

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, The Mestek, Inc. is the owner of a 2.38 acre tract of land situated in the Jacob Knopfle Survey, Abstract No. 727 in the City of Dallas, Dallas County, Texas, and being all of Lots 4, 5, 6, 7, 8, and part of Lot 9, Block C/7705 of Mercantile Industrial District, Second Installment, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 173, Page 1885 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being all of that tract of land described in Special Warranty Deed to Mestek, Inc., as recorded in Instrument Number 20070296626 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and all of that 19 square foot tract of land described in Deed Without Warranty to Mestek, Inc., as recorded in Instrument Number 201700273710, (O.P.R.D.C.T.) and being more particularly described as follows:
BEGINNING at a 1/2-inch found iron rod for the common southeast corner of said Lot 8 and northeast corner of said Lot 9 of said Block C/7705, and being on the west side of the right-of-way line of Top Line Drive (60-foot wide right-of-way), and being the northeast corner of a tract of land described in Special Warranty Deed to William B. Jordan, Sarah L. Jordan, William D. Jordan, and Norma Faye Jordan, as recorded in Instrument Number 201100212830, (O.P.R.D.C.T.);

THENCE South 89 degrees 46 minutes 07 seconds West, departing said west right-of-way line and with the common line of said Lots 8 and 9, and the common north line of said Jordan tract and south line of said Mestek tract, a distance of 65.28 feet to a point on the east face of an existing building situated on Lot 8, and being the northeast corner of said 19 square foot tract of land;
THENCE South 00 degrees 14 minutes 52 seconds East, departing said common Lot line and along the east line of said 19 square foot tract, and along the east face of said building, a distance of 0.21 feet to the exterior southeast corner of said building, said point being the intersection of the east face of said building and the north face of an adjoining building on Lot 9;

THENCE South 88 degrees 49 minutes 40 seconds West, along the south line of said 19 square foot tract and along said common building line, passing at a distance of 137.21 feet the northwest corner of said building on Lot 9, and continuing along the south face of said building situated on Lot 8, passing at a distance of a 142.03 feet the southwest corner of said building on Lot 8, and continuing in a total distance of 142.25 feet to a point on the west line of said Lot 9 and west line of said Jordan tract for the southwest corner of said 19 square foot tract, said point also being on the east line of said Mercantile Industrial District, Third Installment, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 69011, Page 1901, M.R.D.C.T.;

THENCE North 00 degrees 13 minutes 53 seconds West, with the west line of said Lot 9 and the east line of said Mercantile Industrial District, Third Installment, passing at a distance of 0.06 feet a 1/2-inch found iron rod for the common northwest corner of Lot 9 and southwest corner of said Lot 8, and the northwest corner of said 19 square foot tract, and continuing along the west line of said Mestek tract, the east line of said Mercantile Industrial District, Third Installment, and with the west line of said Lots 8, 7, 6, 5, and 4, in all a total distance of 500.06 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the northwest corner of said Mestek tract and the common northwest corner of said Lot 4 and southwest corner of Lot 3 of said Block C/7705;

THENCE North 89 degrees 46 minutes 07 seconds East, departing said east line of Mercantile Industrial District, Third Installment, and with the common line of said Lots 3 and 4, and the north line of said Mestek tract, a distance of 207.53 feet to a 1/2-inch set iron rod with cap for the common northeast corner of said Lot 4 and southeast corner of said Lot 3, and the northeast corner of said Mestek tract, on the west right-of-way line of said Top Line Drive;

THENCE South 00 degrees 13 minutes 53 seconds East, with the west right-of-way line of said Top Line Drive, the east line of said Mestek tract, and with the east line of said Lots 4, 5, 6, 7, and 8, a distance of 500.00 feet to the POINT OF BEGINNING and CONTAINING 103,774 square feet or 2.38 acres of land, more or less.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MESTEK, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as **MERCANTILE INDUSTRIAL DISTRICT, SECOND INSTALLMENT**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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 all 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 _____, 2017.
MESTEK, INC.
By: _____
Name: _____
Title: _____

PRELIMINARY/MINOR PLAT
MERCANTILE INDUSTRIAL DISTRICT,
SECOND INSTALLMENT
LOT 4R, BLOCK C/7705

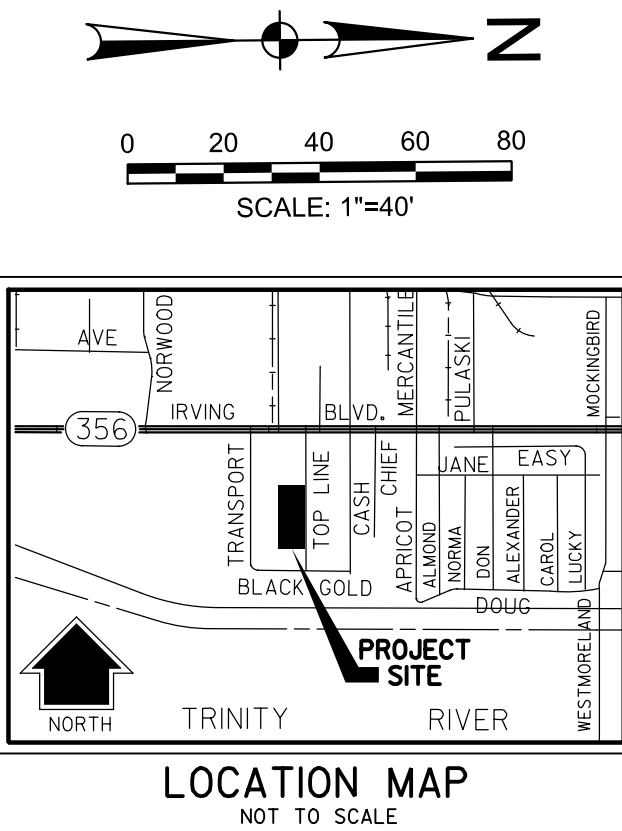
BEING ALL OF
LOTS 4, 5, 6, 7, AND 8, BLOCK C/7705, AND PART OF LOT 9
MERCANTILE INDUSTRIAL DISTRICT
SECOND INSTALLMENT

SITUATED IN THE
JACOB KNOPFLE SURVEY, ABSTRACT NO. 727
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-019

FOR
MESTEK, INC.
BY



TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS & SURVEYORS
1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081
SCALE: 1"=40' (214) 346-6200 AVO. 32424 NOVEMBER, 2017



SURVEYOR'S STATEMENT:
I, Andrew J. Shafer, 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 _____ day of _____, 2017
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Andrew J. Shafer
Texas Registered Professional Land Surveyor No. 5017
TBPLS Firm No. 10029600

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 Andrew J. Shafer, 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 _____, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DALLAS

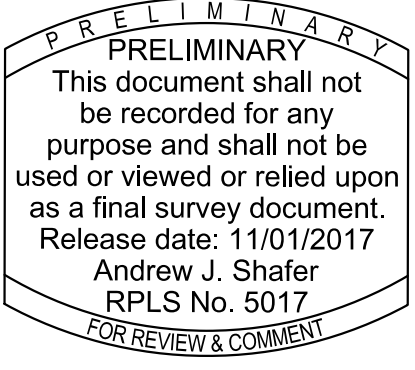
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ANDREW J. SHAFER
PH: (214) 346-6200
E-MAIL: ashafer@halff.com

OWNER
MESTEK, INC.
4830 TRANSPORT DRIVE
DALLAS, TEXAS 75247
CONTACT: JAMES B. MONAHAN
PH: (214) 346-6200
E-MAIL: JMonahan@mestek.com



- LEGEND**
- EM ELECTRICAL METER
 - EB ELECTRICAL BOX
 - FSC FIRE SPRINKLER CONNECTION
 - PP POWER POLE
 - COMM. COMMUNICATION VAULT
 - TRANS. TRANSFORMER
 - GW GUY WIRE
 - GM GAS METER
 - SMH STORM MANHOLE
 - TS TRAFFIC SIGN
 - TSB TELEPHONE SERVICE BOX
 - WM WATER METER
 - WV WATER VALVE
 - BOLL BOLLARD
 - GV GAS VALVE
 - FH FIRE HYDRANT
 - ICV IRRIGATION CONTROL VALVE
 - SSCO SANITARY SEWER CLEAN-OUT
 - SSMH SANITARY SEWER MANHOLE
 - LP LIGHT POLE
 - TRIS TELEPHONE RISER
 - OVERHEAD OVERHEAD ELECTRIC LINE
 - SIR SET IRON ROD
 - W/CAP WITH YELLOW PLASTIC CAP STAMPED "HALFF"
 - C.W. CONTROL MONUMENT
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
 - SS EXISTING CONTOUR LINES
 - 598.84+ SPOT ELEVATIONS
 - EXISTING UNDERGROUND WATER LINE
 - EXISTING UNDERGROUND STORM SEWER LINE
 - EXISTING UNDERGROUND SANITARY SEWER LINE

- GENERAL NOTES**
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1.000136506.
 - Lot-to-lot drainage is not permitted without Engineering Division approval.
 - The purpose of this plat is to create one lot from the land owned by Mestek, Inc. in Block C/7705 of Mercantile Industrial District, Second Installment, as recorded in Volume 173, Page 1885 of Map Records of Dallas County, Texas.
 - Existing structure will remain.
 - Per the City of Dallas, Texas this property is Zoned IR (Industrial Research)
 - By graphical plotting, the parcel described hereon lies within Zone "X" (shaded), as delineated on the FIRM Flood Insurance Rate Map Dallas County, Texas and Incorporated Areas, Map Number 48113C0320 J, dated August 23, 2001, as published by the Federal Emergency Management Agency, Zone "X" (shaded) is defined as "Other Flood Areas, Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protect by levees from 100-year flood". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.