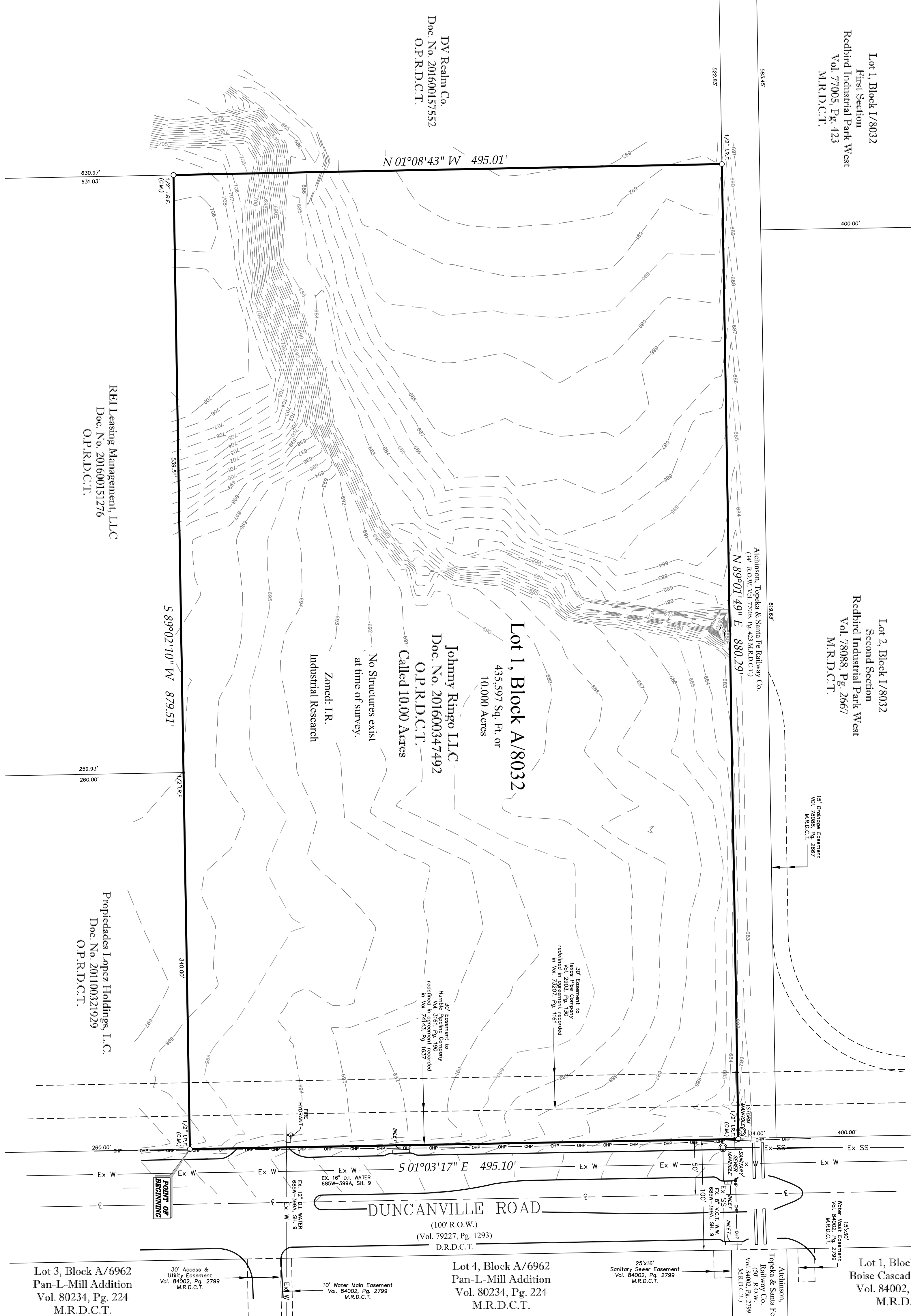


Lot 1, Block I/8032
First Section
Redbird Industrial Park West
Vol. 77005, Pg. 423
M.R.D.C.T.

Lot 2, Block I/8032
Second Section
Redbird Industrial Park West
Vol. 78088, Pg. 2667
M.R.D.C.T.

Lot 1, Block 1/8018
Boise Cascade Addition
Vol. 84002, Pg. 2799
M.R.D.C.T.



DV Realin Co.
Doc. No. 201600157552
O.P.R.D.C.T.

REI Leasing Management, LLC
Doc. No. 201600151276
O.P.R.D.C.T.

Lot 1, Block A/8032
435,597 Sq. Ft. or
10,000 Acres
Johnny Ringo LLC
Doc. No. 201600347492
O.P.R.D.C.T.
Called 10,000 Acres
Zoned: I.R.
No Structures exist
at time of survey.
Industrial Research

Propiedades Lopez Holdings, L.C.
Doc. No. 201100321929
O.P.R.D.C.T.

Lot 4, Block A/6962
Pan-L-Mill Addition
Vol. 80234, Pg. 224
M.R.D.C.T.

NOTES:
1. Bearings shown are based on the State Plane Coordinate System, North American Datum of 1983 (NAD83), Texas North Central Zone (4202) with a combined scale factor of 1.000135696.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0460 K, Community-Flood No. 480171 0460 K. Effective Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map.
3. Lot to lot drainage will not be allowed without Engineering section approval.

PIRROSE STATEMENT:
The purpose of this plat is to create 1 (one) platted lot from a 10,000 acre tract of unplatted land.

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNERS CERTIFICATE

WHEREAS Johnny Ringo LLC is the owner of a tract of land situated in the John T. Maxwell Survey, Abstract Number 885, in the City of Dallas, Dallas County, Texas, being part of City Block 8032, and being all of that certain tract of land described by deed to Johnny Ringo LLC, recorded under Document Number 201600347492, Official Public Records of Dallas County, Texas; and being more particularly described by metes and bounds as follows:
BEGINNING at 123 inch iron pipe found for the corner in the west right-of-way line of Duncanville Road (a 100' right-of-way) for the southeast corner of said Ringo tract and the northeast corner of that certain tract of land described in deed to Propiedades Lopez Holdings, L.C., recorded under Document Number 201100321929 of the Official Public Records of Dallas County, Texas;
THENCE South 89°02'10" West, departing the west right-of-way line of said Duncanville Road and with the south line of said Ringo tract and the north line of said Propiedades tract, at a distance of 140.00 feet passing a 1/2 inch iron rod found for the northwest corner of said Propiedades tract and the northeast corner of that certain tract of land described by deed to REI Leasing Management, LLC, recorded under Document Number 201600151276 of the Official Public Records of Dallas County, Texas; and continuing a total distance of 879.51 feet to a 1/2 inch iron rod found for the common west corner of said Ringo tract and said REI tract; and being in the east line of that certain tract of land described by deed to DV Realin Co., recorded under Document Number 201600157552 of the Official Public Records of Dallas County, Texas;

THENCE North 01°08'43" West, with the common line of said DV tract and said Ringo tract, a distance of 495.01 feet to a 1/2 inch iron rod found for corner in the south right-of-way line of Atchison, Topoka & Santa Fe Railway Co. (a 54' right-of-way) and for the common north corner of said DV tract and said Ringo tract;
THENCE North 89°04'49" East, with the south right-of-way line of said Atchison, Topoka & Santa Fe Railway Co. and with the north line of said Ringo tract, a distance of 880.29 feet to a 1/2 inch iron rod found for the northeast corner of said Redbird tract, being in the south line of said railroad and the west line of said Duncanville Road;
THENCE South 01°03'17" East, departing the south right-of-way line of said Atchison, Topoka & Santa Fe Railway Co. and with the west right-of-way line of said Duncanville Road, a distance of 495.10 feet to the POINT OF BEGINNING, and containing 435,597 square feet or 10,000 acres of land, more or less.

OWNERS DEDICATION
NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That the Johnny Ringo LLC, Texas limited liability company, acting through its duly authorized agent, Clint Riley does hereby adopt this plat, designating the herein above described property as RED BIRD 10, an addition to the City of Dallas, Dallas County, Texas and does hereby dedicate, to the public use forever any streets and alleys shown hereon. The easements shown hereon are hereby dedicated for the purposes indicated. The utility and the lane easements shall be open to the public, fire and police units, and for the use and maintenance 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).

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.
WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2017.

By: _____
Clint Riley
Authorized Agent

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 Clint Riley, 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

STATE OF TEXAS §
COUNTY OF DALLAS §
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
SURREVOR STATEMENT

That I, Mark N. Peoples, 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-8.017 (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.

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, 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

PRELIMINARY PLAT

REDD BIRD 10 ADDITION

LOT 1, BLOCK A/8032

BENING ATRACT OF LAND OUT OF THE A METCALF SURVEY, ABSTRACT NO. 885, CITY OF DALLAS, DALLAS COUNTY, TEXAS, PART OF CITY BLOCK 8032, AND BEING ALL OF A 10,000 ACRE TRACT DESCRIBED TO JOHNNY RINGO, LLC IN DEED RECORDED UNDER DOCUMENT NO. 201600347492, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
CITY PLAN FILE NO. S167-132
SHEET 1 OF 1
P/C/Reh: MNP DATE: 02-28-17 SCALE: 1"=50' CHECKED BY: MNP ASC NO: C1612375-1

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-8489 Fax (972) 221-4675
2210 North Central Expressway, Suite 200
Lawrenceville, Texas 75067 TRN No: 100695060
www.arthursurveying.com
ESTABLISHED 1986

LEGEND	
1/4" L.I.	NEW BIRD ROAD
1/4" L.I.	NEW PINE ROAD
1/4" L.I.	PROPERTY CORNER
Ø	PROPERTY CORNER
Ø	DEEP CORNER
Ø	DALLAS COUNTY TEXAS
Ø	DALLAS COUNTY TEXAS
Ø	OFFICIAL PUBLIC RECORDS
Ø	OFFICIAL PUBLIC RECORDS
Ø	OFFICIAL PUBLIC RECORDS
Ø	OFFICIAL PUBLIC RECORDS

NOTE: ALL NEW BIRD ROAD AND PINE ROAD ARE 30' WIDE AND 3' HIGH. ALL OTHER ROAD WIDTHS ARE AS SHOWN ON PLAT.