

WHERAS, REI Leasing Management, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the J.J. Metcalf Survey, Abstract No. 885 in the City of Dallas Block 8032, Dallas County, Texas, being a portion of Redbird Industrial Park West, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 78088, Page 2667, Deed Records, Dallas County, Texas, same being all of a tract of land conveyed to REI Leasing Management, LLc, a Texas limited liability company, by Warranty Deed recorded in Instrument No. 201600151276, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the North line of Ledbetter Drive (a 100 foot right—of—way), being the Southeast corner of a tract of land conveyed to DV Realm Co., a Texas corporation, by deed recorded in Instrument No. ______, Official Public Records, Dallas County, Texas;

I degrees 08 minutes 02 seconds West, leaving the said North line of Ledbetter Drive and along the East line of said DV Realm Co. 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Northeast corner of said DV Realm Co. tract at a .43 feet, and continuing along the East line of the remainder of a tract of land conveyed to Janlar, Ltd., a Texas limited partnership, and in Volume 99092, Page 05308, Deed Records, Dallas County, Texas, for a total distance of 631.31 feet to a 1/2 inch iron rod suthwest corner of a tract of land conveyed to Redbird 166 Partners, L.P., a Texas limited partnership, by deed recorded in Volume 04989, Deed Records, Dallas County, Texas;

degrees 04 minutes 13 seconds East, along the South line of said Redbird 166 Partners, L.P. tract, a distance of 539.62 feet to a I with orange cap found at the Northwest corner of a tract of land conveyed to Propiedades Lopez Holdings, L.C. by deed recorded 201100321929, Official Public Records, Dallas County, Texas;

l degrees 04 minutes 47 seconds East, along the West line of said Propiedades Lopez Holdings, L.C. tract, a distance of 260.34 feet ron rod with orange cap found at the Southwest corner of said Propiedades Lopez Holdings, L.C. tract;

3 degrees 59 minutes 42 seconds East, along the South line of said Propiedades Lopez Holdings, L.C. tract, a distance of 339.83 feet ron rod with orange cap found at the Southeast corner of said Propiedades Lopez Holdings, L.C. tract, being in the West line of 4 (a 100 foot right—of—way)

l degrees 03 minutes 27 seconds East, along the said West line of Duncanville Road, a distance of 101.19 feet to a 3 inch found at the Northeast corner of a tract of land conveyed to Questar Fueling Company, a Utah company, by deed recorded 201400082687, Official Public Records, Dallas County, Texas;

1 degrees 02 minutes 42 seconds East, along the West line of said Questar Fueling Company tract, passing a 3 inch aluminum uthwest corner of said Questar Fueling Company tract at distance of 265.79 feet, and continuing for a total distance of 270.05 minum disk found for corner in the said North line of Ledbetter Drive; degrees 05 minutes 18 seconds West, leaving the said West line of Duncanville Road and along the North line of said Questar tract, a distance of 420.05 feet to a 60D nail found at the Northwest corner of said Questar Fueling Company tract;

89 degrees 01 minutes 57 seconds West, along the said North line Ledbetter Drive, a distance of 458.61 feet to the Point of Beginning g 352,985 square feet or 8.103 acres of land.

EAS, REI Leasing Management, LLC, a Texas limited liability company, acting by and through their duly authorized officer, Steve Rubealcaba, er, does hereby adopt this plat, designating the herein described property as **REI LEDBETTER ADDITION**, an addition to the City of Dallas, County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open anance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, and adding to or removing all or parts of its respective systems without the necessity at any of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of g meters and any maintenance or service required or ordinarily performed by that utility).

d wastewater easements shall also include additional area of working space for construction and maintenance of the systems. nent area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater he main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their alled.

red subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct pervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that is plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas velopment Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation own 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 e digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

the review 09/13/2016 Preliminary, this document shall not be for any purposes and shall not be used or viewed or relied a final survey document.

undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to verson whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the expressed and under oath stated that the statements in the foregoing certificate are true.

OWNER: REI LEASING MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY ATTN: STEVE RUBEALCABA 4630 WESTERN OAKS DRIVE DALLAS, TEXAS 75211 P(214)837-6606 F(972)262-8848



PRELIMINARY PLAT

REI LEDBETTER ADDITION

LOT 1, BLOCK 8032

352,985 SQ.FT. / 8.103 ACRES

J.J. METCALF SURVEY, ABSTRACT NO. 88!

TY OF DALLAS, DALLAS COUNTY, TEX.

CITY PLAN FILE NO. S156-282

PLANNING & SURVEYING
Main Office

SCALE: 1"=60' / DATE: AUGUST 31, 2016 / JOB NO. 1609603-01 / DRAWN 12025 Shiloh Road, Ste. 2
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com