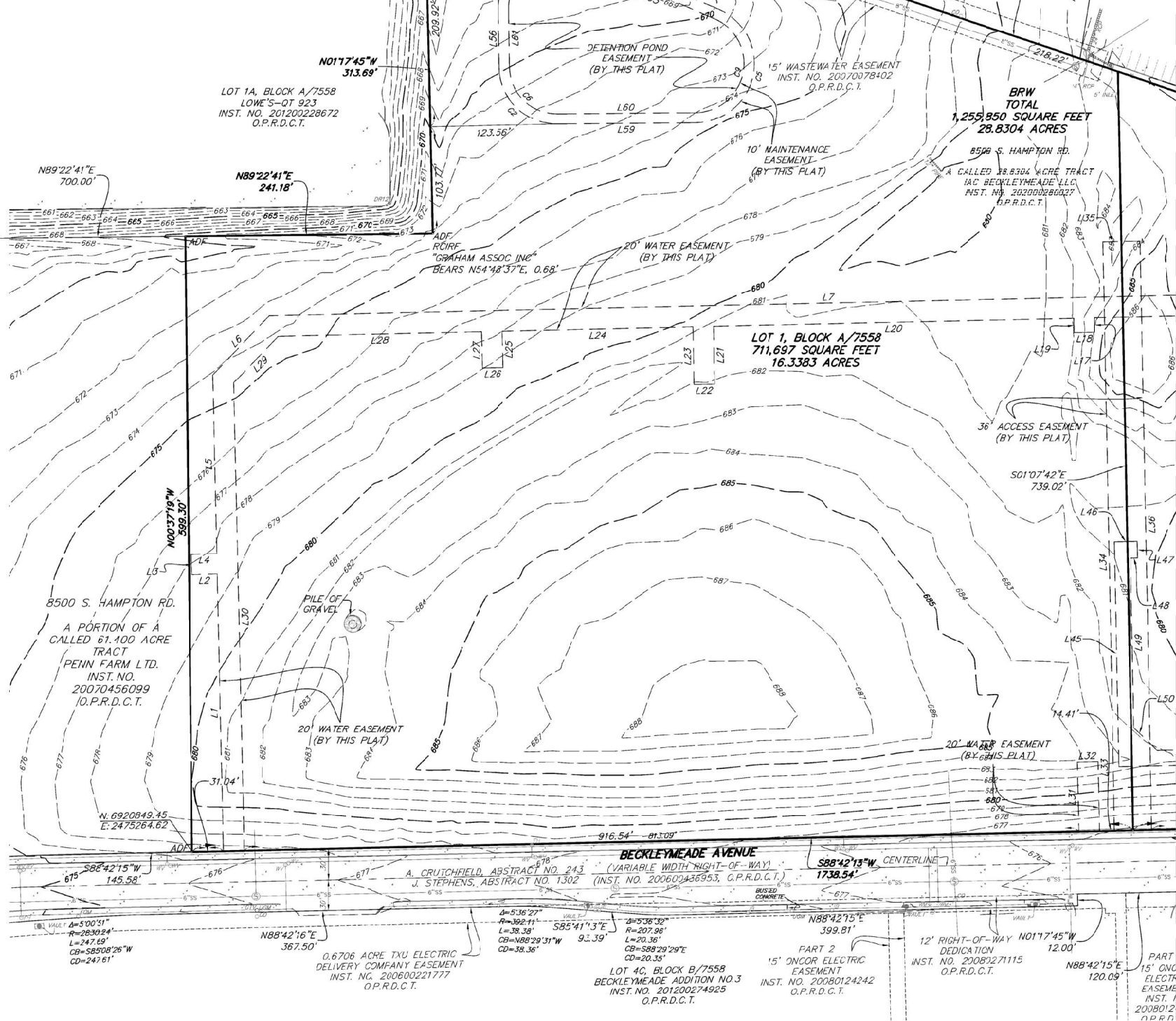
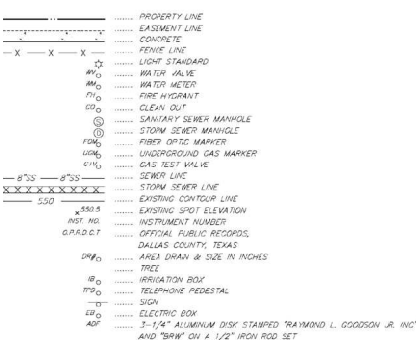


VICINITY MAP
NOT TO SCALE

HAMPTON ROAD
(FORMERLY MERIDIAN ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)
(BY USE AND OCCUPATION)



LEGEND



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That IAC BECKLEYMEADE LLC, a Delaware limited liability company, acting by and through its duly authorized agent, Scott Taylor, does hereby adopt this plat, designating the herein described property as BRW, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas, as shown hereon. The easements hereby dedicated, as shown hereon, are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to all 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 owner of the herein described property. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across said easements, as shown hereon. Said easements being hereby reserved for the mutual use and accommodation of all fire and police units, garbage and rubbish collection agencies, and all public and private utilities, using or desiring to use the same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths situated upon, over or across any of said easements, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system within said easements, and all public utilities shall at all times have the full right of ingress and egress, upon, over or across said property, 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 also shall have the right of ingress and egress, upon, over or across said property, to or from improvements thereon, for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements dedicated hereby, as shown hereon, shall also include additional areas of working space for construction and maintenance of the respective systems, within said easements. Additional easement areas are also dedicated hereby, as shown hereon, for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the corresponding main to the nearest curb or pavement line, and the exact location of such additional easements hereby granted shall be determined by their location, as installed.

Upon completion of any work on the herein described property by any fire and police units, garbage and rubbish collection agencies, and public and private utilities, such unit, agency or utility, as applicable, at its sole cost and expense, promptly shall restore or cause the restoration of any area(s) on said property disturbed or affected thereby to the condition it was in immediately prior to such work and shall repair any damage to such portion(s) of said property or improvements/facilities thereon caused by such work and/or the entry thereon to perform the same. Except in an emergency involving an imminent threat to the safety of person(s) or property, or both, all public and private utilities shall give reasonable prior notice to the owner of the herein described property of any of the anticipated date(s), time(s) and location(s) of any work affecting all or any portion of said property and/or the easement areas hereby dedicated, as well as any special requests or instructions for alternate access or limited use thereof pending completion of such work.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Highland Park, Illinois, this the _____ day of _____, 2021.

IAC BECKLEYMEADE LLC, a Delaware limited liability company

By: International Airport Centers L.L.C., a Delaware limited liability company (d/b/a IAC Properties), its Manager

By: Scott Taylor
A Managing Director

STATE OF ILLINOIS §
COUNTY OF LAKE §

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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Illinois

SURVEYOR'S STATEMENT

I, Brian R. Wade, 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.

Dated this the _____ day of _____, 2021.

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

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Brian R. Wade, 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 stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

NOTES:

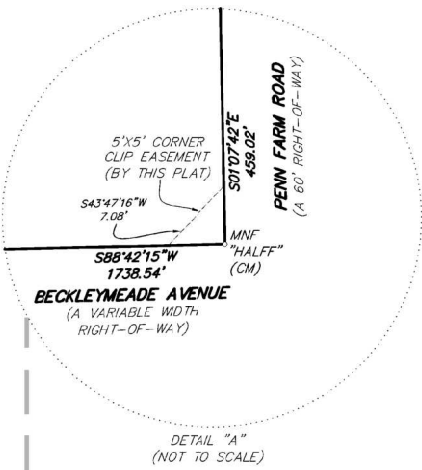
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM THE CALLED 28.8304 ACRE TRACT.
2. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALL TERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
3. CONTROLLING MONUMENTS: AS SHOWN
4. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. NO BUILDINGS ON SITE

PRELIMINARY PLAT
OF
BRW
LOTS 1 & 2, BLOCK A/7558
BEING
A CALLED 28.8304 ACRE TRACT
BLOCK A/7558

A. CRUTCHFIELD SURVEY, ABSTRACT NO. 243
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-582
ENGINEERING NO. 311T-____

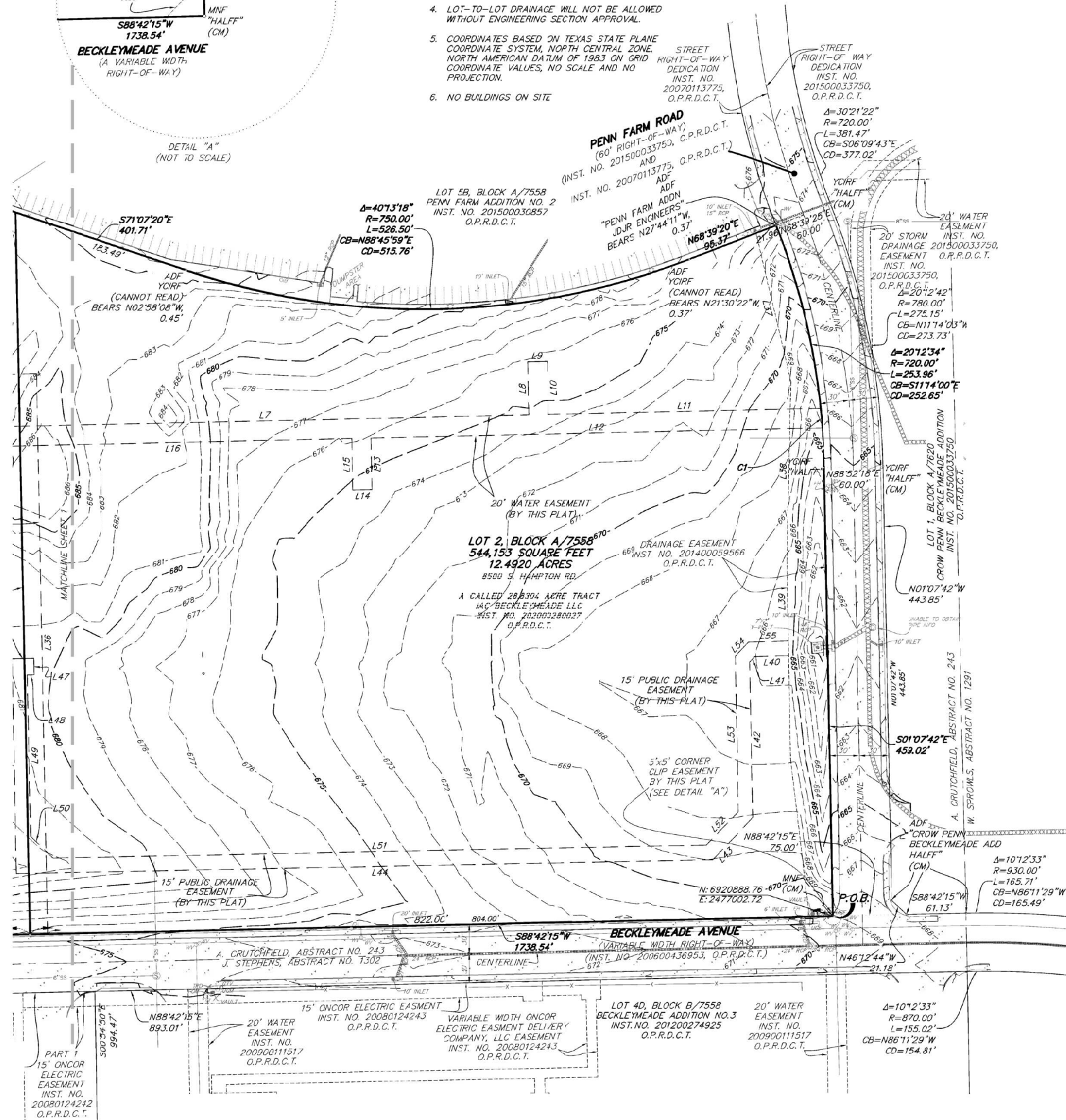
SCALE: 1" = 60'
DATE: JANUARY 19, 2021

OWNER:				SURVEYOR:				
IAC BECKLEYMEADE LLC 1849 GREEN BAY ROAD, SUITE 400 HIGHLAND PARK, ILLINOIS 60035 (847) 748-3170 C/O SCOTT TAYLOR				RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX 75243 214-739-8100 rlg@rlginc.com TX PE REG #1-493 TDFELS REG #100311-40				
RECORDED	INST#	—	JOB NO.	2111.007	E-FILE	2111.007PP	DWG NO.	27,505W
SHEET						1 OF 3		



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM THE CALLED 28.8304 ACRE TRACT.
2. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, BASED ON REAL-TIME KINEMATIC OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE NETWORK.
3. CONTROLLING MONUMENTS AS SHOWN
4. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. COORDINATES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. NO BUILDINGS ON SITE



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas, IAC Beckleymeade LLC, is the sole owner of a tract of land situated in the A. Crutchfield Survey, Abstract No. 243, being a portion of a called 28.8304 acre tract of land described in a Special Warranty Deed to IAC Beckleymeade LLC, recorded in Instrument Number 202000280027, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail with washer stamped "HALFF" found at the intersection of the north right-of-way line of Beckleymeade Avenue (a variable width right-of-way, recorded in Instrument Number 200600436953, Official Public Records, Dallas County, Texas) and the west right-of-way line of Penn Farm Road (a 60' right-of-way, recorded in Instrument Numbers 201500033750 and 20070113775, Official Public Records, Dallas County, Texas) for corner, from which a found 3-1/4" Aluminum Disk stamped "CROW PENN BECKLEYMEADE ADD" and "HALFF" on a 1/2" iron rod bears North 88°42'15" East, a distance of 75.00 feet for the most southerly southwest corner of Lot 1, Block A/7520, Crow Penn Beckleymeade Addition, an addition to the City of Dallas, according to the plat recorded Instrument Number 201500033750, Official Public Records, Dallas County, Texas;

THENCE South 88°42'15" West, along the north line of said Beckleymeade Avenue, a distance of 1738.54 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found for corner;

THENCE North 00°37'19" West, along the west line of said 28.8304 acre tract, a distance of 599.30 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found on the south line of Lot 1A, Block A/7558, Lowe's-OT 923, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201200228672, Official Public Records, Dallas County, Texas, from which a found 1/2" iron rod bears North 89°22'41" East, along the south line of said Lot 1A, a distance of 700.00 feet;

THENCE along said Lot 1A, Block A/7558, the following courses and distances:

North 89°22'41" East, a distance of 241.18 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found for the southeast corner of said Lot 1A, Block A/7558, from which a found 1/2" iron rod with red plastic cap stamped "GRAHAM ASSOC INC" bears North 54°45'37" East, a distance of 0.68 feet;

North 01°17'45" West, a distance of 313.59 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found for the common corner of said 61.400 acre tract and the southeast corner of Lot 3, Block A/7558, Penn Farm Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 20070113775, Official Public Records, Dallas County, Texas, for the beginning of a non-tangent curve to the right, from which a found 1/2" iron rod bears North 42°27'45" East, a distance of 1.08 feet, and from which a found 1/2" iron rod with yellow plastic cap stamped "RH ARCHITECTS" bears North 01°17'45" West, a distance of 534.62 feet to the south right-of-way line of Lyndon B. Johnson Freeway/Interstate Highway No. 20 (a variable width right-of-way, Condemnation Cause No. CC-69-6032-0, County Court of Dallas County at Law No. 4, State of Texas, Volume 72058, Page 1046, Deed Records, Dallas County, Texas), for the northeast corner of said Lot 1A and the northwest corner of said Lot 3;

THENCE along the north line of said 28.8304 acre tract and the south lines of said Penn Farm Addition, Penn Farm 3 Addition, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201500029075, Official Public Records, Dallas County, Texas; and Penn Farm Addition No. 2, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201500030857, Official Public Records, Dallas County, Texas, the following courses and distances:

In a southeasterly direction along said non-tangent curve to the right whose chord bears South 79°39'58" East a distance of 475.42 feet, having a radius of 1,600.00 feet, a central angle of 17°05'16", and an arc length of 477.18 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found for the end of said non-tangent curve to the right;

South 71°07'20" East, a distance of 401.71 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found for the beginning of a tangent curve to the left, from which a found 1/2" iron rod with yellow plastic cap (cannot read cap) bears North 02°58'08" West, a distance of 0.45 feet;

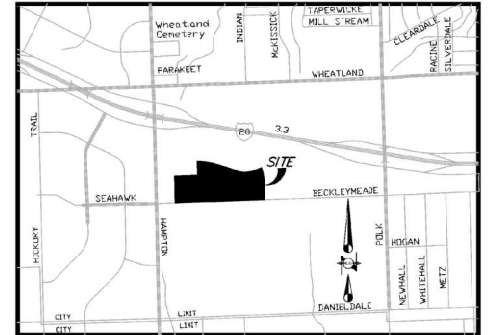
In a northeasterly direction along said tangent curve to the left whose chord bears North 88°45'59" East a distance of 515.76 feet, having a radius of 750.00 feet, a central angle of 40°13'18", and an arc length of 526.50 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found for the end of said tangent curve to the left, from which a found 1/2" iron rod with yellow plastic cap (cannot read cap) bears North 21°30'22" West, 0.37 feet;

North 68°39'20" East, a distance of 95.37 feet to a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC" and "BRW" on a 1/2" iron rod found for the southeast corner of said Penn Farm Addition No. 2, and the beginning of a non-tangent curve to the right, from which a found 3-1/4" aluminum disk stamped "PENN FARM ADDN" and "JUNR ENGINEERS" on a 1/2" iron rod bears North 27°44'11" West a distance of 0.37", and from which a found 1/2" iron rod with yellow plastic cap stamped "HALFF" bears North 68°39'25" East, over and across said Penn Farm Road, a distance of 60.00 feet;

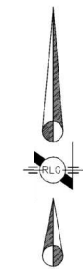
THENCE along the west right-of-way of said Penn Farm Road, the following courses and distances:

In a southeasterly direction along said non-tangent curve to the right whose chord bears South 11°14'00" East a distance of 252.65 feet, having a radius of 720.00 feet, a central angle of 20°12'34", and an arc length of 253.96 feet to a 1/2" iron rod with yellow plastic cap stamped "HALFF" found for the end of said non-tangent curve to the right, from which a found 1/2" iron rod with yellow plastic cap stamped "HALFF" bears North 88°52'18" East, over and across said Penn Farm Road, a distance of 60.00 feet;

South 01°07'42" East, a distance of 459.02 feet to the POINT OF BEGINNING, containing 1,255,850 square feet or 28.8304 acres of land, more or less.



VICINITY MAP
NOT TO SCALE



LEGEND

---	PROPERTY LINE
---	FAIRMONT LINE
---	CONCRETE
---	PAVED LINE
---	LIGHT STANDARD
---	WATER VALVE
---	WATER METER
---	PIPE AT RISK
---	CLEAN OUT
---	SAINTMARY SEWER MANHOLE
---	STORM SEWER MANHOLE
---	FIBER OPTIC MARKER
---	UNDERGROUND GAS MARKER
---	GAS TEST VALVE
---	SEWER LINE
---	STORM SEWER LINE
---	EXISTING CONTOUR LINE
---	EXISTING SPOT ELEVATION
---	WEST NO
---	OFFICIAL PUBLIC RECORDS
---	DALLAS COUNTY, TEXAS
---	AREA DRAIN & SIZE IN INCHES
---	PIPE
---	IRRIGATION BOX
---	TELEPHONE PRESTAL
---	SDO
---	ELECTRIC BOX
---	3-1/4" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC" AND "BRW" ON A 1/2" IRON ROD SET

PRELIMINARY PLAT
OF
BRW
LOTS 1 & 2, BLOCK A/7558
BEING
A CALLED 28.8304 ACRE TRACT
BLOCK A/7558

A. CRUTCHFIELD SURVEY, ABSTRACT NO. 243
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S201-582

ENGINEERING NO. 311T-—

SCALE: 1" = 60'

DATE: JANUARY 19, 2021

OWNER:

IAC BECKLEYMEADE LLC
1849 GREEN BAY ROAD, SUITE 400
HIGHLAND PARK, ILLINOIS 60035
(847) 748-3170
C/O SCOTT TAYLOR

SURVEYOR:

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rig@riginc.com
TX PE REG #P-493
TBPELS REG #100311-40

RECORDED	INST#	-	JCB NO.	2111.007	E-FILE	2111.007PP	DWG NO.	27.505W
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°17'02"W	266.97'
L2	S88°52'18"W	25.18'
L3	N01°07'42"W	20.00'
L4	S88°52'18"W	25.12'
L5	N01°17'02"W	174.13'
L6	N43°42'58"E	79.01'
L7	N88°42'58"E	135.61'
L8	N01°17'02"W	54.64'
L9	N88°42'58"E	20.00'
L10	S01°17'02"E	54.64'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N88°42'58"E	278.88'
L12	S88°42'58"W	461.89'
L13	S01°07'42"E	53.17'
L14	S88°52'18"W	20.00'
L15	N01°07'42"W	53.11'
L16	S88°42'58"W	366.56'
L17	S01°17'02"E	13.82'
L18	S88°42'58"W	20.00'
L19	N01°17'02"W	13.82'
L20	S88°42'58"W	350.93'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S01°07'42"E	56.15
L22	S88°32'18"W	20.00'
L23	N01°07'42"W	56.10'
L24	S88°42'58"W	185.68'
L25	S01°17'02"E	35.04'
L26	S88°42'58"W	20.00'
L27	N01°17'02"W	35.04'
L28	S88°42'58"W	192.50'
L29	S43°42'58"W	62.44'
L30	S01°17'02"E	455.81'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N01°17'02"W	67.99'
L32	N88°42'58"E	20.00'
L33	S01°17'02"E	67.99'
L34	N01°07'42"W	573.62'
L35	N88°52'08"E	36.00'
L36	S01°07'42"E	573.62'
L37	S13°11'46"E	155.85'
L38	S01°19'06"W	184.44'
L39	S01°06'33"E	81.36'
L40	S88°16'30"W	34.51'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S43°32'18"W	7.59'
L42	S01°01'42"E	159.11'
L43	S43°32'18"W	59.35'
L44	S88°52'18"W	681.03'
L45	N01°07'42"W	219.22'
L46	N88°52'18"E	22.00'
L47	S01°07'42"E	16.57'
L48	S88°52'18"W	7.00'
L49	S01°07'42"E	165.07'
L50	S46°07'42"E	31.93'

LINE TABLE		
LINE	BEARING	LENGTH
L51	N88°52'18"E	668.60'
L52	N43°52'18"E	46.92'
L53	N01°07'42"W	159.11'
L54	N43°52'18"E	19.93'
L55	N88°16'30"E	40.80'
L56	N00°56'01"W	56.55'
L57	N87°10'47"E	11.03'
L58	S66°57'42"E	126.79'
L59	S89°31'48"W	134.17'
L60	S89°31'48"W	134.17'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N00°56'01"W	56.55'
L62	N87°10'47"E	11.03'
L63	S66°57'42"E	127.12'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	1°35'43"	720.00'	20.05'	S5°08'28"E	20.05'
C2	89°32'10"	56.00'	87.5'	N45°42'07"W	78.87'
C3	88°06'49"	56.00'	86.12'	N43°07'23"E	77.88'
C4	29°27'34"	65.98'	33.93'	S78°05'28"E	33.56'
C5	156°29'31"	58.00'	158.42'	S11°17'03"W	113.57'
C6	89°32'10"	46.00'	71.88'	N45°42'07"W	64.79'
C7	88°06'49"	46.00'	70.74'	N43°07'23"E	63.97'
C8	28°46'05"	55.98'	29.09'	S77°36'10"E	28.76'
C9	156°29'31"	48.00'	131.10'	S11°17'03"W	93.99'

PRELIMINARY PLAT
CF
BRW
LOTS 1 & 2, BLOCK A/7558
BEING
A CALLED 28.8304 ACRE TRACT
BLOCK A/7558
A. CRUTCHFIELD SURVEY, ABSTRACT NO. 243
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-582
ENGINEERING NO. 311T-____
SCALE: 1" = 60' DATE: JANUARY 19, 2021

OWNER:	SURVEYOR:
IAC BECKLEYMEADE LLC	RAYMOND L. GOODSON JR., INC.
1849 GREEN BAY ROAD, SUITE 400	12001 N. CENTRAL EXPRESSWAY, STE 300
HIGHLAND PARK, ILLINOIS 60035	DALLAS, TX 75243
(847) 748-5170	214-733-8100
C/O SCOTT TAYLOR	rig@riginc.com
	TX PE REG #F-493

TBFELS REC #100311-00							SHEET	3 OF 3
RECORDED	INST#	-	JOB NO.	2111.007	E-FILE	2111.007PP	DWG NO.	27,505W