

GENERAL NOTES:

1. Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
2. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
4. The purpose of this plat is to create two lots for development from 23.3510 acres of land.
5. All existing buildings to be removed.

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER SIGN	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
ELEVATION BENCHMARK	TRAFFIC SIGNAL
FIBER OPTIC BOX	TRAFFIC SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC SIGNAL
FIBER OPTIC MANHOLE	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HANDHOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
ELECTRIC HANDHOLE	WATER VALVE
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	AIR RELEASE VALVE
ELECTRIC MARKER SIGN	IRON ROD WITH CAP FOUND
ELECTRIC MARKER SIGN	IRON ROD WITH CAP FOUND
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IRON FIRE FOUND
HANDICAPPED PARKING	ADP ALUMINUM DISK FOUND
SIGN	ADS 3/4" ALUMINUM DISK STAMPED
MANHOLE SIGNBOARD	CORRUS LOGISTICS SIGN SET
BORER LOCATION	XS "X" CUT IN CONCRETE SET
FLAG POLE	XF "X" CUT IN CONCRETE FOUND
GREASE TRAP	P.O.B. POINT OF BEGINNING

LINE TYPE LEGEND

BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SS SANITARY SEWER LINE	SANITARY SEWER LINE
GAS UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OHE OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UGT UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UGT UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

LEGEND
 VOL. = VOLUME
 PG. = PAGE
 PFC = POINT FOR CORNER
 INST. NO. = INSTRUMENT NUMBER
 CM = CONTROLLING MONUMENT
 IRFC = IRON ROD WITH CAP FOUND
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4801710170K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within:
 Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
 Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"
 Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"
 If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PRELIMINARY PLAT
LOTS 1A & 2A, BLOCK 4/6512
CORE35 LOGISTICS CENTER 5
 BEING A REPLAT OF PART OF LOT 1 AND ALL OF LOT 2,
 MALIBU GRAND PRIX ADDITION
 BEING ALL OF A 1.3622 ACRE RIGHT-OF-WAY
 ABANDONMENT ORDINANCE NO. _____, INST. NO. _____,
 FOR A TOTAL 23.3510 ACRES OUT OF THE
 EDWARD W. HUNT SURVEY, ABSTRACT NO. 590
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S212-004
 WASTEWATER NO. _____
 PAVING AND DRAINAGE NO. _____

OWNER/APPLICANT:
 MALIBU INDUSTRIAL LP
 3819 MAPLE AVENUE
 DALLAS, TEXAS 75219
 PHONE: 214-661-8341

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES,
 INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: J. ANDY DOBBS
 PHONE: 972-770-1300

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES,
 INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: DAN GALLAGHER, P.E.
 PHONE: 972-770-1300

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620
 Scale 1" = 60' Drawn by JDF Checked by JAD Date Oct. 2021 Project No. 064408608 Sheet No. 1 OF 2

DOBBS, ANDY 10/26/2021 10:25 AM LAST SAVED 10/26/2021 1:30 PM

OWNER'S CERTIFICATION

**STATE OF TEXAS §
COUNTY OF DALLAS §**

WHEREAS, MALIBU INDUSTRIAL LP, is the sole owner of a tract of land situated in the Edward W. Hunt Survey, Abstract No. 590, City of Dallas, Dallas County, Texas, and being part of Lot 1, Block 4/6512, Malibu Grand Prix Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Vol. 79215, Page 1, Deed Records, Dallas County, Texas, and all of Lot 2 of said Malibu Grand Prix Addition, and being all of a called 8.6727 acres tract of land described as Tract 1 and all of a called 13.3162 acres tract of land described as Tract 2 in Special Warranty Deed to Malibu Industrial LP, recorded in Instrument No. 202100179207, Official Public Records, Dallas County, Texas, and being all of a called 1.3622 acre right-of-way abandonment according to City Ordinance No. _____, recorded in Instrument No. _____ of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the intersection of the east right-of-way line of Goodnight Lane (a variable width right-of-way) and the north line of a tract of land described in Deed to Dallas Power & Light Company, recorded in Volume 4688, Page 300 of said Deed Records, and being the southwest corner of said Lot 2;

THENCE departing said north line of the Dallas Power and Light tract with said east right-of-way line of Goodnight Lane and the west line of said Lot 2, North 1°25'23" West, a distance of 1045.81 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set for a northwest corner of said Lot 2, at the southwest corner of a corner clip at the intersection of said east right-of-way line of Goodnight Lane and the south right-of-way line of Southwell Road (a 53' wide right-of-way);

THENCE with said corner clip, North 43°42'24" East, a distance of 14.11 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set for the northeast corner of said corner clip and a northwest corner of said Lot 2;

THENCE with said south right-of-way line of Southwell Road and the north line of said Lots 1 & 2 and said 1.3622 acre right-of-way abandonment, North 88°50'11" East, a distance of 926.28 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set for the northwest corner of a corner clip at the intersection of said south right-of-way line of Southwell Road and the west right-of-way line of Interstate Highway 35, A.K.A Stemmons Freeway, (a variable width right-of-way);

THENCE with said corner clip, South 52°23'08" East, a distance of 20.85 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set for the southeast corner of said corner clip;

THENCE with the west right-of-way line of Interstate Highway 35, the following courses and distances:

South 2°59'30" East, a distance of 306.99 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set at the beginning of a tangent curve to the right having a central angle of 1°36'37", a radius of 7620.44 feet, a chord bearing and distance of South 2°11'11" East, 214.16 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 214.17 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set for corner;

South 1°22'53" East, a distance of 496.86 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set for corner;

South 0°55'42" East, a distance of 29.97 feet to a 3 1/4" aluminum disk stamped "CORE35 LOGISTICS 5 KHA" set for corner in the south line of said Lot 1 and said north line of the Dallas Power and Light tract;

THENCE with said north line of the Dallas Power and Light tract and the south line of said Lots 1 and 2 and said 1.3622 acre right-of-way abandonment, South 89°08'11" West, a distance of 963.15 feet to the **POINT OF BEGINNING** and containing 23.3510 acres or 1,017,170 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **MALIBU INDUSTRIAL LP**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **CORE35 LOGISTICS CENTER 5**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane 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 lane 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).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2021.

MALIBU INDUSTRIAL LP
a Delaware limited liability company

BY: CHI LTH GP, L.L.C.
a Delaware limited liability company,
its manager

By: _____
Name: William G. Munding, III
Title: Vice President

**STATE OF TEXAS §
COUNTY OF _____ §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared William G. Munding, III, 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 the ___ day of _____, 2021.

Notary Public in and for the State of Texas

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0170K & 48113C0310J, for Dallas County, Texas and incorporated areas, dated July 7, 2014 & August 23, 2001 respectively, this property is located within Zone X(shaded) & Zone AE

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

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MALIBU INDUSTRIAL LP
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
PHONE: 214-661-8341

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES,
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13455 NOEL ROAD
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PHONE: 972-770-1300

SURVEYOR'S STATEMENT

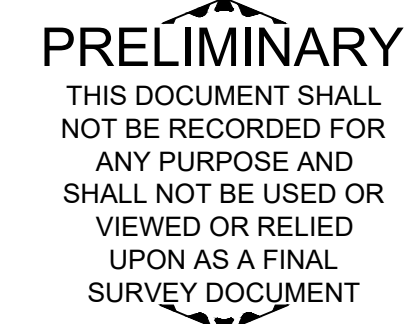
I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, 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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



**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 J. Andy Dobbs 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 the ___ day of _____, 2021.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
LOTS 1A & 2A, BLOCK 4/6512
CORE35 LOGISTICS CENTER 5**
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	JDF	JAD	Oct. 2021	064408608	2 OF 2