COUNTY OF DALLAS

WHEREAS, TXI OPERATIONS, LP is the owner of a 199.872 acre tract of land situated in the Thomas M. Archer Survey, Abstract No. 12, the James Horton Survey, Abstract No. 610 and the James McLaughlin Survey, Abstract No. 847, City of Dallas, Dallas County, Texas and in Blocks 7192 and 8328, Official Block Numbers of the City of Dallas, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to TXI OPERATIONS, LP recorded in Volume 2000135, Page 5398 of said Deed Records and part of the property referred to in Limited Warranty Deed to TXI OPERATIONS, LP recorded in Volume 98087, Page 8888 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described as Tract No. 1 (Part One) in General Warranty Deed to TEXAS INDUSTRIES, INC. recorded in Volume 69168, Page 1190, part of that certain tract of land described as Tract No. 1 (Part Two) in said General Warranty Deed to TEXAS INDUSTRIES, INC. recorded in Volume 69168, Page 1190, part of that certain tract of land described as Tract 1 in Warranty Deed to NORTH TEXAS LIGHTWEIGHT AGGREGATE COMPANY recorded in Volume 5069, Page 189 and part of that certain tract of land described as Tract 2 in said Warranty Deed to NORTH TEXAS LIGHTWEIGHT AGGREGATE COMPANY recorded in Volume 5069, Page 189, all of said Deed Records; said 199.872 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way); said point being the northwest corner of Lot 1, Block A/7192, Stewart & Stevenson Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001174, Page 15, of said Deed Records; said point also being South 87 degrees, 56 minutes, 42 seconds West, a distance of 724.58 feet from a 3 1/4—inch aluminum disk stamped Texas Départment of Transportation found at the northeast corner of said Lot 1, Block A/7192 and at the intersection of the said south liné of Interstate Highway 30 and the west right-of-way line of Chalk Hill Road (a variable width right-of-way):

THENCE, South 01 degrees, 52 minutes, 25 seconds East, departing the said south line of Interstate Highway 30 and along the west line of said Lot 1, Block A/7192, a distance of 1,140.70 feet to a 5/8—inch iron rod with PACHECO KOCH" cap set for corner; said point being the southwest corner of said Lot 1, Block A/7192;

THENCE, North 88 degrees, 02 minutes, 45 seconds East, along the south line of said Lot 1, Block A/7192, at a distance of 750.43 feet passing the southeast corner of said Lot 1, Block A/7192 and an angle point in the said west line of Chalk Hill Road, then continuing along an offset in the said west line of Chalk Hill Road in all a total distance of 770.43 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner; said point being an angle point in the said west line of Chalk Hill Road (30 feet to the centerline at this point):

THENCE, South 01 degrees, 59 minutes, 57 seconds East, along the said west line of Chalk Hill Road, a distance of 3,374.89 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northernmost corner of that certain called "7.665 acre" tract described in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20070127330 of the Official Public Records of Dallas County, Texas and the beginning of a non—tangent curve to the left;

THENCE, departing the said west line of Chalk Hill Road and along the northwest line of said City of Dallas tract and said curve to the left, having a central angle of 01 degrees, 02 minutes, 52 seconds, a radius of 2,914.93 feet, a chord bearing and distance of South 29 degrees, 08 minutes, 30 seconds West, 53.30 feet, an arc distance of 53.30 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve; said point being a reentrant corner of said City of Dallas tract; THENCE, South 88 degrees, 55 minutes, 59 seconds West, along the north line of said City of Dallas tract, a distance of 339.33 feet to a 5/8-inch iron rod with "PACHECO

THENCE, South 01 degrees, 18 minutes, 08 seconds East, along the west line of said City of Dallas tract, a distance of 995.30 feet to a 5/8—inch iron rod with "LEN DAVIS" cap found for corner; said point being a reentrant corner of said City of Dallas tract and the beginning of a non—tangent curve to the left;

THENCE, in a southerly direction along the southernmost northwest line of said City of Dallas tract and said curve to the left, having a central angle of 00 degrees, 44 minutes, 11 seconds, a radius of 2,914.93 feet, a chord bearing and distance of South 07 degrees, 07 minutes, 31 seconds West, 37.46 feet, an arc distance of 37.46 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being an angle point in the northwest right-of-way line of West Davis Street (U.S. Highway 80, a

THENCE, along the said northwest line of West Davis Street, the following four (4) calls:

KOCH" cap set for corner; said point being the northwest corner of said City of Dallas tract;

South 88 degrees, 43 minutes, 04 seconds West, a distance of 74.71 feet to a 5/8—inch iron rod with "COTTON" cap found at an angle point in the said northwest line of West Davis Street;

South 69 degrees, 25 minutes, 41 seconds West, a distance of 105.95 feet to a 5/8—inch iron rod with "COTTON" cap found at an angle point in the said northwest line of West Davis Street:

South 83 degrees, 28 minutes, 49 seconds West, a distance of 602.52 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set at an angle point in the said northwest line of Davis Street;

South 70 degrees, 03 minutes, 03 seconds West, a distance of 39.91 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner in the east line of Block 21, Arcadia Gardens, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 451 of the Map Records of Dallas County, Texas;

THENCE, North 01 degrees, 07 minutes, 50 seconds West, departing the said northwest line of West Davis Street and along the said east line of Block 21, the east terminus of Hildebrand Street (a 50-foot wide right-of-way), the east line of Block 20, of said Arcadia Gardens, the east terminus of Hale Street (a 50-foot wide right-of-way) and the east line of Block 19, of said Arcadia Gardens, a distance of 1,438.19 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner; said point being the easternmost northeast corner of said Block 19;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the easternmost north line of said Block 19, a distance of 374.50 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner in the east line of a called 10—foot wide alley situated on the east side of Block B, Arcadia Gardens Annex Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 35, Page 81 of said Map Records; said point also being an angle point in said alley east line;

THENCE, North 01 degrees, 38 minutes, 28 seconds West, departing the said north line of Block 19 and along the said alley east line, a distance of 435.30 feet to 5/8—inch iron rod with "PACHECO KOCH" cap set for corner: said point being the east corner of the north terminus of said allev:

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the said alley north terminus, the north line of Lot 7, of said Block A, the north terminus of Dwight Ave. (a 50—foot wide right—of—way) and the north line of Lot 8, of said Block A, a distance of 334.98 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northernmost southeast corner of that certain tract of land described as Tract IV in Warranty Deed with Vendor's Lien to Jose Garcia, Jr. and wife, Felicitas Garcia recorded in Volume 89207, Page 303 of said Deed Records;

THENCE, North 01 degrees, 05 minutes, 08 seconds West, departing the said north line of Lot 8, Block A and along the northernmost east line of said Garcia tract, a distance of 936.66 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of said Garcia tract;

THENCE, South 88 degrees, 37 minutes, 32 seconds West, along the north line of said Garcia tract, a distance of 74.10 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner in the east line of Lot 15, Block 1, Anderson & Goodman's Interurban Acre Farm, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2, Page 295 of said Map Records; said point being the northwest corner of said Garcia tract;

THENCE, North 01 degrees, 38 minutes, 28 seconds West, along the said east line of Lot 15, Block 1, a distance of 94.35 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of said Lot 15, Block 1 and the southeast corner of Lot 1, Block 2/8329, North Arcadia Park Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004079, Page 54 of the Official Public Records of Dallas County, Texas;

THENCE, North 01 degrees, 30 minutes, 48 seconds West, along the east line of said Lot 1, Block 2/8329, at a distance of 785.91 feet passing the northeast corner of said Lot 1, Block 2/8329, then continuing into the second referenced TXI OPERATIONS, LP tract (Volume 98087, Page 8888, in all a total distance of 824.33 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner in the northeast line of a 20—foot wide Humble Pipe Line Easement recorded in Volume 2687, Page 27 of said Deed Records and the southwest line of a 50—foot wide ATMOS Pipe Line Easement recorded in Instrument No. 201500318727 of said Official Public Records;

THENCE, continuing into and across the second referenced TXI OPERATIONS, LP tract (Volume 98087, Page 8888) along the said northeast line of the Humble Pipe Line Easement and the said southwest line of the ATMOS Pipe Line Easement, the following two (2) calls:

North 22 degrees, 30 minutes, 00 seconds West, a distance of 1,328.84 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set at an angle point;

North 27 degrees, 30 minutes 00 seconds West, a distance of 125.93 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner in the said south line of Interstate Highway 30; said point being the northernmost northwest corner of said ATMOS Pipe Line Easement and North 89 degrees, 28 minutes, 31 seconds East, distance of 771.48 feet from a 3 1/4—inch aluminum disk stamped Texas Department of Transportation found at an angle point in the said south line of Interstate

THENCE, along the said south line of Interstate Highway 30, the following four (4) calls:

North 89 degrees, 28 minutes, 31 seconds East, a distance of 558.34 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set for corner;

North 41 degrees, 53 minutes, 18 seconds West, a distance of 345.25 feet to a 3 1/4-inch aluminum disk stamped Texas Department of Transportation found for

North 52 degrees, 05 minutes, 20 seconds East, a distance of 569.94 feet to a 5/8—inch iron rod with "PACHECO KOCH" cap set at an angle point;

North 87 degrees, 56 minutes, 42 seconds East, a distance of 888.47 feet to the POINT OF BEGINNING;

CONTAINING, 8,706,424 square feet or 199.872 acres of land, more or less.

SURVEYOR'S STATEMENT

, Michael C. Clover, 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 ______ , 2017.

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. RELEASED 1/10/18.

Michael C. Clover Texas Registered Professional Land Surveyor, No. 5225

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, 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 consideration therein expressed.

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

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

Notary Public in and for the State of Texas

That TXI OPERATIONS, LP, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as COMMERCE 30, 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 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, Texas.
WITNESS my hand at Dallas, Texas, this the day of, 2017.
By:
By:
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, known to me to be the per whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

PRELIMINARY PLAT

COMMERCE 30 LOTS 1, 2, 3 AND 4 **BLOCK 1/7192**

BEING PART OF CITY BLOCKS 7192 AND 8328. OFFICIAL NUMBERS OF THE CITY OF DALLAS AND BEING OUT OF THE JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 847 THE THOMAS ARCHER SURVEY, ABSTRACT NO. 12 AND THE JAMES HORTON SURVEY, ABSTRACT NO. 610 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NUMBER: S178-073 ENGINEERING PLAN NUMBER: 311T-____ SHEET 2 OF 2

OWNER TXI OPERATIONS, LP 1341 W. MOCKINGBIRD LANE DALLAS, TX 75247

SURVEYOR / ENGINEER PACHECO KOCH, LLC 7557 RAMBLER ROAD. SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031

CONTACT: MICHAEL C. CLOVER

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

DEVELOPER HILLWOOD 3000 TURTLE CREEK BOULEVARD DALLAS, TX 75219 PH: (214) 303-3329

CONTACT: MIKE D. JONES

7557 RAMBLER ROAD, SUITE 1400 Pacheco Koch DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439

TX REG. SURVEYING FIRM LS-10193805 DRAWN BY CHECKED BY **SCALE** JOB NUMBER NONE 10/16/2017 MCC 3602-17.341 ACD