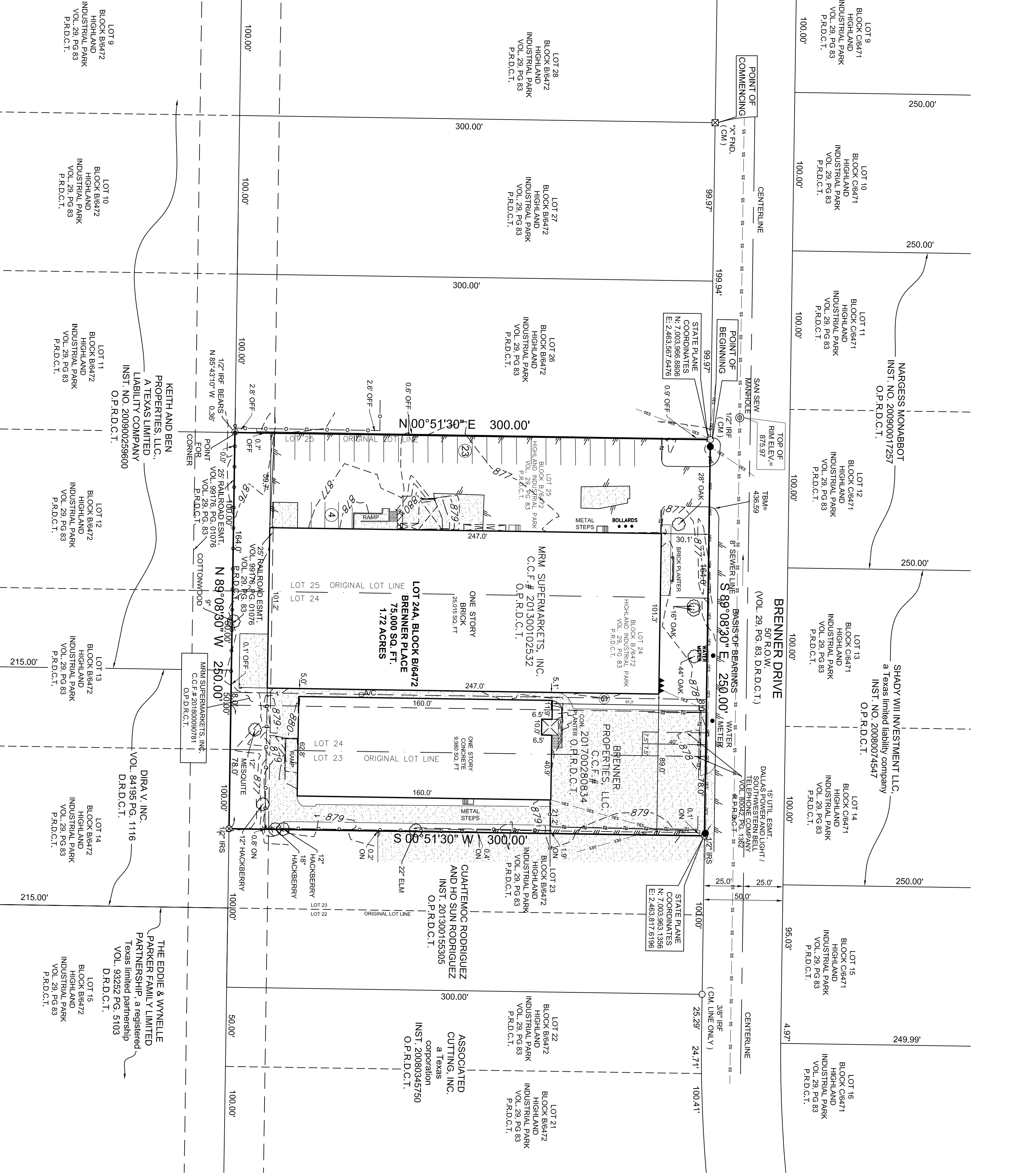


- LEGEND**
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - VOL., PG. VOLUME, PAGE
 - INST. NO. INSTRUMENT NUMBER
 - CM CONTROL MONUMENT
 - RF IRON ROD FOUND
 - MON. (A) SET 3" ALUMINUM DISK STAMPED -"E.A." & "RPLS 52299"
 - MON. (B) SET SET OVER 1 1/2" IRON ROD
 - 2.14" BRASS DISK STAMPED -"E.A." & "RPLS 52299"
 - R.O.W. RIGHT-OF-WAY
 - TBM TEMPORARY BENCHMARK
 - ELEV. ELEVATION
 - C.C.#. COUNTY CLERK'S FILE NUMBER



GENERAL NOTES:

- 1) The purpose of this plat is to create 1 lot out of 2 lots and part of a third lot.
- 2) Lot-to-lot drainage is not permitted without Engineering Section approval.
- 3) All structures on subject tract to remain.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection. (Along the South right-of-way line of Brenner Drive (N 89°08'30" E)
- 5) According to the F.L.R.M. No. 48113C0310J, the subject property lies in Zone X and does not lie within a flood prone hazard area.
- 6) The maximum number of lots permitted by this plat is 1.
- 7) City of Dallas Benchmarks:
 - No. 22-24: A City of Dallas benchmark is set on top of a concrete curb on the North side of Mahana Road and 20' East of the centerline of Interstate Highway 35 Service Road and 10' North of Mahana Road. (Northing: 7,004,953,549; Easting: 2,460,516,453; Elevation: 425.24)
 - No. 23-3: A square is set on top of storm sewer drop inlet on the Southeast corner of the intersection of Myrtle Springs Avenue and Spartan Road. (Northing: 7,002,707,362; Easting: 2,464,202,509; Elevation: 429.75)

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, MRM Supermarkets, Inc., a Texas corporation and Brenner Properties, LLC, a Texas limited liability company, are the owners of a tract of land situated in the James S. Shelby Survey, Abstract No. 1354 and the James Matthews Survey, Abstract No. 955, City Block B/6472, being lots 25, 24 and part of Lot 23, Block B/6472 of Highland Industrial Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 29, Page 63, Map Records, Dallas County, Texas, and being the same tract conveyed to MRM Supermarkets, Inc., a Texas corporation, by General Warranty Deed with Vendor's Lien, recorded in County Clerk's File Number 201300102532, Official Public Records, Dallas County, Texas, and being that certain tract of land conveyed to Brenner Properties, LLC, a Texas limited liability company, by Special Warranty Deed with Vendor's Lien, recorded in County Clerk's File Number 20170208034, Official Public Records, Dallas County, Texas, and that certain tract of land conveyed to MRM Supermarkets, Inc., a Texas Corporation, by Deed without Warranty with Vendor's Lien, recorded in County Clerk's File Number 201800090781, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a "X" found in the south line of Brenner Drive (50 foot right-of-way) and also being the corner of Lot 27, same being the Northeast corner of Lot 29 of said Highland Industrial Park Addition;

THENCE South 89 degrees 08 minutes 30 seconds East, along said south line of Brenner Drive, a distance of 199.94 feet to 1/2 inch iron rod found for the Northeast corner of a tract of land conveyed to Owens Co., LTD., a Texas Limited Liability Company, recorded in Instrument No. 20080070807, Deed Records, Dallas County, Dallas, Texas, and being the POINT OF BEGINNING, same being the Northwest corner of the herein described tract;

THENCE South 89 degrees 08 minutes 30 seconds East, continuing along the said south right-of-way line of Brenner Drive, a distance of 250.00 feet to a 1 1/2 inch iron rod with a yellow cap stamped "TKHS" for the Northwest corner of a tract of land conveyed to Quahenoc Rodriguez and Ho Sun Rodriguez, recorded in Instrument No. 201300155305, Deed Records, Dallas County, Dallas, Texas, same being the Northeast corner of the herein described tract;

THENCE South 00 degrees 51 minutes 30 seconds West, departing the south line of said Brenner Drive, along the east line of said Rodriguez tract, a distance of 300.00 feet to a 1 1/2 inch iron rod with a yellow cap stamped "TKHS" for the Southeast corner of the herein described tract (being the corner of Lot 23 of said Highland Industrial Park Addition, recorded in Volume 84185, Page 1116, Deed Records, Dallas County, Dallas, Texas);

THENCE North 89 degrees 08 minutes 30 seconds West, along the north line of said Dira V. tract and passing at a distance of 150 feet the Northeast corner of a tract of land conveyed to Keith and Ben Properties, LLC, a Texas Limited Liability Company, recorded in Instrument No. 200800259600, Deed Records, Dallas County, Dallas, Texas, and continuing along a total distance of 250.00 feet to a point for corner, from which a 1/2 inch iron rod found bears North 85 degrees 43 minutes 10 seconds West, a distance of 0.36 feet, said point being the Southeast corner of said Owens Co. tract;

THENCE North 00 degrees 51 minutes 30 seconds East, along the east line of said Owens Co. tract a distance of 300.00 feet to the POINT OF BEGINNING containing 75,000 square feet or 1.721 acres of land.

SURVEYOR'S STATEMENT

I, Raul D. Reyes, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documents and field notes, and that the ground during field operations and other reliable determinations were used in the preparation of this plat. I am a duly Licensed Surveyor 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 _____ day of _____, 2018.

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. (03/07/2018)

Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5390
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 Raul D. Reyes, 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 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 _____, 2018.

Notary Signature _____

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MRM Supermarkets, Inc. and Brenner Properties, LLC, acting by and through its duly authorized agent, Mark Molter, President, does hereby adopt this plat, designating the herein described property as **BRENNER PLACE**, 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 footway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire 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 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 part of any building, fence, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of the respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon 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 feeding meters and any maintenance or service required or ordinarily performed by the utility.)

Water, main and wastewater, easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement areas are 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.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2018.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

MRM Supermarkets, Inc., a Texas corporation

Mark Molter, President

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 Mark Molter, 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 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 _____, 2018.

Notary Signature _____

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

Brenner Properties, LLC, a Texas limited liability company

Mark Molter, President

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 Mark Molter, 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 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 _____, 2018.

Notary Signature _____

OWNER
MRM SUPERMARKETS, INC.,
a Texas corporation
3766 SUMMIT COURT
FRISCO, TEXAS 75043
attn: MARK MOLTER, President

OWNER
BRENNER PROPERTIES, LLC,
a Texas limited liability company
2860 BRENNER DRIVE
DALLAS, TEXAS 75220
attn: MARK MOLTER, President

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Merritt Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
tkheritag@com
Firm #010693300

PRELIMINARY PLAT
BRENNER PLACE
LOT 24A, BLOCK B/6472
75,000 SQUARE FEET / 1.72 ACRES
A REPLAT OF LOTS 25, 24 AND PART OF
LOT 23, BLOCK B/6472
IN THE JAMES S. SHELBY SURVEY, ABSTRACT NO. 1354
AND THE JAMES MATTHEWS SURVEY, ABSTRACT NO. 955
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-186

DATE: 03/05/2018 / JOB #: 1704075-2 / SCALE=1"=40' / DRAWN: CN