



WHEREAS, DPF TX I BONNIE VIEW, L.L.C. and JOSEPH H & JEWEL BLUITT are the owners of a tract of land situated in the William H. Newton Survey, Abstract Number 1074 and Caswell C. Overton Survey, Abstract Number 1102, City of Dallas, Dallas County, Texas; and being part of City Blocks 8313 and 8314; and being all of that tract of land described in Special Warranty Deed to DPF TX I BONNIE VIEW, L.L.C. recorded in Instrument No. 201500332018 of the Official Public Records of Dallas County, Texas; and being all of that tract of land described in Quitclaim Deed to Joseph H & Jewel Bluit recorded in Instrument No. 201400173625 of said Official Public Records; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap found in the east right-of-way line of Bonnie View Road; said point being South 02°53'50" West, a distance of 667.89 feet from a 1/2-inch iron rod with "RPLS 1674" cap found at the intersection of said east right-of-way line of Bonnie View Road and the south right-of-way line of Telephone Road;

THENCE departing said east right-of-way line of Bonnie View Road, South 87°08'40" East, a distance of 516.86 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE North 70°34'41" East, a distance of 341.54 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE North 31°07'05" West, a distance of 195.46 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE North 58°52'55" East, a distance of 10.00 feet to a 5/8-inch iron rod with "KHA" cap found for corner in the west line of a tract of land described in the Warranty Deed to Dallas Power & Light Company recorded in Volume 69095, Page 793 of the Deed Records of Dallas County, Texas;

THENCE with said west line of the Dallas Power & Light Company tract, South 31°07'05" East, a distance of 474.67 feet to a 1/2-inch iron rod with "BRITTAINE CRAWFORD" cap found for corner in the west right-of-way line of Blanco Road;

THENCE departing said west line of the Dallas Power & Light Company tract, with said west right-of-way line of Blanco Road, the following courses and distances:

South 22°03'50" West, a distance of 15.40 feet to a 1/2-inch iron rod with "RPLS 1674" cap found for corner

South 28°05'14" East, a distance of 42.36 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE departing said west right-of-way of Blanco Road, South 2°51'20" West, a distance of 2289.81 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE South 50°23'39" East, a distance of 58.65 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE South 41°17'05" West, a distance of 79.81 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE South 80°04'23" West, a distance of 114.89 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE North 61°42'30" West, a distance of 36.00 feet to a 5/8-inch iron rod with "KHA" cap found for corner;

THENCE North 53°52'33" West, a distance of 178.81 feet to a 5/8-inch iron rod with "KHA" cap found for corner in the north line of a tract of land described as Parcel 47, Tract I-B (4.828 acres) in said Special Warranty Deed to BNSF Railway Company recorded in Instrument No. 20080144570 of said Official Public Records; said point also being at the beginning of a non-tangent curve to the left having a central angle of 10°31'51", a radius of 192.58 feet, a chord bearing and distance of North 41°10'43" West, 35.35 feet;

THENCE with said north line of Parcel 47, Tract I-B, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 35.40 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a non-tangent curve to the left having a central angle of 9°14'50", a radius of 266.40 feet, a chord bearing and distance of North 49°21'01" West, 42.95 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 43.00 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a non-tangent curve to the left having a central angle of 25°47'37", a radius of 346.27 feet, a chord bearing and distance of North 67°35'57" West, 154.57 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 155.89 feet to a 5/8-inch iron rod with "KHA" cap found at the beginning of a non-tangent curve to the left having a central angle of 7°37'18", a radius of 402.54 feet, a chord bearing and distance of North 83°44'16" West, 53.51 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 53.55 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
 North 77°38'01" West, a distance of 33.80 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
 North 31°15'47" East, a distance of 10.00 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
 North 86°42'37" West, a distance of 474.59 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
 South 88°17'30" West, a distance of 4.17 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
 North 19°13'49" West, a distance of 1.67 feet to a 5/8-inch iron rod with "KHA" cap found for corner in said east right-of-way line of Bonnie View Road;

THENCE with said east right-of-way line of Bonnie View Road, the following courses and distances:

North 2°50'54" East, a distance of 810.36 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
North 1°13'22" East, a distance of 63.69 feet to a 5/8-inch iron rod with "KHA" cap found for corner;
North 2°53'50" East, a distance of 1559.56 feet to the **POINT OF BEGINNING** and containing 61.725 acres or 2,688,723 square feet of land.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS AND DEDICATE RIGHT-OF-WAY FROM A 61.725 ACRES TRACT.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
4. THE GRID COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



OWNER:
JOSEPH H & JEWEL BLUITT
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DESOTO, TEXAS 75115
CONTACT: JOSEPH BLUITT

OWNER/APPLICANT:
DPF TX I BONNIE VIEW, L.L.C.
O'HARE ATRIUM OFFICE PLAZA
2860 S. RIVER ROAD, SUITE 480
DES PLAINES, IL 60018
CONTACT: LOU BERCHICCI
PHONE: 224-567-8842

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
CONTACT: DAN GALLAGHER, P.E.
PHONE: 972-770-1300

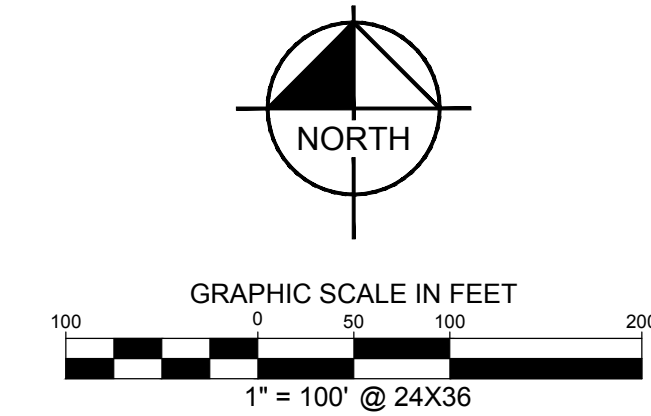
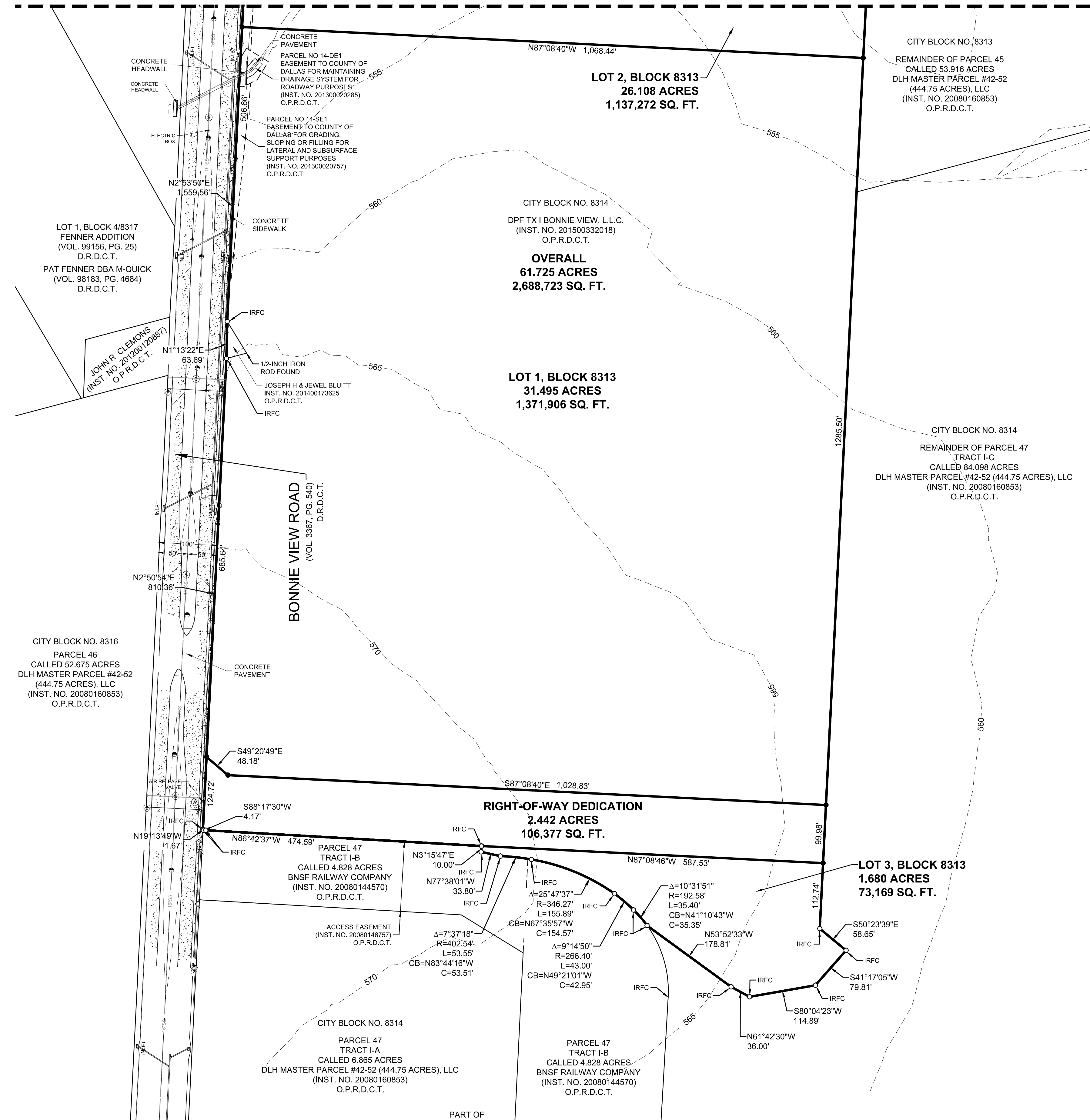
PRELIMINARY PLAT
LOGISTICENTER ADDITION
LOTS 1-3, BLOCK 8313
& RIGHT-OF-WAY DEDICATION
BEING 61.725 ACRES OUT OF THE
HENRY H. HICKMAN SURVEY, ABSTRACT NO. 575
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-128

Kimley»»Horn

12750 Merit Drive, Suite 1000 Tel. No. (972) 770-1300
 Dallas, Texas 75251 FIRM # 101155-00 Fax No. (972) 239-3820

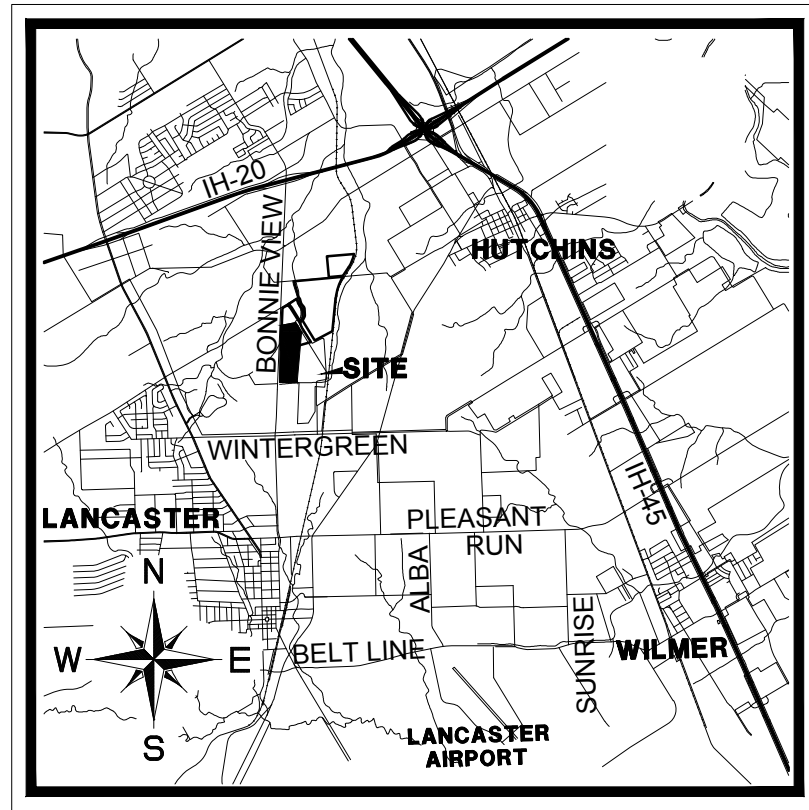
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JAD	DAB	FEB. 2016	064494800	1 OF 2

MATCHLINE (SEE SHEET 1)



LEGEND	
B ROOF DRAIN	SS MAIL BOX
CB CABLE TV BOX	SC SANITARY SEWER CLEAN OUT
CH CABLE TV HANDHOLE	SC SANITARY SEWER MANHOLE
CH CABLE TV MANHOLE	SC SANITARY SEWER MARKER FLAG
CH CABLE TV MARKER FLAG	SC SANITARY SEWER SEPTIC TANK
CH CABLE TV MARKER SIGN	SC SANITARY SEWER VAULT
CH CABLE TV VAULT	SC STORM SEWER BOX
CH COMMUNICATIONS BOX	SC STORM SEWER DRAIN
CH COMMUNICATIONS HANDHOLE	SC STORM SEWER MANHOLE
CH COMMUNICATIONS MANHOLE	SC STORM SEWER VAULT
CH COMMUNICATIONS MARKER FLAG	SC STORM SEWER VAULT
CH COMMUNICATIONS MARKER SIGN	SC TRAFFIC BARRIER
CH COMMUNICATIONS VAULT	SC TRAFFIC BOLLARD
CH ELEVATION BENCHMARK	SC TRAFFIC BOX
CH FIBER OPTIC BOX	SC CROSS WALK SIGNAL
CH FIBER OPTIC HANDHOLE	SC TRAFFIC HANDHOLE
CH FIBER OPTIC MANHOLE	SC TRAFFIC MANHOLE
CH FIBER OPTIC MARKER FLAG	SC TRAFFIC MARKER SIGN
CH FIBER OPTIC MARKER SIGN	SC TRAFFIC SIGNAL
CH FIBER OPTIC VAULT	SC TRAFFIC VAULT
CH MONITORING WELL	SC UNIDENTIFIED BOX
CH GAS HANDHOLE	SC UNIDENTIFIED HANDHOLE
CH GAS METER	SC UNIDENTIFIED METER
CH GAS MANHOLE	SC UNIDENTIFIED MANHOLE
CH GAS MARKER FLAG	SC UNIDENTIFIED MARKER FLAG
CH GAS SIGN	SC UNIDENTIFIED MARKER SIGN
CH GAS TANK	SC UNIDENTIFIED POLE
CH GAS VAULT	SC UNIDENTIFIED TANK
CH GAS VALVE	SC UNIDENTIFIED VAULT
CH TELEPHONE BOX	SC UNIDENTIFIED VALVE
CH TELEPHONE HANDHOLE	SC TREE
CH TELEPHONE MANHOLE	SC WATER BOX
CH TELEPHONE MARKER FLAG	SC FIRE DEPT. CONNECTION
CH TELEPHONE MARKER SIGN	SC WATER HAND HOLE
CH TELEPHONE VAULT	SC FIRE HYDRANT
CH PIPELINE MARKER SIGN	SC WATER METER
CH ELECTRIC BOX	SC WATER MANHOLE
CH FLOOD LIGHT	SC WATER MARKER FLAG
CH GUY ANCHOR	SC WATER MARKER SIGN
CH GUY ANCHOR POLE	SC WATER VAULT
CH ELECTRIC HANDHOLE	SC WATER VALVE
CH LIGHT STANDARD	SC AIR RELEASE VALVE
CH ELECTRIC METER	SC WATER WELL
CH ELECTRIC MANHOLE	SC CONTROLLING MONUMENT
CH ELECTRIC MARKER FLAG	SC SPOT IRON ROD W/ "X" CAP SET
CH ELECTRIC MARKER SIGN	SC IRON ROD WITH CAP FOUND
CH UTILITY POLE	SC PK NAIL SET
CH ELECTRIC TRANSFORMER	SC PK NAIL FOUND
CH ELECTRIC VAULT	SC IRON ROD FOUND
CH HANDICAPPED PARKING	SC IRON PIPE FOUND
CH SIGN	SC ALUMINUM DISK FOUND
CH MARQUEE/BILLBOARD	SC "X" CUT IN CONCRETE SET
CH BORE LOCATION	SC "X" CUT IN CONCRETE FOUND
CH FLAG POLE	SC P.O.D. POINT OF BEGINNING
CH GREASE TRAP	SC P.O.D. POINT OF COMMENCING

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SS SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS UNDERGROUND GAS LINE
---	OHE OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UGT UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT



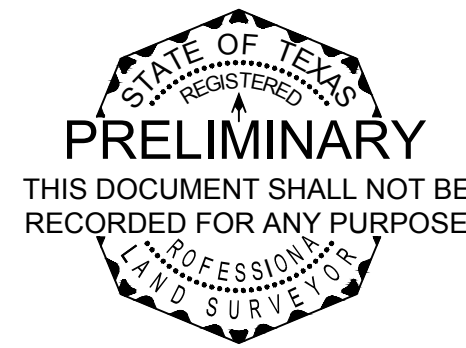
LOCATION MAP
NOT-TO-SCALE

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, 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 _____, 2016.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



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 J. Andy Dobbs 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 purpose 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 _____, 2016.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **DPF TX I BONNIE VIEW, L.L.C.**, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **ARTS II 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 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 the 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 _____ day of _____, 2016.

DPF TX I BONNIE VIEW, L.L.C., a Delaware limited liability company

By: _____
Name: C. Douglas Lanning
Title: Vice President and Chief Financial Officer

STATE OF TEXAS \$
COUNTY OF DALLAS \$

C. BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared C. Douglas Lanning, 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 purpose 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 _____, 2016.

Notary Public in and for the State of Texas

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS AND DEDICATE RIGHT-OF-WAY FROM A 61.725 ACRE TRACT.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
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LEGEND

P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER

**PRELIMINARY PLAT
LOGISTICENTER ADDITION
LOTS 1-3, BLOCK 8313
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529 OLYMPIA STREET
DESOIT, TEXAS 75115
CONTACT: JOSEPH BLUITT

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DPF TX I BONNIE VIEW, L.L.C.
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