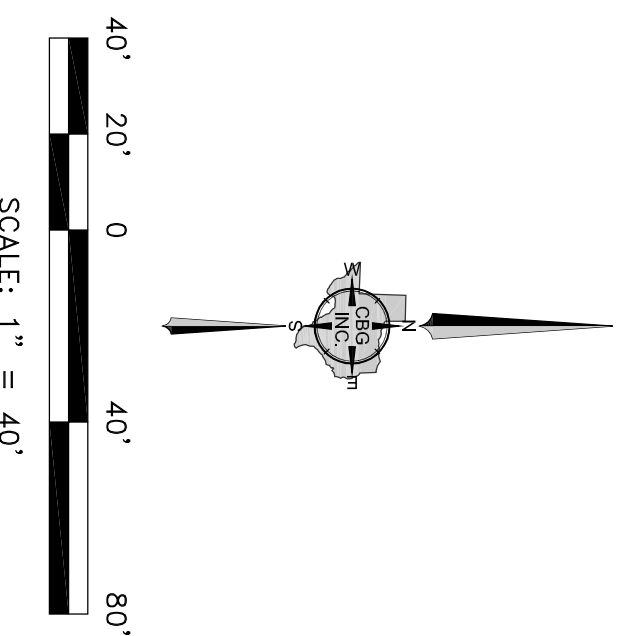


VICINITY MAP
NOT TO SCALE



LEGEND

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.C.R.D.C.T. = COUNTY CLERK RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- XF = "X" FOUND IN CONCRETE
- 5/8" IRF = 5/8 INCH IRON PIPE FOUND
- 1/2" IRF = 1/2 INCH IRON ROD FOUND
- CBG = 1/2 INCH IRON ROD FOUND WITH PLASTIC YELLOW CAP STAMPED "CBG SURVEYING"
- A.C.S. = 3" ALUMINUM DISK STAMPED "MPA AND RPLS 5913"
- SET OVER A 1/2 INCH IRON ROD SET
- C.I. = CAST IRON
- R.C. = REINFORCED CONCRETE PIPE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Mattsall Real Estate, LLC, are the owners of a tract of land situated in the J.B. Shade Survey, Abstract No. 1390, and the Franklin Bowles Survey, Abstract No. 69, City of Dallas, Dallas County, Texas, being that tract of land contained in said Mattsall Real Estate, LLC, by Special Warranty Deed, recorded in Instrument No. 201700282885, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the West Right-Of-Way line of Denton Drive (the Northeast corner of Lot 5, Block A/6613, Meherrill Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 200600135935, Official Public Records, Dallas County, Texas);

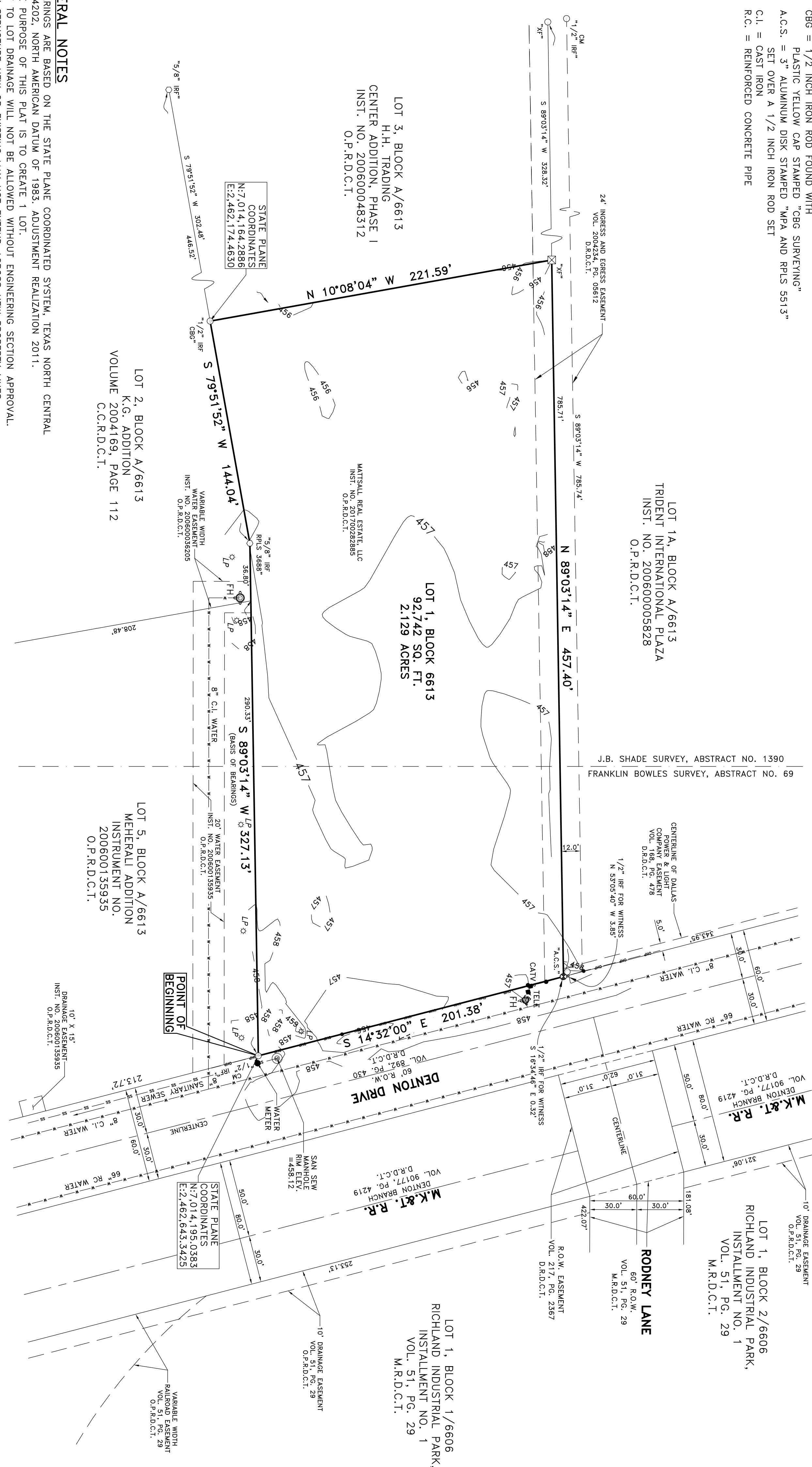
THENCE South 89 degrees 03 minutes 14 seconds West along the North line of said Meherrill Addition, passing at 290.33 feet the Northwest corner of said Lot 5, and the Northeast corner of Lot 2, Block A/6613, K.G. Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2004169, Page 112, County Clerks Records, Dallas County, Texas, and continuing a total distance of 327.13 feet to 5/8 inch iron rod found with plastic yellow cap stamped "RPLS NO. 3688" for corner;

THENCE South 79 degrees 51 minutes 52 seconds West along the North line of Lot 2, of said K.G. Addition, a distance of 144.04 feet to a 1/2 inch iron rod with plastic yellow cap stamped "CBG Surveying" found for corner and being the Southeast corner of Lot 3, Block A/6613, H.H. Trading Center Addition, Phase I, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 200600048512, Official Public Records, Dallas County, Texas;

THENCE North 10 degrees 08 minutes 04 seconds West along the East line of Lot 3, of said H.H. Trading Center Addition, Phase I, a distance of 221.59 feet to an "X" found in concrete for corner, said corner being the Northeast corner of said Lot 3, and being in the South line of Lot 14, Block A/6613, Trident International Plaza, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 20060005828, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 03 minutes 14 seconds East along the South line of Lot 14, of said Trident International Plaza, a distance of 457.40 feet to a 3 inch aluminum disk stamped "MPA" and "RPLS 5513" set over a 1/2 inch iron rod set for corner, said corner being in the West Right-Of-Way line of said Denton Drive from which a 1/2 inch iron rod bears North 53 degrees 05 minutes 40 seconds West, a distance of 3.85 feet and from which a 1/2 inch iron rod bears South 16 degrees 34 minutes 36 seconds East, a distance of 0.32 feet;

THENCE South 14 degrees 32 minutes 00 seconds East along the West Right-Of-Way line of said Denton Drive a distance of 201.38 feet to the POINT OF BEGINNING and containing 92,742 square feet or 2.129 acres of land.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mattsall Real Estate, LLC, acting by and through its duly authorized officer Helen Yoo, does hereby adopt this plat, designating the herein described property as **MATTSALL PLACE ADDITION**, 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 hereon 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 grown 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 grown 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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 plighting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2018.

Mattsall Real Estates, LLC

Helen Yoo, President

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Helen Yoo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for _____ County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 (g)(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.
RELEASED FOR REVIEW 01/18/2018 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELEAD UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 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 _____, 2018.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
MATTSALL PLACE ADDITION

LOT 1, BLOCK 6613
92,742 SQ.FT. / 2.129 ACRES
SITUATED IN THE
J.B. SHADE SURVEY, ABSTRACT NO. 1390, AND
FRANKLIN BOWLES SURVEY, ABSTRACT NO. 69
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-086
ENGINEER PLAN FILE NO. 311T-_____



GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATED SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AND NO PROJECTION.

LOT 2, BLOCK A/6613
K.G. ADDITION
VOLUME 2004169, PAGE 112
C.C.R.D.C.T.

LOT 5, BLOCK A/6613
MEHERRILL ADDITION
INSTRUMENT NO. 200600135935
O.P.R.D.C.T.

LOT 1, BLOCK 1/6606
RICHLAND INDUSTRIAL PARK,
INSTALLMENT NO. 1
VOL. 51, PG. 29
M.R.D.C.T.

LOT 1, BLOCK 6613
92,742 SQ. FT.
2.129 ACRES

LOT 3, BLOCK A/6613
H.H. TRADING
CENTER ADDITION, PHASE I
INST. NO. 200600048512
O.P.R.D.C.T.

STATE PLANE
COORDINATES
N7,014,164.2886
E2,462,174.4830