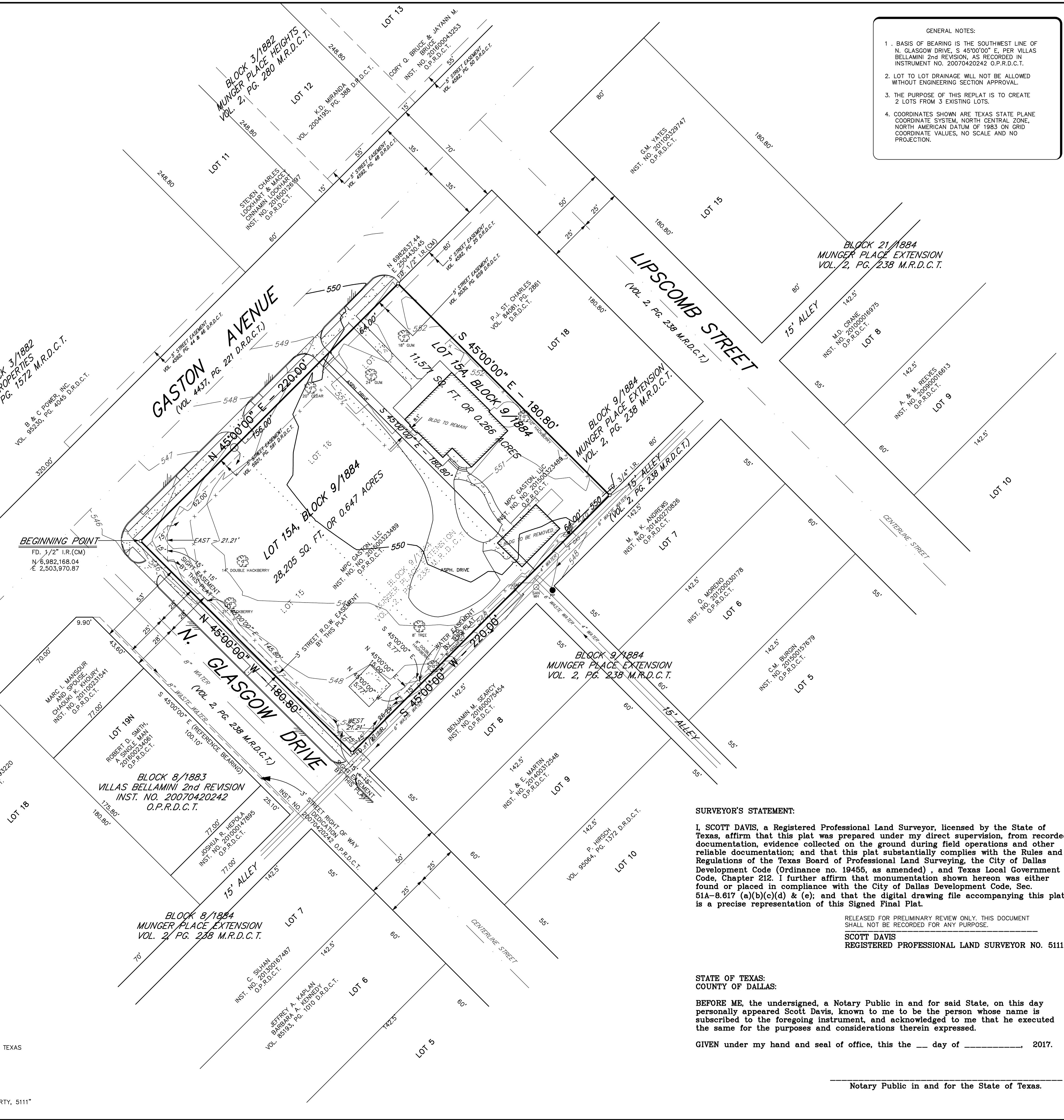


GRAPHIC SCALE
SCALE: 1" = 30'

LEGEND
 R.O.W. RIGHT-OF-WAY
 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
 INST. INSTRUMENT
 NO. NUMBER
 VOL. VOLUME
 PG. PAGE
 (CM) CONTROLLING MONUMENT
 FD. FOUND
 I.R. IRON ROD
 MON. 3" SET METALLIC DISK STAMPED "MAGNOLIA PROPERTY, 5111"
 SQ. FT. SQUARE FEET



GENERAL NOTES:
 1. BASIS OF BEARING IS THE SOUTHWEST LINE OF N. GLASGOW DRIVE, S 45°00'00" E, PER WILLAS BELLAMINI 2nd REVISION, AS RECORDED IN INSTRUMENT NO. 20070420242 O.P.R.D.C.T.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM 3 EXISTING LOTS.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE
 STATE OF TEXAS:
 COUNTY OF DALLAS:
 WHEREAS MPC GASTON, LLC. is the owner of all of Lots 15, 16 and 17, Block 9/1884 of MUNGER PLACE EXTENSION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 2, Page 238 of the Map Records of Dallas County, Texas and situated in the Ray Roberts Survey, Abstract No. 1242, and being part of that same tract of land described Special Warranty Deed with Vendor's Lien to MPC Gaston, LLC, recorded in Instrument No. 201500323469 of the Official Public Records of Dallas County, Texas and said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the present intersection of the southeast R.O.W. line of Gaston Avenue (a variable width R.O.W.) with the northeast R.O.W. line of N. Glasgow Drive (a variable width R.O.W.);
 THENCE N 45°00'00" E, 220.00' along the southeast line of Gaston Avenue to a 1/2" iron rod found at the west corner of Lot 18 of said addition;
 THENCE S 45°00'00" E, 180.80' along the common line of said Lots 17 & 18 to a 3/4" iron rod found for corner in the northwest line of a 15' wide alley;
 THENCE S 45°00'00" W, 220.00' along the northwest line of said alley to a 1/2" iron rod found for corner in the northeast line of N. Glasgow Drive;
 THENCE N 45°00'00" W, 180.80' along the northeast line of N. Glasgow Drive to the Point of Beginning and containing 39,776 square feet or 0.913 acres of land.

OWNERS DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That MPC Gaston, LLC, acting by and through its duly authorized agent, Randy Primrose, does hereby adopt this plat, designating the herein described property as **PRIMROSE ADDITION NO. 7**, 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 thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the 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, 2017.
 MPC Gaston, LLC
 By: _____
 Randy Primrose, Manager

STATE OF TEXAS:
 COUNTY OF DALLAS:
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Randy Primrose, 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 considerations therein expressed.
 GIVEN under my hand and seal of office, this the ___ day of _____, 2017.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:
 I, SCOTT DAVIS, 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.
 RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 SCOTT DAVIS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
 COUNTY OF DALLAS:
 BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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 considerations therein expressed.
 GIVEN under my hand and seal of office, this the ___ day of _____, 2017.

Notary Public in and for the State of Texas.

FINAL PLAT
PRIMROSE ADDITION NO. 7
 LOTS 15A & 16A, BLOCK 9/1884
 A REPLAT OF LOTS 15, 16 & 17, BLOCK 9/1884 OF MUNGER PLACE EXTENSION, SITUATED IN THE ROBERT RAY SURVEY, ABSTRACT NO. 1242, CITY OF DALLAS, DALLAS COUNTY, TEXAS.
 CITY PLAN FILE NO. S 167-148
 OWNER:
 MPC GASTON, LLC
 1900 AIRPORT FRWY.
 BEDFORD, TEXAS 76022
 DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105
 DALLAS, TEXAS 75228
 DATE: 3/21/17
 JCB NO. 15087A
 FIRM REG. NO. 10009600