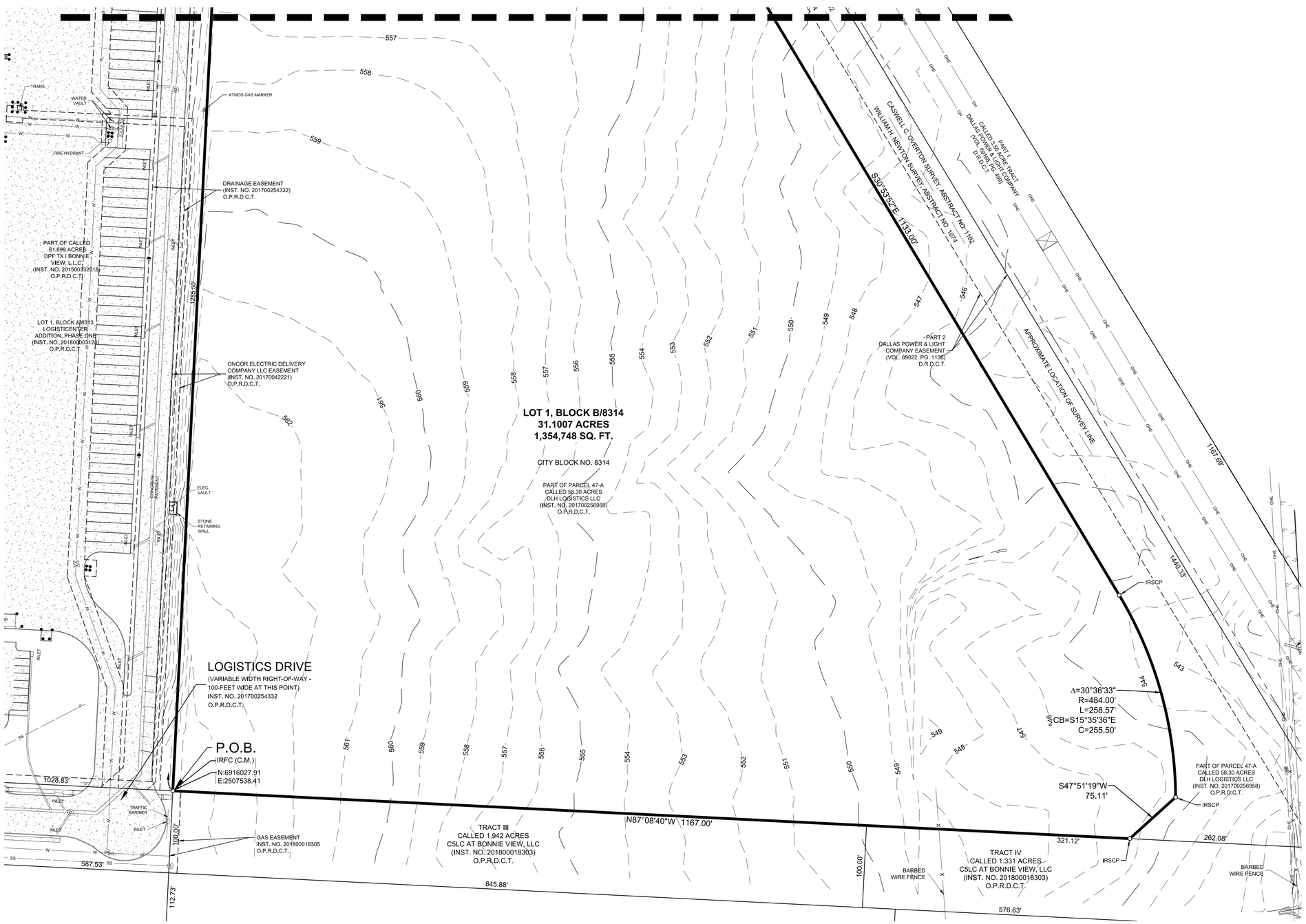
MATCHLINE SEE SHEET 2

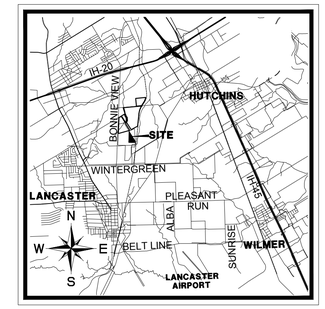


NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



LOCATION MAP
NOT-TO-SCALE

LEGEND

	ROOF DRAIN		MAIL BOX
	CABLE TV BOX		SANITARY SEWER CLEAN OUT
	CABLE TV HANDHOLE		SANITARY SEWER MANHOLE
	CABLE TV MANHOLE		SANITARY SEWER MARKER FLAG
	CABLE TV MARKER FLAG		SANITARY SEWER MARKER SIGN
	CABLE TV MARKER SIGN		SANITARY SEWER SEPTIC TANK
	CABLE TV VAULT		SANITARY SEWER VAULT
	COMMUNICATIONS BOX		STORM SEWER BOX
	COMMUNICATIONS HANDHOLE		STORM SEWER DRAIN
	COMMUNICATIONS MANHOLE		STORM SEWER MANHOLE
	COMMUNICATIONS MARKER FLAG		STORM SEWER VAULT
	COMMUNICATIONS MARKER SIGN		TRAFFIC BARRIER
	COMMUNICATIONS VAULT		TRAFFIC BOLLARD
	ELEVATION BENCHMARK		TRAFFIC BOX
	FIBER OPTIC BOX		CROSS WALK SIGNAL
	FIBER OPTIC HANDHOLE		TRAFFIC HANDHOLE
	FIBER OPTIC MANHOLE		TRAFFIC MANHOLE
	FIBER OPTIC MARKER FLAG		TRAFFIC MARKER SIGN
	FIBER OPTIC MARKER SIGN		TRAFFIC SIGNAL
	FIBER OPTIC VAULT		TRAFFIC VAULT
	MONITORING WELL		UNIDENTIFIED BOX
	GAS HANDHOLE		UNIDENTIFIED HANDHOLE
	GAS METER		UNIDENTIFIED METER
	GAS MANHOLE		UNIDENTIFIED MANHOLE
	GAS MARKER FLAG		UNIDENTIFIED MARKER FLAG
	GAS SIGN		UNIDENTIFIED MARKER SIGN
	GAS TANK		UNIDENTIFIED POLE
	GAS VAULT		UNIDENTIFIED TANK
	GAS VALVE		UNIDENTIFIED VAULT
	TELEPHONE BOX		UNIDENTIFIED VALVE
	TELEPHONE HANDHOLE		TREE
	TELEPHONE MANHOLE		WATER BOX
	TELEPHONE MARKER FLAG		FIRE DEPT. CONNECTION
	TELEPHONE MARKER SIGN		WATER HAND HOLE
	TELEPHONE VAULT		FIRE HYDRANT
	PIPELINE MARKER SIGN		WATER METER
	ELECTRIC BOX		WATER MANHOLE
	FLOOD LIGHT		WATER MARKER FLAG
	GUY ANCHOR		WATER MARKER SIGN
	GUY ANCHOR POLE		WATER VAULT
	ELECTRIC HANDHOLE		WATER VALVE
	LIGHT STANDARD		AIR RELEASE VALVE
	ELECTRIC METER		WATER WELL
	ELECTRIC MANHOLE	IRSCP	5/8" IRON ROD "KHA" CAP SET
	ELECTRIC MARKER FLAG	IRFC	5/8" IRON ROD "KHA" CAP FOUND
	ELECTRIC MARKER SIGN	MNS	MAG NAIL SET
	UTILITY POLE	PKF	PK NAIL FOUND
	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
	ELECTRIC VAULT	IPF	IRON PIPE FOUND
	HANDICAPPED PARKING SIGN	ADF	3-1/4" ALUMINUM DISK STAMPED "LOGISTICENTER KHA" FOUND
	MARQUEE/BILLBOARD	XS	"X" CUT IN CONCRETE SET
	BORE LOCATION	XF	"X" CUT IN CONCRETE FOUND
	FLAG POLE	P.O.B.	POINT OF BEGINNING
	GREASE TRAP	P.O.C.	POINT OF COMMENCING

LINE TYPE LEGEND

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

GENERAL NOTES:

1. The purpose of this plat is to create one lot for development from 31.1007 acres of land.
2. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
3. The 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.
4. Lot to lot drainage will not be allowed without engineering section approval.
5. No structures existing on this site.
6. Iron rods marked IRSCP were set per prior survey dated April 10, 2018.

LEGEND:

P.O.B. = POINT OF BEGINNING
IRSCP = 5/8" IRON ROD W/ "KHA" CAP SET FROM PRIOR SURVEY
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF = IRON ROD FOUND
ADF = 5/8" IRON ROD WITH 3" ALUMINUM DISK STAMPED "LOGISTICENTER KHA" FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. , PG. = VOLUME , PAGE
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT

OWNER:
DLH LOGISTICS, LLC
1700 PACIFIC AVENUE, SUITE 2690
DALLAS, TEXAS 75201
CONTACT: DAN McAULIFFE
PHONE: 214-345-5609
DMCAULIFFE@ALLENGROUP.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P.E.
PHONE: 972-770-1300
DAN.GALLAGHER@KIMLEY-HORN.COM

PRELIMINARY PLAT

BECKNELL ADDITION

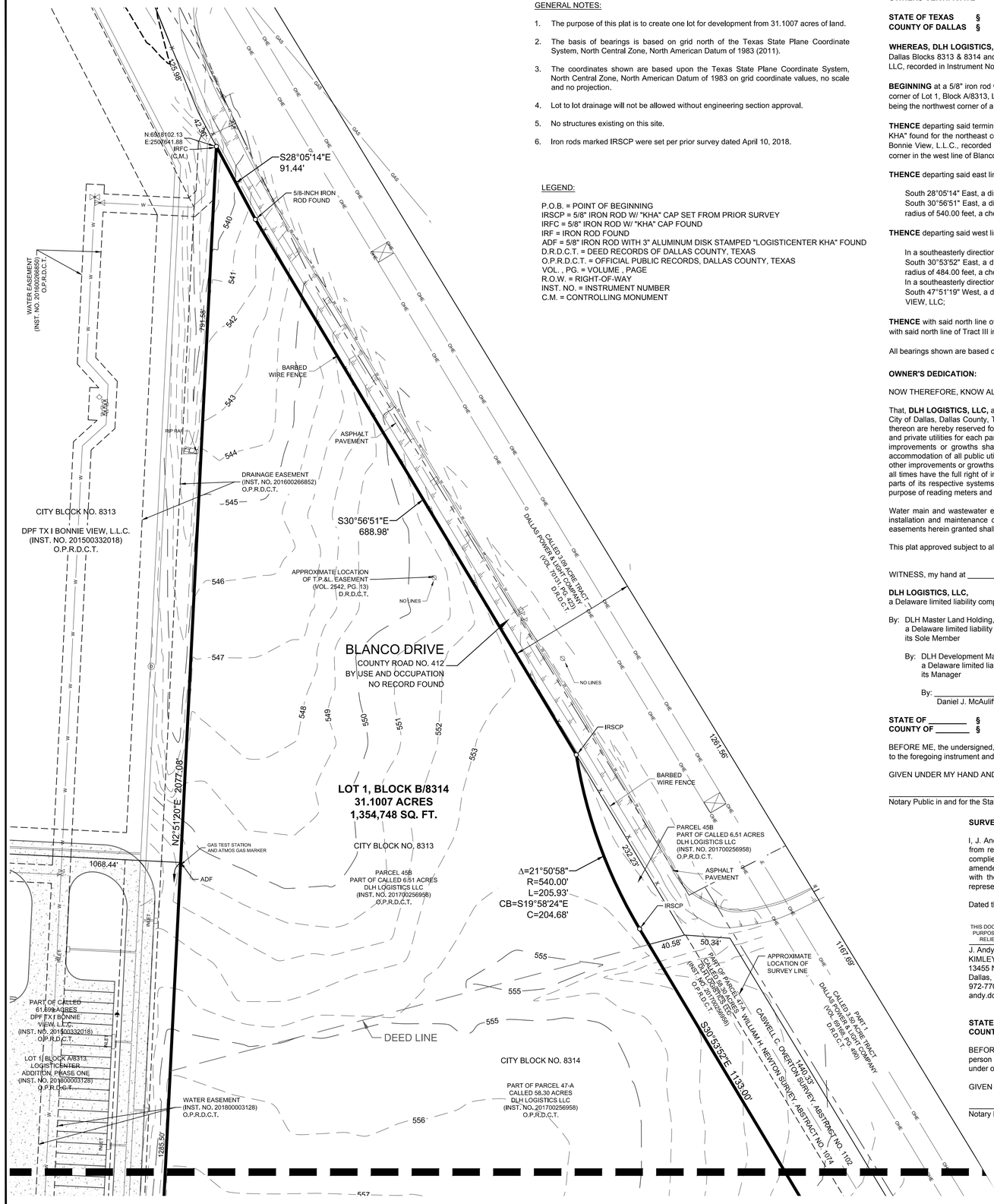
LOT 1, BLOCK B/8314

AND BEING PART OF CITY OF DALLAS BLOCKS 3813 & 8314
AND BEING 31.1007 ACRES OUT OF THE
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-198
ENGINEERING NO. 311T-____

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTC	JAD	MAY 2018	064527900	1 OF 2

DWG NAME: K:\DAL_SURVEY\064527900-DLH BECKNELL VISTAPRINT BTS\DWG\064527900-DLH BECKNELL VISTAPRINT BTS_PP.DWG PLOTTED BY: CLIDE, MITCHELL 5/8/2018 3:46 PM LAST SAVED:5/8/2018 3:46 PM



MATCHLINE SEE SHEET 1

GENERAL NOTES:

1. The purpose of this plat is to create one lot for development from 31.1007 acres of land.
2. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
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VOL. , PG. = VOLUME , PAGE
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
C.M. = CONTROLLING MONUMENT

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DLH LOGISTICS, LLC is the owner of a tract of land situated in the William H. Newton Survey, Abstract Number 1074, City of Dallas, Dallas County, Texas and being part of City of Dallas Blocks 8313 & 8314 and being all of that tract of land described as Parcel 45B (6.51 Acres) & part of that tract of land described as Parcel 47-A (58.30 Acres) in deed to DLH LOGISTICS LLC, recorded in Instrument No. 201700256958 of the Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found at the north end of the terminus of Logistics Drive (a variable width right-of-way - 100-feet wide at this point) for the southeast corner of Lot 1, Block A/8313, Logisticenter Addition, Phase One, an addition to the City of Dallas according to the plat recorded in Instrument No. 201800003128 of said Official Public Records and being the northwest corner of a tract of land described as "Tract III" in deed to C5LC AT BONNIE VIEW, LLC, recorded in Instrument No. 201800018303 of said Official Public Records;

THENCE departing said terminus of Logistics Drive and with the east line of said Lot 1, Block A/8313, North 2°51'20" East, passing a 5/8" iron rod with 3-1/4" aluminum disk stamped "Logisticenter KHA" found for the northeast corner of said Lot 1, Block A/8313 at a distance of 1285.50 feet and continuing with the east line of a called 61.699 acre tract of land described in deed to DPF TX I Bonnie View, L.L.C., recorded in Instrument No. 201500332018 of said Official Public Records, in all a total distance of 2077.08 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner in the west line of Blanco Road (a generally recognized public road, no record found) and being the north corner of said 6.51 acre tract;

THENCE departing said east line of Lot 1 and with said west line of Blanco Road, the following courses and distances:

South 28°05'14" East, a distance of 91.44 feet to a 5/8" iron rod found for corner;
South 30°56'51" East, a distance of 688.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 21°50'58", a radius of 540.00 feet, a chord bearing and distance of South 19°58'24" East, 204.68 feet;

THENCE departing said west line of Blanco Road, the following courses and distances:

In a southeasterly direction, with said curve to the left, an arc distance of 205.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 30°53'52" East, a distance of 1133.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 30°36'33", a radius of 484.00 feet, a chord bearing and distance of South 15°35'36" East, 255.50 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 258.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 47°51'19" West, a distance of 75.11 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the north line of a tract of land described as "Tract IV" in said deed to C5LC AT BONNIE VIEW, LLC;

THENCE with said north line of Tract IV, North 87°08'40" West, passing the northwest corner of said Tract IV and the northeast corner of said Tract III at a distance of 321.12 feet and continuing with said north line of Tract III in all a total distance of 1167.00 feet to the **POINT OF BEGINNING** and containing 31.1007 acres or 1,354,748 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.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **DLH LOGISTICS, LLC,** acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **BECKNELL 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 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 _____, _____, this _____ day of _____, 2018.

DLH LOGISTICS, LLC,
a Delaware limited liability company

By: DLH Master Land Holding, LLC,
a Delaware limited liability company,
its Sole Member

By: DLH Development Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Daniel J. McAuliffe, President

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Daniel J. McAuliffe, 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 _____, 2018.

_____
Notary Public in and for the State of _____

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 _____, 2018.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

J. Andy Dobbs RPLS No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 _____ 2018.

_____
Notary Public in and for the State of Texas

GRAPHIC SCALE IN FEET
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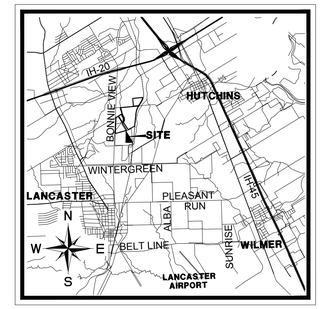
1" = 60' @ 24X36



LOCATION MAP
NOT-TO-SCALE

LEGEND

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PRELIMINARY PLAT
BECKNELL ADDITION
LOT 1, BLOCK B/8314
AND BEING PART OF CITY OF DALLAS BLOCKS 3813 & 8314
AND BEING 31.1007 ACRES OUT OF THE
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-198
ENGINEERING NO. 311T-____

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1700 PACIFIC AVENUE, SUITE 2690
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CONTACT: DAN McAULIFFE
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTC	JAD	MAY 2018	064527900	2 OF 2

DWG NAME: K:\DAL_SURVEY\064527900-DLH BECKNELL VISTAPRINT BTS\DWG\064527900-DLH BECKNELL VISTAPRINT BTS_PP.DWG PLOTTED BY CUDE, MITCHELL 5/9/2018 3:46 PM LAST SAVED:5/9/2018 3:46 PM