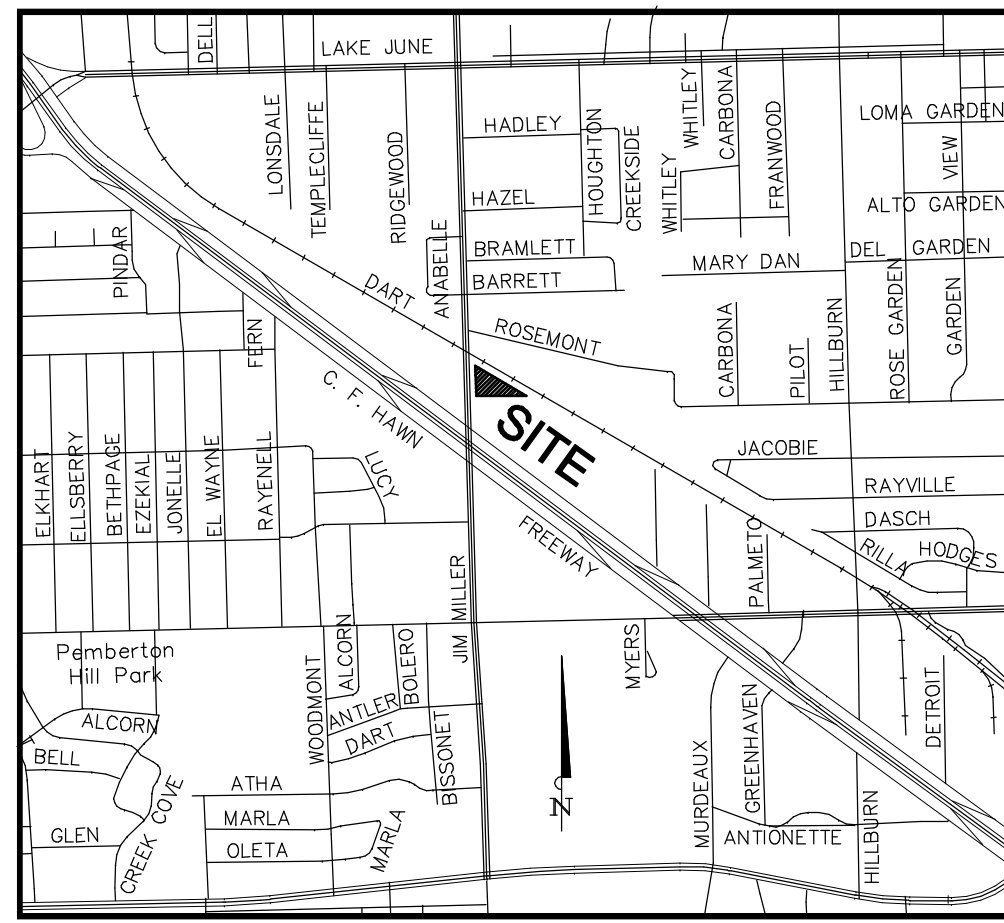


ABBREVIATIONS

I.R.F. = Iron Rod Found
 (C.M.) = Controlling Monument
 C.I.R.F. = Capped Iron Rod Found
 M.R.D.C.T. = Map Records, Dallas County, Texas
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

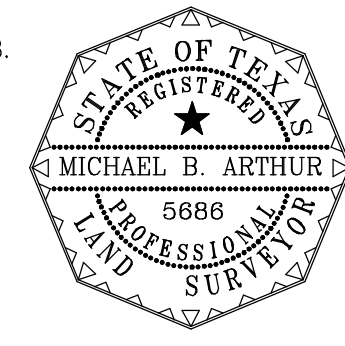


SURVEYOR'S STATEMENT:

I, MICHAEL B. ARTHUR, 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 _____, 2018.

Michael B. Arthur
 Registered Professional Land Surveyor
 Texas No. 5686



**COUNTY OF DALLAS
 STATE OF TEXAS**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE:

**COUNTY OF DALLAS
 STATE OF TEXAS**

WHEREAS Big State Meat & Provisions Co. Inc. is the owner of a tract of land, situated in the Cornelius Cox Survey, Abstract No. 283, in the City of Dallas, Dallas County, Texas, and being all of that tract of land, described by Warranty Deed With Vendor's Lien to Big State Meat Company, Inc., as recorded in Volume 91244, Page 1095, of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and also all of that tract of land described by Warranty Deed With Vendor's Lien to Big State Meat & Provisions Co. Inc., as recorded in Volume 71007, Page 695, D.R.D.C.T. and Warranty Deed recorded in Volume 79097, Page 545, D.R.D.C.T., said tract being more particularly described as follows:

BEGINNING at a chain link fence post found for the southwesterly corner of said Big State Meat Company, Inc. tract (Vol. 91244, Pg. 1095), same being the northwesterly corner of Lot 3, Block A/6281, of DECA I ADDITION, an addition to the City of Dallas, as recorded in Volume 86085, Page 3359, of the Map Records, Dallas County, Texas, said corner also being in the easterly monumented line of Jim Miller Road (variable width right-of-way);

THENCE North 00°52'32" West, along said easterly monumented line of Jim Miller Road, a distance of 390.48' to a point for corner at the intersection of said easterly monumented line of Jim Miller Road and the southwestwesterly monumented line of Dallas Area Rapid Transit (100' right-of-way);

THENCE South 59°06'02" East, along the southwestwesterly monumented line of Dallas Area Rapid Transit, a distance of 741.97' to a point for corner, at the southeasterly corner of said Big State Meat Company, Inc. tract, same being the northeasterly corner said Lot 3, from which a 1/2" iron rod found bears, North 89°08'44" East, a distance of 0.42';

THENCE South 89°08'44" West, along the common line between said Lot 3 and Big State Meat Company, Inc. tract, a distance of 630.76' to the **POINT OF BEGINNING** and containing 2.827 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Big State Meat Company, Inc., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **BIG STATE MEAT COMPANY ADDITION**, 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 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).

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 _____, 2018.

BIG STATE MEAT COMPANY, INC.

By: _____
 Owner/Representative Signature

**COUNTY OF DALLAS
 STATE OF TEXAS**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas

OWNER:
 Big State Meat Company, Inc.
 814 N. Jim Miller Road
 Dallas, Texas 75217
 (214) 398-8339

ENGINEER:
 Charles Gojer and Associates, Inc.
 11615 Forest Central Drive, Suite 303
 Dallas, Texas 75243
 Phone: (214) 340-1199
 Contact: Darren Andrews, P.E.

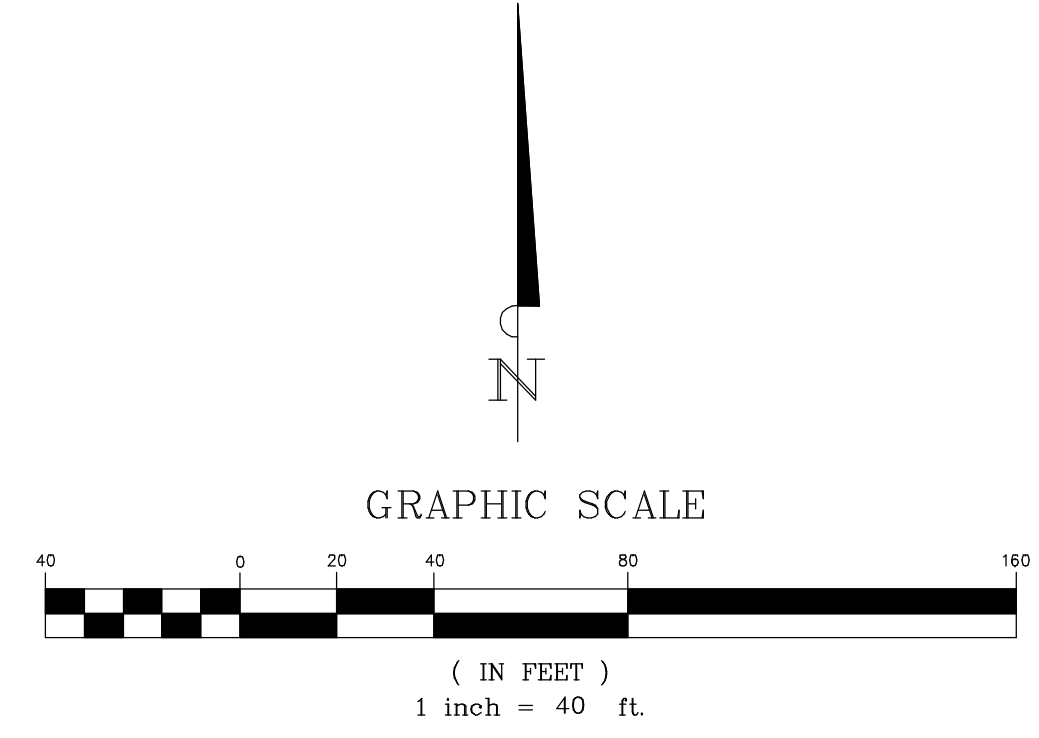
SURVEYOR:
 North Texas Surveying, LLC
 1515 South McDonald St. Suite 110
 McKinney, Texas 75069
 Phone: (214) 504-0933
 Fax: (214) 504-0938
 www.northtexassurveying.com
 FIRM Registration No. 10074200

**PRELIMINARY PLAT
 BIG STATE MEAT
 COMPANY ADDITION
 Lot 1, Block A/6281
 CORNELIUS COX SURVEY,
 ABSTRACT NO. 283
 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS**

City Plan File No.: S189-010
 Engineering Plan No.: _____
 DATE: 09/18/2017
 REVISED: 09/28/2018
 SCALE: 1" = 40'

SYMBOLS LEGEND

—X—	Wire Fence	—WV—	Water Valve
—W—	Wood Fence	—WM—	Water Meter
—CLF—	Chain Link Fence	—FH—	Fire Hydrant
—C—	Concrete	—ICV—	Irrigation Control Valve
—A—	Asphalt	—SSC—	Sanitary Sewer Cleanout
—LS—	Light Standard	—SSM—	Sanitary Sewer Manhole
—GWA—	Guy Wire/Anchor	—SDM—	Storm Drain Manhole
—UP—	Utility Pole	—GM—	Gas Meter
—OW—	Overhead Wires	—GV—	Gas Valve



- Notes:**
- According to the Flood Insurance Rate Map of Dallas County, Texas, Map No. 48113C0505J, Map Revised August 23, 2001, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 500-year floodplain".
 - The surveyor has relied on the herein described subject deeds with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 - Lot to lot drainage will not be allowed without engineering section approval.
 - The purpose of this plat is to create one lot from the three tracts Big State meat owns.
 - Coordinates shown on this plat are per the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.