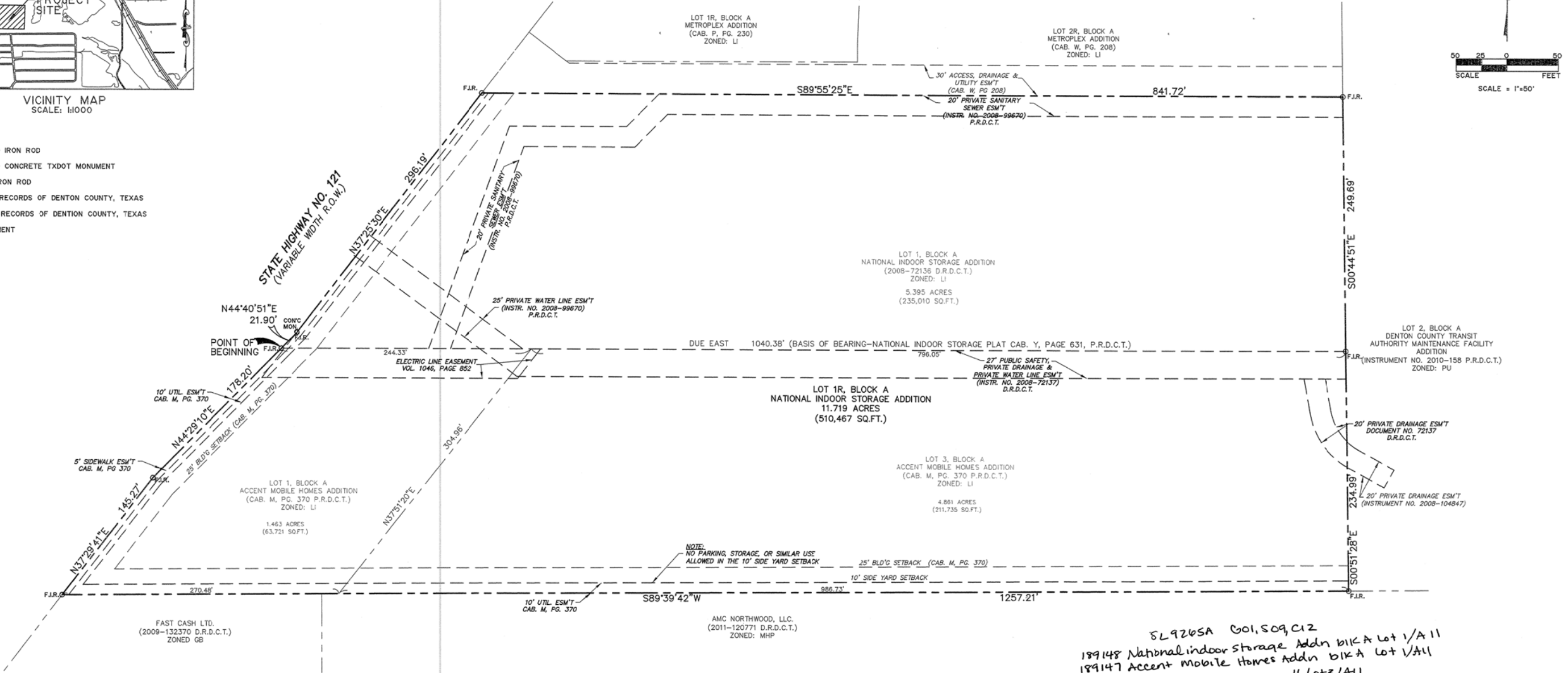
THENCE continuing along the said lot line and the said property line, with said curve to the left, an arc length of 172.35 feet, and across a chord which bears South 35°46'39" West, a chord length of 172.30 feet to a 5/8 inch iron rod found at the southeast lot corner of said Lot 1, said iron rod found also being on the aforementioned northeast line of Northwood Mobile Home Drive;

THENCE North 68°15'11" West, along the southwest lot line and along the said northeast line of Northwood Mobile Home Drive, a distance of 203.27 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **13.4232 acres (584,714 square feet)** of land, more or less.



- LEGEND:
- F.I.R. FOUND IRON ROD
 - F.C.M. FOUND CONCRETE TXDOT MONUMENT
 - S.I.R. SET IRON ROD
 - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS OF DENTON COUNTY, TEXAS
 - ESM'T EASEMENT



ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

James Davis
JAMES DAVIS,
CHAIRMAN, PLANNING & ZONING COMMISSION
CITY OF LEWISVILLE, TEXAS

DATE 5/21/13

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE NATIONAL INDOOR STORAGE ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE 21 DAY OF MAY, 2013, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINAFORE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS 23rd DAY OF May, 2013

Julie Heinze
JULIE HEINZE, CITY SECRETARY
CITY OF LEWISVILLE, TEXAS



FILED: _____ DOC#: _____ P.R.D.C.T

OWNER:
NATIONAL INDOOR STORAGE LLC.
5501 INDEPENDENCE PARKWAY STE. 314
PLANO, TX 75023-5471
CONTACT: HAL KENDRICK
PHONE: (214)377-1442

SURVEYOR:
VIEWTECH, INC.
4205 BELTWAY DR.
DALLAS, TEXAS, 75001
CONTACT: VICTOR LISSIAK JR.
PHONE: (972)661-8187

FINAL PLAT
OF
NATIONAL INDOOR STORAGE ADDITION
LOT 1R, BLOCK A
11.719 ACRES
ZONED: "LI"
BEING A REPLAT OF
LOTS 1 & 3, BLOCK A
ACCENT MOBILE HOMES ADDITION
CABINET M, SLIDE 370
PLAT RECORDS, DENTON COUNTY, TEXAS
& LOT 1, BLOCK A
NATIONAL INDOOR STORAGE ADDITION
LOT 1, BLOCK A
INSTRUMENT NO. 99670
PLAT RECORDS, DENTON COUNTY, TEXAS
J.W. KING SURVEY, ABSTRACT No. 695
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

5L926SA 001,509,C12
189148 National Indoor Storage Addn blk A lot 1/A 11
189147 Accent mobile Homes Addn blk A lot 1/A 11
189149 " " lot 3/A 11

Filed for Record
in the official records of:
Denton County
On: May 31, 2013 at 10:47A
In the
Plat Records
NATIONAL INDOOR STORAGE ADDITION
Doc Number: 2013- 163
No of Pages: 2
Amount 100.00
Receipt Number - 1046931
By:
Caren Robinson

PROPERTY DESCRIPTION:

NATIONAL INDOOR STORAGE LLC. IS THE OWNER OF LOT 1 AND LOT 3, BLOCK A, ACCENT MOBILE HOMES ADDITION, A PLATTED ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AS RECORDED IN CABINET M ON PAGE 370, PLAT RECORDS OF DENTON COUNTY, TEXAS SITUATED IN THE J.W. KING SURVEY, ABSTRACT NO. 695, BEING THAT TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2012-134222 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND WHEREAS NATIONAL INDOOR STORAGE LLC., IS THE OWNER OF LOT 1, BLOCK A, NATIONAL INDOOR STORAGE ADDITION, A PLATTED ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2008-99670 PLAT RECORDS OF DENTON COUNTY, TEXAS SITUATED IN THE J.W. KING SURVEY, ABSTRACT NO. 695, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD IN THE SOUTHEASTERLY LINE OF S.H. 121 (VARIABLE WIDTH RIGHT-OF-WAY) SAID LINE AND BEING THE NORTHWESTERN MOST CORNER OF SAID LOT 1, BLOCK A, ACCENT MOBILE HOMES ADDITION;

THENCE, NORTH 44°40'51" EAST A DISTANCE OF 21.90' ALONG THE SOUTHEASTERLY LINE OF S.H. 121 (VARIABLE WIDTH RIGHT-OF-WAY), TO A FOUND IRON ROD FOR CORNER;

THENCE, NORTH 37°25'30" EAST A DISTANCE OF 296.19' ALONG SAID SOUTHEASTERLY LINE OF S.H. 121 (VARIABLE WIDTH RIGHT-OF-WAY), TO A FOUND IRON ROD FOR CORNER;

THENCE, SOUTH 89°55'25" EAST A DISTANCE OF 841.72' DEPARTING THE SOUTHEASTERLY LINE OF S.H. 121 (VARIABLE WIDTH RIGHT-OF-WAY) AND ALONG THE SOUTHERLY LINE OF LOT 2R, BLOCK A, METROPLEX ADDITION, A PLATTED ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AS RECORDED IN CABINET W ON PAGE 208, PLAT RECORDS OF DENTON COUNTY, TO A FOUND IRON ROD FOR CORNER;

THENCE, SOUTH 00°44'51" EAST A DISTANCE OF 249.69' DEPARTING THE SOUTHERLY LINE OF SAID LOT 2R, BLOCK A, METROPLEX ADDITION AND ALONG THE WESTERLY LINE OF LOT 2, BLOCK A, DENTON COUNTY TRANSIT AUTHORITY MAINTENANCE FACILITY ADDITION, A PLATTED ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2010-158 PLAT RECORDS OF DENTON COUNTY, TEXAS, TO A FOUND IRON ROD FOR CORNER;

THENCE, SOUTH 00°5'28" EAST A DISTANCE OF 234.99' CONTINUING ALONG THE WESTERLY LINE OF LOT 2, BLOCK A, DENTON COUNTY TRANSIT AUTHORITY MAINTENANCE FACILITY ADDITION, TO A FOUND IRON ROD FOR CORNER;

THENCE, SOUTH 89°39'42" WEST A DISTANCE OF 1257.21' DEPARTING THE WESTERLY LINE OF LOT 2, BLOCK A, DENTON COUNTY TRANSIT AUTHORITY MAINTENANCE FACILITY ADDITION, TO A SET IRON ROD FOR CORNER, SAID CORNER BEING IN THE SOUTHEASTERLY LINE OF S.H. 121 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 37°29'41" EAST A DISTANCE OF 145.27' ALONG SAID SOUTHEASTERLY LINE OF S.H. 121 (VARIABLE WIDTH RIGHT-OF-WAY), TO A SET IRON ROD FOR CORNER;

THENCE, NORTH 44°29'10" EAST A DISTANCE OF 178.20' BACK TO THE PLACE OF BEGINNING AND CONTAINING 11.719 ACRES (510,467 SQ.FT.) OF LAND.

STATE OF TEXAS }
COUNTY OF DALLAS }

SURVEYOR'S CERTIFICATE:

I, VICTOR LISSIAK, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY/PLAN COMMISSION OF THE CITY OF LEWISVILLE, TEXAS.


VICTOR LISSIAK, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED VICTOR LISSIAK, JR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF May, 2013.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER'S CERTIFICATE OF DEDICATION FOR LOT 1R, BLOCK A, NATIONAL INDOOR STORAGE ADDITION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NATIONAL INDOOR STORAGE, LLC. THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS NATIONAL INDOOR STORAGE ADDITION, LOT 1R, BLOCK A, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FEET RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FEET RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTING) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

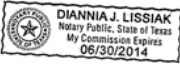

HAL C. KENDRICK, MANAGER
NATIONAL INDOOR STORAGE, LLC

STATE OF TEXAS }
COUNTY OF Dallas }

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED RICHARD SHAW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 16th DAY OF May, 2013.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
SCALE: 1:1000

FINAL PLAT
OF
NATIONAL INDOOR STORAGE ADDITION
LOT 1R, BLOCK A
11.719 ACRES
ZONED: "L1"
BEING A REPLAT OF
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No of Pages: 2 100.00
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By:
Carleen Robinson

OWNER:
NATIONAL INDOOR STORAGE LLC.
5501 INDEPENDENCE PARKWAY STE. 314
PLANO, TX 75023-5471
CONTACT: HAL KENDRICK
PHONE: (214)377-1442

SURVEYOR:
VIEWTECH, INC.
4205 BELTWAY DR.
DALLAS, TEXAS, 75001
CONTACT: VICTOR LISSIAK JR.
PHONE: (972)661-9187

