

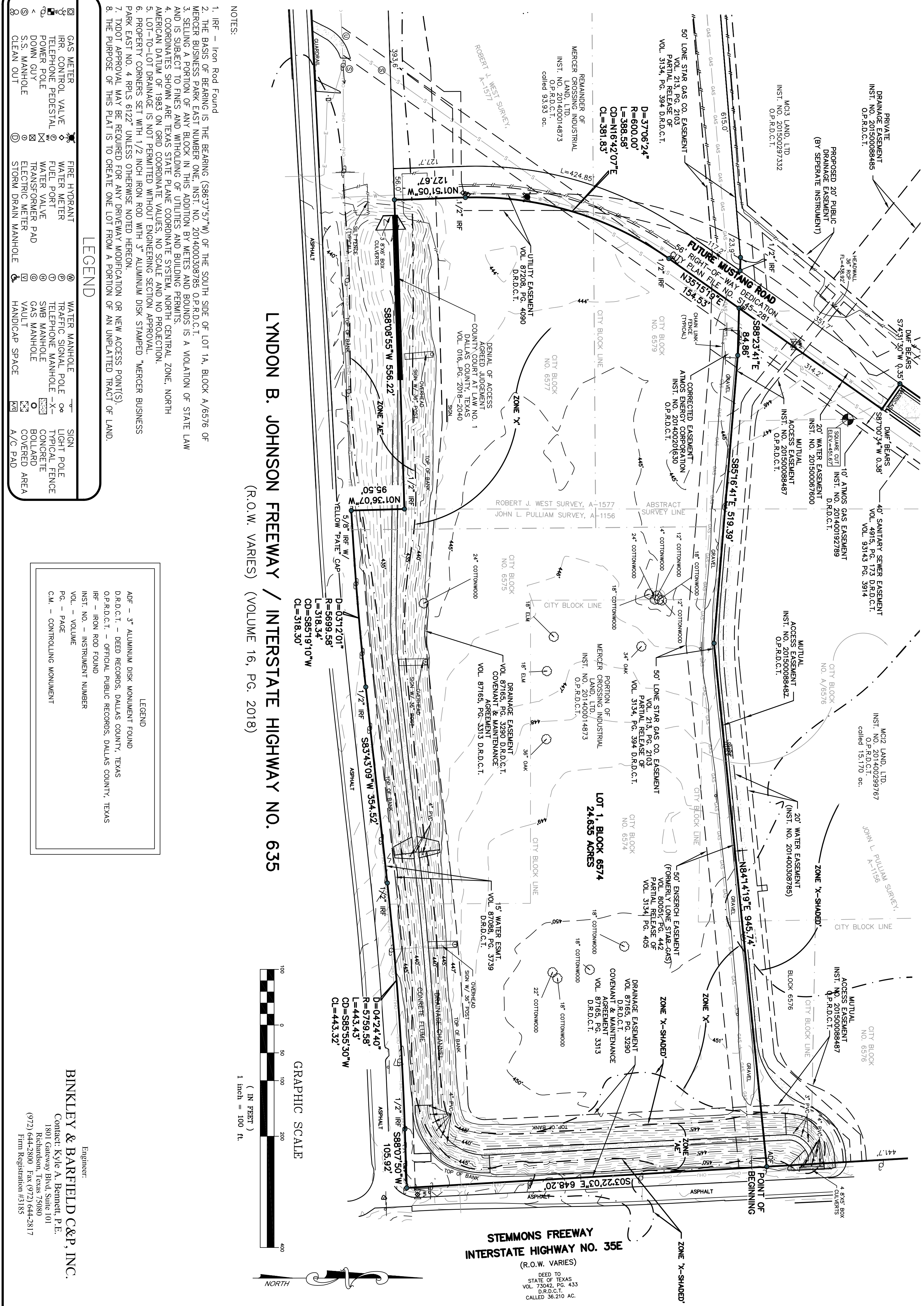


VICINITY MAP  
NOT TO SCALE

**SURVEYOR'S CERTIFICATE**  
 THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, have prepared the foregoing plat from a survey of the ground shown on the plat and that this plat is a true and correct copy of the original survey and that this is a preliminary plat for review only.  
**PRELIMINARY - FOR REVIEW ONLY**  
 Timothy R. Mankin  
 Texas Registration No. 61222

STATE OF TEXAS  
 COUNTY OF TARRANT  
 SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, 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. In the capacity therein stated, and as the act and deed of said partnership.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas



ENGINEER:  
**BINKLEY & BARFIELD C&P, INC.**  
 Contact: Kyle A. Bennett, P.E.  
 1801 Gateway Blvd, Suite 101  
 Richardson, Texas 75080  
 (972) 644-2800 Fax: (972) 644-2817  
 Firm Registration 53185

OWNER:  
**MERCER CROSSING INDUSTRIAL LAND LTD.**  
 Contact: George Billingsley  
 (214) 270-1000

DATE: 8/2/2016  
 SCALE: 1" = 100'  
 DRAWN: JSM  
 CHECKED: TSM

PEISER & MANKIN SURVEYING, LLC  
 www.peisersurveying.com  
 623 E. DALLAS ROAD  
 GRAPEVINE, TEXAS 76051  
 817-481-1888 (P)  
 817-481-1888 (F)  
 817-481-1888 (T)

COMMERCIAL  
 RESIDENTIAL  
 ESTATE  
 AGRICULTURAL  
 MORTGAGE  
 FIRM No. 100999-00 Member Since 1977

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STATE OF TEXAS )  
 COUNTY OF DALLAS )  
 WHEREAS, MERCER CROSSING INDUSTRIAL LAND LTD. is the owner of that certain tract of land situated in the John L. Pulliam Survey, Abstract No. 1156, and in the Robert J. West Survey, Abstract No. 1577, in the City of Dallas Block 6574, 6575, 6576, A/6576, 6577 and 6578, in the City of Dallas, West County, Texas, and being part of the called 93.93 acres tract conveyed to MERCER CROSSING INDUSTRIAL LAND LTD. by General Warranty Deed recorded in Instrument No. 201400014973 in the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:  
 BEGINNING of a 3" Aluminum Disk Monument found for the Northeast corner of the herein described tract, some being in the East line of said called 93.93 acre Mercer Crossing tract, some being the Southeast corner of that certain tract of land conveyed to MCI2 Land, Ltd. by deed recorded in Instrument Number 201400299767, O.P.R.D.C.T., some being in the westerly right-of-way line of Stemmons Freeway (Interstate Highway No. 35E) (variable width right-of-way);  
 THENCE South 03 deg. 22 min. 03 sec. East, along the common line of said called 93.93 acre Mercer Crossing tract and said Stemmons Freeway, a distance of 648.20 feet to a 3" Aluminum Disk Monument stamped "Mercer Business Park East No. 4" set (hereinafter referred to as Aluminum Disk Monument set) for the Southeast corner of the herein described tract, some being the Southeast corner of said called 93.93 acre Mercer Crossing tract, some being in the intersection of said Stemmons Freeway and Lyndon B. Johnson Freeway (Interstate Highway No. 635) (variable width right-of-way);  
 THENCE along the common line of said called 93.93 acre Mercer Crossing tract and said Lyndon B. Johnson Freeway as follows:  
 South 88 deg. 07 min. 50 sec. West, a distance of 105.92 feet to a 1/2" inch iron rod found for the beginning of a curve to the left, having a radius of 5759.58 feet and a central angle of 04 deg. 24 min. 40 sec.;  
 Along said curve to the left, on arc distance of 443.43 feet and a chord bearing and distance of South 85 deg. 55 min. 30 sec. West, 443.32 feet to a 1/2" inch iron rod found for angle point;  
 South 83 deg. 43 min. 09 sec. West, a distance of 354.52 feet to a 1/2" inch iron rod found for the beginning of a curve to the right, having a radius of 5699.58 feet and a central angle of 03 deg. 12 min. 01 sec.;  
 Along said curve to the right, on arc distance of 318.34 feet and a chord bearing and distance of South 85 deg. 19 min. 10 sec. West, 318.30 feet to a 5/8" inch iron rod with yellow cap stamped "Pate" found for a southerly corner of the herein described tract;  
 North 01 deg. 36 min. 07 sec. West, a distance of 95.50 feet to a 1/2" inch iron rod found for corner;  
 South 88 deg. 08 min. 55 sec. West, a distance of 556.22 feet to an Aluminum Disk Monument set for the most westerly Southwest corner of the herein described tract.  
 THENCE through the interior of said called 93.93 acre Mercer Crossing tract as follows:  
 North 01 deg. 51 min. 05 sec. West, a distance of 127.67 feet to a 1/2" inch iron rod found for the beginning of a curve to the right, having a radius of 600.00 feet and a central angle of 37 deg. 06 min. 24 sec.;  
 Along said curve to the right, on arc distance of 388.58 feet and a chord bearing and distance of North 16 deg. 42 min. 07 sec. East, 381.83 feet to a 1/2" inch iron rod found for angle point;  
 North 35 deg. 15 min. 19 sec. East, a distance of 154.53 feet to an Aluminum Disk Monument set for the Northwest corner of the herein described tract, some being the Southwest corner of doctored MCI2 tract;  
 THENCE continuing through the interior of said called 93.93 acre Mercer Crossing tract and along the southerly line of said MCI2 tract as follows:  
 South 88 deg. 23 min. 41 sec. East, a distance of 84.86 feet to an Aluminum Disk Monument set for angle point;  
 South 85 deg. 16 min. 41 sec. East, a distance of 519.39 feet to an Aluminum Disk Monument set for angle point;  
 North 84 deg. 14 min. 19 sec. East, a distance of 945.74 feet to the POINT OF BEGINNING and containing 24.635 acres of computed land, more or less.

OWNER'S DEDICATION  
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That, MERCER CROSSING INDUSTRIAL LAND, LTD., acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **"MERCER BUSINESS PARK EAST NO. 4"** in 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, and the easements shown thereon, one hereby reserved for the purposes indicated, the utility 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 of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to and over the 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 easements. Additional easements are also conveyed for stabilization 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 plot approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

OWNER:  
 MERCER CROSSING INDUSTRIAL LAND, LTD.  
 a Texas limited partnership  
 By: Ari Land GP, LLC  
 Its General Partner  
 By: Kenneth D. Mabry, Senior Vice President

STATE OF TEXAS §  
 COUNTY OF DALLAS §  
 This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Kenneth D. Mabry, the Senior Vice President of Ari Land GP, President of the State of Texas limited liability company and limited partnership, INDUSTRIAL LAND, LTD., a Texas limited partnership, on behalf of such limited liability company and limited partnership.  
 Notary Public, State of Texas

**FINAL PLAT**  
**MERCER BUSINESS PARK**  
**EAST NO. 4**  
**LOT 1, BLOCK 6574**  
 A PLAT OF  
 24.635 ACRES SITUATED IN THE  
 JOHN L. PULLIAM SURVEY, ABSTRACT NO. 1156  
 ROBERT J. WEST SURVEY, ABSTRACT NO. 1577  
 DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S156-260

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 Dallas, Texas 75201  
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