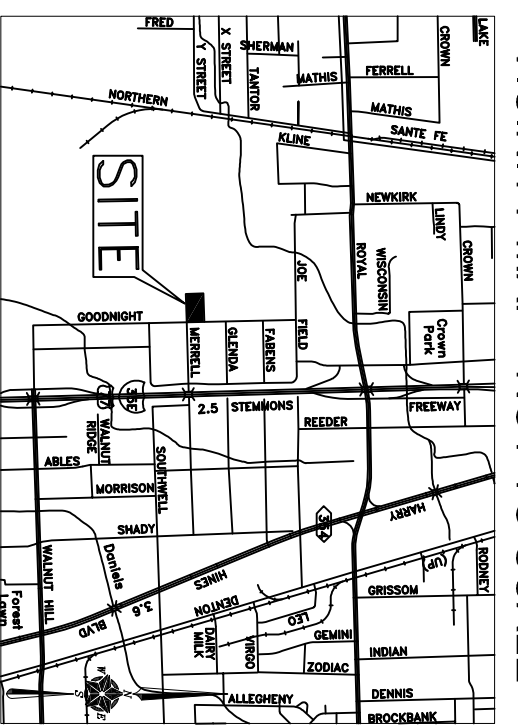


VICINITY MAP - NOT TO SCALE



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, 11201 Goodnight LLC is the owner of a tract of land situated in the D.R.S.C. Galloway Survey, Abstract No. 522 in the City of Dallas Block 6538, Dallas County, Texas, same being known as Tract 1 and Tract 2 as described in Special Warranty, Deed to 11201 Goodnight, LLC, recorded in Instrument No. 201400310733, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 58 inch iron rod found for corner, being the most northerly southeast corner of Lot 5, Block 616/53 of Goodnight Merrell Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof, recorded in Instrument Number 200903544244, of the Official Public Records of Dallas County, Texas, and being the northeast corner of said Tract 2 of the 11201 Goodnight LLC deed, said point also lying on the west right-of-way line of Goodnight Lane (variable width right-of-way).

THENCE South 00 degrees 01 minutes 52 seconds East, along the west right-of-way line of said Goodnight Lane, passing at a distance of 72.34, the southeast corner of said Tract 2 of 11201 Goodnight LLC deed and the northeast corner of said Tract 1 of 11201 Goodnight LLC deed, and continuing a total distance of 238.45 feet to a 1/2 inch iron rod with yellow cap stamped "T.X.H.S" set for corner, from which a 1/2 inch iron rod with yellow cap stamped "2628" found bears North 76 degrees 43 minutes 14 seconds West 4.73 feet, and also a 1/2 inch iron rod found bears North 83 degrees 26 minutes 49 seconds, said point being the southeast corner of said Tract 1 of the 11201 Goodnight LLC deed, and being the northeast corner of the right-of-way dedication as dedicated by Austin Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 93079, Page 605 of the Dead Records of Dallas County, Texas.

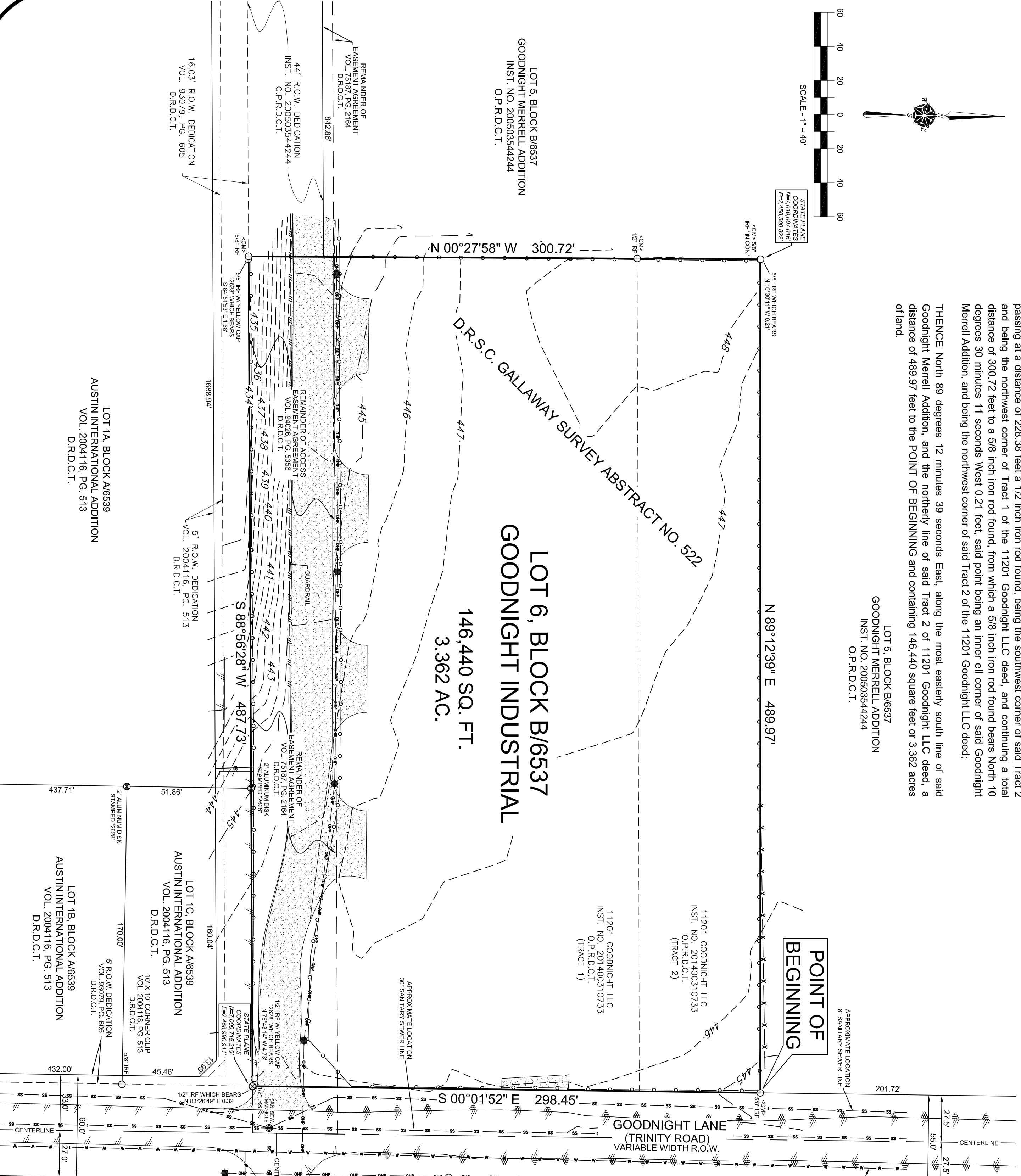
THENCE South 88 degrees 56 minutes 28 seconds East, departing the west right-of-way line of said Goodnight Lane and along said right-of-way dedication line, passing at a distance of 75.04, a 2 inch aluminum disk found, and continuing along the south line of said Tract 1 of 11201 Goodnight LLC deed and said right-of-way dedication line, a total distance of 487.73 feet to a 5/8 inch iron rod found for corner, from which a 5/8 inch iron rod with yellow cap stamped "2628" found bears South 84 degrees 51 minutes 53 seconds East, being the southeast corner of the right-of-way dedication as dedicated by said Goodnight Merrell Addition, and being the southwest corner of said Tract 1 of the 11201 Goodnight LLC deed.

THENCE North 00 degrees 27 minutes 58 seconds West, along the west line of said Tract 1 of 11201 Goodnight LLC deed, and the east line of said right-of-way dedication line of Goodnight Merrell Addition, passing at a distance of 444.00 feet, the most southerly southeast corner of said Lot 3, Block 616/537, also passing at a distance of 228.58 feet a 1/2 inch iron rod found, being the southwest corner of said Tract 2 and being the northwest corner of Tract 1 of the 11201 Goodnight LLC deed, and continuing a total distance of 300.72 feet to a 5/8 inch iron rod found, from which a 5/8 inch iron rod found bears North 10 degrees 30 minutes 11 seconds West 0.21 feet, said point being an inner ell corner of said Goodnight Merrell Addition, and being the northwest corner of said Tract 2 of the 11201 Goodnight LLC deed.

THENCE North 89 degrees 12 minutes 39 seconds East, along the most easterly south line of said Goodnight Merrell Addition, and the northerly line of said Tract 2 of 11201 Goodnight LLC deed, a distance of 489.97 feet to the POINT OF BEGINNING and containing 146,440 square feet or 3.362 acres of land.

LOT 5, BLOCK B/6537 GOODNIGHT MERRELL ADDITION INST. NO. 200903544244 O.P.R.D.C.T.

LOT 6, BLOCK B/6537 GOODNIGHT INDUSTRIAL 146,440 SQ. FT. 3.362 AC.



GENERAL NOTES:

- 1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. (20111)
2) The sole purpose of this plat is to combine two tracts into one lot.
3) Lot-to-lot drainage will not be allowed without engineering section approval.
4) Coordinates shown are State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5) The maximum number of lots permitted by this plat is one.
6) BENCHMARKS:
City of Dallas Benchmark No. 283
A square is cut on the Northeast end of Storm Sewer Drop Inlet on the Southwest corner of the Intersection of Aldes Lane and Fabens Road.
Northing: 1,010,950.350; Easting: 2,461,341.545; Elevation: 443.210
City of Dallas Benchmark No. 284
A square is cut found on corner of north concrete headwall to multi box culvert under Fabens Road, 60' West of centerline of Aldes Lane.
Northing: 1,011,010.959; Easting: 2,461,355.353; Elevation: 445.950
City of Dallas Benchmark No. 285
A square is cut on corner of north concrete headwall of (5) 4 X 7 concrete box culverts under Glendon Lane, 150' West of Aldes Lane.
Northing: 1,010,422.806; Easting: 2,461,273.024; Elevation: 444.440
7) According to the F.I.R.M., No. 481130C170K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
8) There are no existing structures on the property.
9) There are no existing trees on the subject property.

SURVEYORS STATEMENT

I, Gary E. Johnson, 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 of this plat is a precise representation of the Signed Final Plat.

Dated this 12th day of 02, 2019. PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 02/12/2019

Gary E. Johnson Texas Registered Professional Land Surveyor No. 52999

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___ 2019.

Notary Signature

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 11201 Goodnight LLC, acting by and through its duly authorized agent, Ugo Piccajoli, Owner, does hereby adopt this plat, designating the herein described property as GOODNIGHT INDUSTRIAL, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in the simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and line 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 line easements is the responsibility of the private owner. No buildings, fences, trees, shrubs, or other improvements of groves shall be constructed, reconstruction 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 improvements of groves which in any way may encroach or interfere with the construction, maintenance or efficiency of its respective system or the easements, and all public utilities shall at all times have the full right of ingress and egress to or from all upon the said easements for the purpose of maintaining, constructing, inspecting, paroling, measuring and adding to any 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 otherwise performed by the 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 existing ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS ___ DAY OF ___ 2019.

11201 Goodnight LLC

Ugo Piccajoli, Owner

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 Ugo Piccajoli, 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.

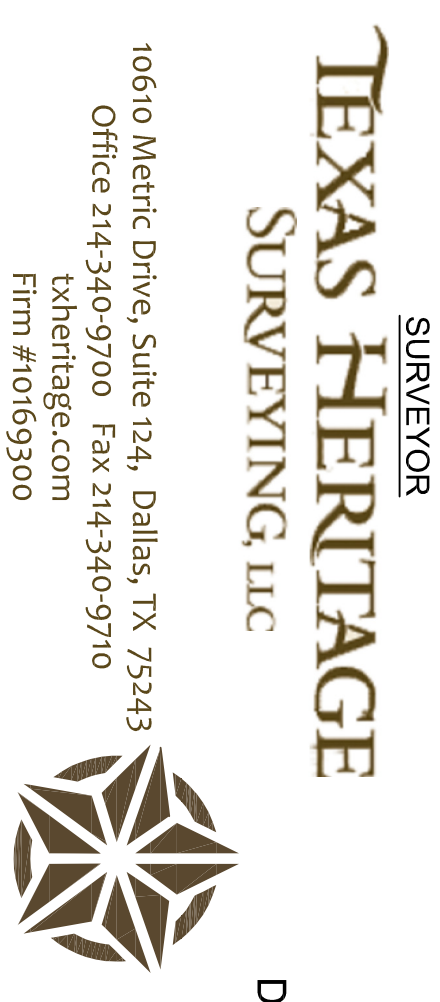
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___ 2019.

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

LEGEND table listing symbols for D.R.D.C.T., O.P.R.D.C.T., INST. NO., VOL., PG., SQUARE FEET, RIGHT-OF-WAY, IRF, IFS, IPF, CM, INST. NO., DEED RECORDS, DALLAS COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, INSTRUMENT NUMBER, VOLUME, PAGE, SQUARE FEET, RIGHT-OF-WAY, IRF, IFS, IPF, CM, IRON ROD FOUND, IRON PIPE FOUND, CONTROLING MONUMENT, CHAIN LINK FENCE, SANITARY SEWER LINE, WATER LINE, OVERHEAD POWER LINE, LIGHT POLE, ASPHALT, GRAVEL, CONCRETE PAVING.

PRELIMINARY PLAT GOODNIGHT INDUSTRIAL

LOT 6, BLOCK B/6537 PLAT OF TRACTS 1 & 2 OF 11201 GOODNIGHT LLC D.R.S.C. GALLOWAY SURVEY, ABSTRACT NO. 522 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S189-137 ENGINEERING FILE NO. 311T-___



OWNER 11201 Goodnight LLC 4511 Harry's Lane, Dallas Texas 75229