

BLOCK 1/8059
DALLAS NE INDUSTRIAL PARK
SECOND INSTALLMENT
(VOL. 72177, PG. 1143)

(OWNER)
STEPHENS PIPE & STEEL LLC
(INST. NO. 201000166595)

LOT 1A, BLOCK 1/8059
UNITRON ADDITION
(VOL. 84093, PG. 3154)

(OWNER)
10925 MILLER RD. LP
(VOL. 99128, PG. 5199)

MILLER ROAD
(100' WIDE PUBLIC ROW)

POINT OF BEGINNING

SANDEN DRIVE
(60' WIDE PUBLIC ROW)

PART OF LOT 1A, BLOCK B/8053
GATEWAY EAST BUSINESS PARK EMERSON ADDITION
(VOL. 2000044, PG. 00057)

(OWNER)
GATEWAY EAST LLC
(DOC. NO. 201600142538)

762,187 SQ. FT.
OR
17.497 ACRES
(VACANT)
(NO EXISTING BUILDINGS)

A. G. COLLINS SURVEY,
ABSTRACT NO. 329

LOT 1
BLOCK 2/8055
TEGRUS BUSINESS PARK
ADDITION
(VOL. 81246, PG. 225)

(OWNER)
ABERFELDY PROPERTIES, INC.
(INST. NO. 201500011917)

LOT 3, BLOCK 2/8055
ACME BRICK COMPANY ADDITION
(VOL. 91115, PG. 1153)
RYMILL INVESTMENTS, LLC
(INST. NO. 2012000380000)

LOT 1D, BLOCK B/8053
GATEWAY EAST BUSINESS PARK EMERSON ADDITION II
(VOL. 2001055, PG. 22)
29.969 ACRES

(OWNER)
FOSSIL PARTNERS, L.P.
(VOL. 2001183, PG. 2004)

GENERAL NOTES

1. Basis of bearings is the North American Datum of 1983 (1993) Texas State Plan Coordinate System, North Central Zone 4202, established by GPS observations using the Leica Geosystems SmartNet RTK network. All distances shown hereon are surface using the TxDot Dallas County surface adjustment combined scale factor (CSF) of 1.000136506.
2. Coordinate values shown hereon are grid values, the combined surface adjustment factor for the project is defined as 1.000136506.
3. By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded), and Zone "AE" as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48113C0215K, map effective date July 7, 2014, as published by the Federal Emergency Management Agency (FEMA). Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone "AE" is a Special Flood Hazard Area (SFHA) Subject to Inundation by the 1% Annual Chance Flood "Base Flood Elevations Determined" The approximate limits of Zone "AE" is graphically depicted on the survey based on a digital file of the floodplain scaled to the boundary of the property. The Surveyor utilized the above referenced flood plain information for this determination and does not certify that revised flood plain information has or has not been published by FEMA or some other source.
4. The purpose of this plat is to dedicate easements for the proposed development of the lot.
5. Lot-to-lot drainage is not permitted without Engineering Section approval.

5/8" FIR
W/CAP stamped
RPLS 1625"
Bears=S83°58'07"E
0.20'

1/2" SIR
W/CAP

1/2" FIR
W/"HALFF"
CAP

1/2" FIR
W/"HALFF"
CAP (C.M.)

1/2" FIR
W/"HALFF"
CAP

1/2" FIR
W/"HALFF"
CAP

10' S.W. BELL TELEPHONE
EASEMENT
(VOL. 2000044, PG. 57)

1" FIR
Bears=S86°09'53"E
0.23'

5/8" FIR
W/CAP stamped
"GOODWIN MARSHALL"
(C.M.)

681.71'
S00°57'52"E
35.01'

Δ= 11°24'01"
R= 310.00'
T= 30.94'
L= 61.68'
CL= 61.58'
CB= S06°39'53"E

65.19'
78.26'
132.42'
603.81'

Δ= 08°48'50"
R= 250.00'
T= 19.27'
L= 38.46'
CL= 38.42'
CB= S07°57'28"E

Δ= 11°22'19"
R= 780.00'
T= 77.66'
L= 154.81'
CL= 154.56'
CB= S09°14'11"E

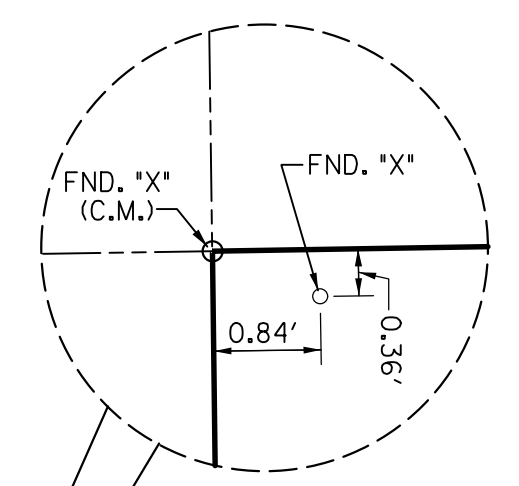
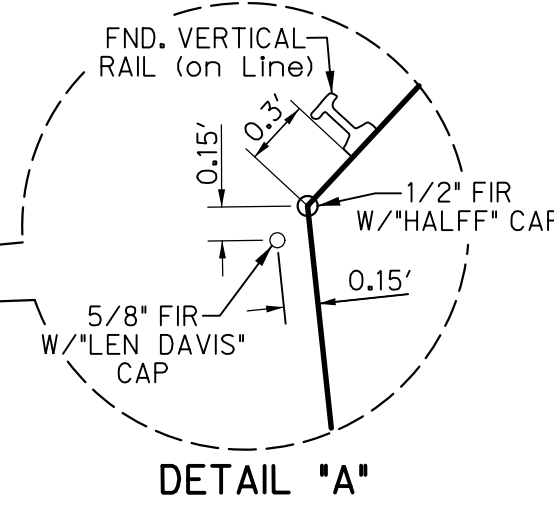
EAST GATE BUSINESS PARK NO. 1
(VOL. 97051, PG. 3108)

(OWNER)
CPF 190 GATEWAY LLC
(INST. NO. 201400250612)

Δ= 13°55'28"
R= 720.00'
T= 87.92'
L= 174.98'
CL= 174.55'
CB= S07°57'37"E

5/8" FIR
W/CAP stamped
"GOODWIN MARSHALL"
(C.M.)

S00°59'53"E
97.35'



LEGEND:

- (65) NUMBER OF PARKING SPACES
- SSMH SANITARY SEWER MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- PP POWER POLE
- EB ELECTRICAL BOX
- FOCS FIBER OPTIC CABLE SIGN
- TPED TELEPHONE PEDESTAL
- TS TRAFFIC SIGN
- TMH TELEPHONE MANHOLE
- LP LIGHT POLE
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- ER ELECTRICAL RISER
- GW GUY WIRE
- 1/2" FIR HALF-INCH FOUND IRON ROD
- 1/2" SIR HALF-INCH SET IRON ROD WITH YELLOW
- W/CAP PLASTIC CAP STAMPED "HALFF ASSOC."
- E ELECTRICAL OVERHEAD LINES
- Ex. SS EXISTING UNDERGROUND SANITARY SEWER LINE
- Ex. ST EXISTING UNDERGROUND STORM SEWER LINE
- Ex. UC Comm EXISTING UNDERGROUND COMMUNICATION LINE

DEVELOPER:
DCT INDUSTRIAL
5430 LBJ FREEWAY, SUITE 1030
DALLAS, TEXAS 75240
ATTN: JOE WILLIAMS
PH: (972) 982-8550
E-MAIL: jwilliams@dctindustrial.com

OWNER:
GATEWAY EAST LLC
518 17th STREET, SUITE 800
DENVER, COLORADO 80202
ATTN: JOE WILLIAMS
CONTACT: ANDY SHAFER
E-MAIL: jwilliams@dctindustrial.com

SURVEYOR:
HALFF ASSOCIATES
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
PH: (214) 346-6208
CONTACT: ANDY SHAFER
E-MAIL: ASHAFFER@HALFF.COM

HALFF
TBPLS FIRM NO. 10029600
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
SCALE: 1"=60' (214) 346-6200 AVO. 31401 JUNE, 2016

