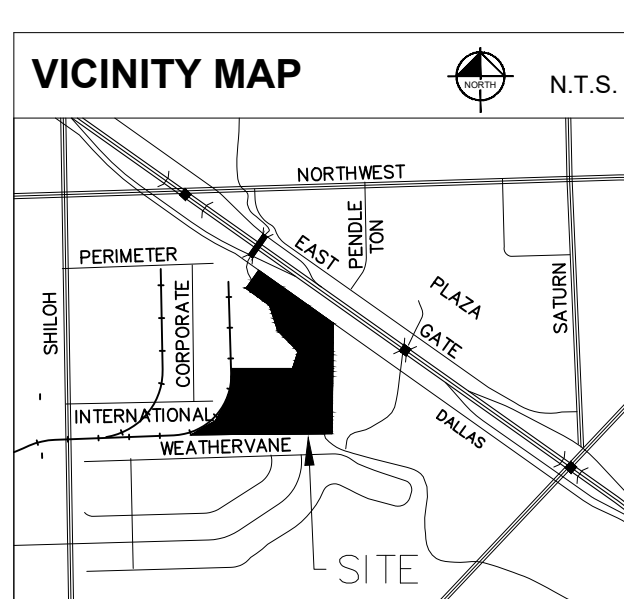
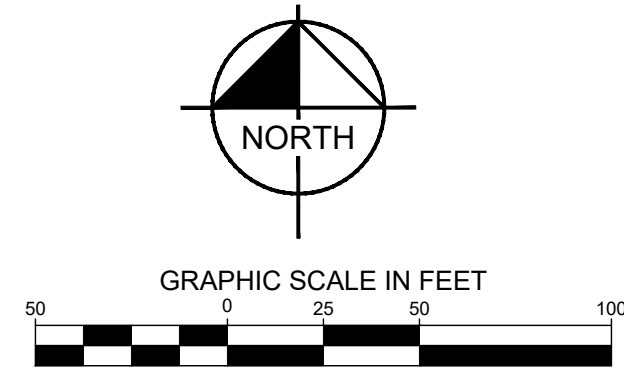


MATCHLINE (SEE SHEET 2)

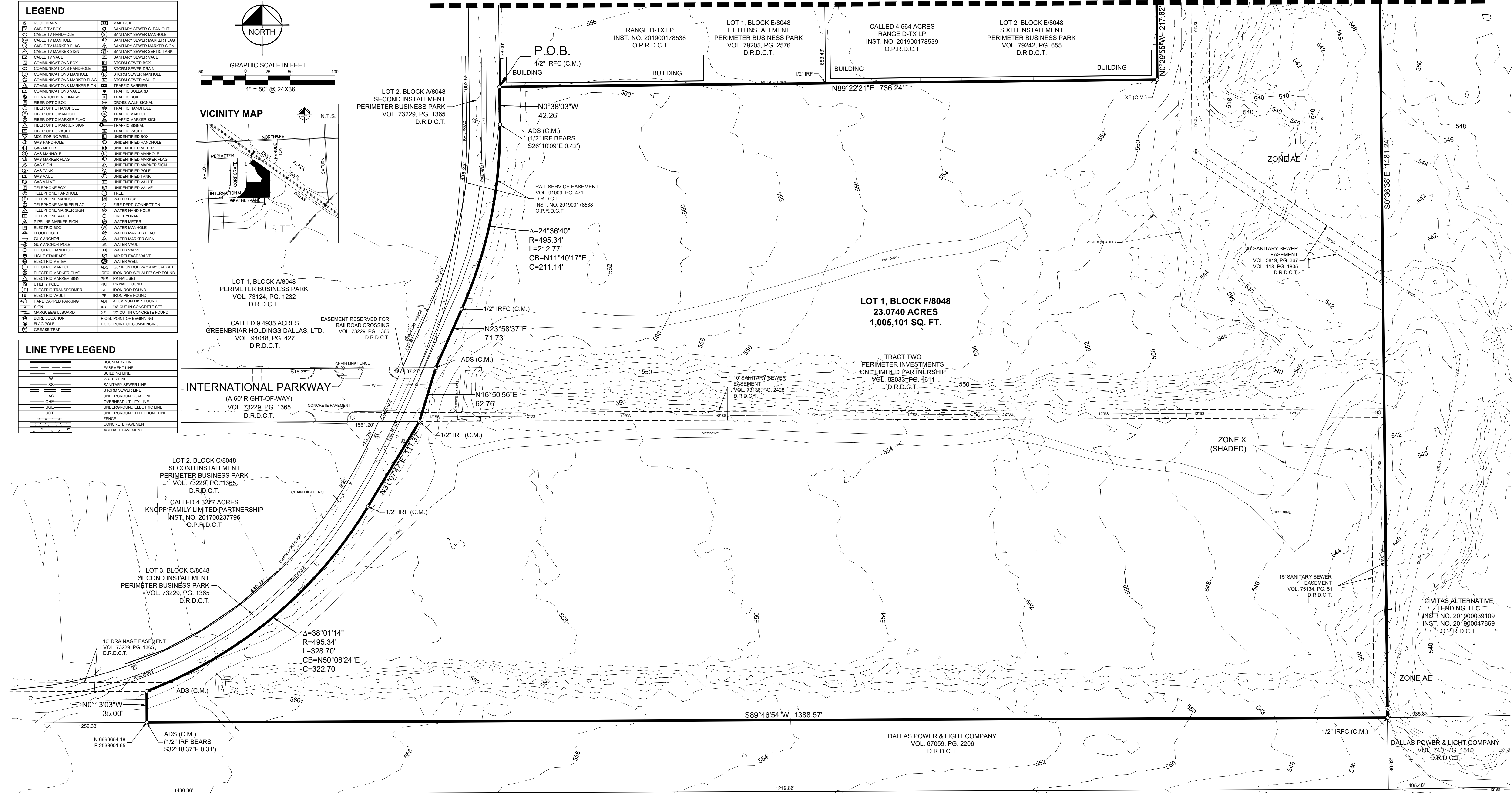
LEGEND

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
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 BENCH MARK	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	WATER CLEAN CONNECTION
TELEPHONE MARKER SIGN	WATER HANDHOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
ELECTRIC HANDHOLE	WATER VAULT
ELECTRIC METER	WATER VALVE
ELECTRIC MANHOLE	AIR RELEASE VALVE
ELECTRIC MARKER FLAG	WATER WELL
ELECTRIC MARKER SIGN	ADS 5/8" IRON ROD W/ "KHA" CAP SET
UTILITY POLE	PKF PK NAIL FOUND
ELECTRIC TRANSFORMER	IRF IRON ROD FOUND
ELECTRIC VAULT	IPF IRON PIPE FOUND
HANDICAPPED PARKING	ADF ALUMINUM DISK FOUND
SIGN	X3 "X" CUT IN CONCRETE FOUND
MARQUEE/BILLBOARD	X2 "X" CUT IN CONCRETE FOUND
BORE LOCATION	P.O.B. POINT OF BEGINNING
FLAG POLE	P.O.C. POINT OF COMMENCING
GREASE TRAP	



LINE TYPE LEGEND

BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT



FLOOD STATEMENT:

According to Map No. 48113C0330 J, both dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, portions of this property are within the following special flood hazard areas.

Non-Shaded Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

Shaded Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone AE - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined.

Zone AE Floodway - Areas subject to inundation by the 1% annual chance flood with base flood elevations determined. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so the 1% annual chance flood can be carried without substantial increases in flood heights.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT FROM ONE UNPLATTED TRACT TOTALING IN 23.0740 ACRES.

LEGEND:

P.O.B. = POINT OF BEGINNING
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 IRF = IRON ROD 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
 SQ. FT. = SQUARE FEET
 ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "CORES PERIMETER PARK ADDITIO KHA" SET
 INST. NO. = INSTRUMENT NUMBER
 C.M. = CONTROLLING MONUMENT

PRELIMINARY PLAT
CORE5 PERIMETER PARK ADDITION
LOT 1, BLOCK F/8048
 BEING 23.0740 ACRES OUT OF THE SOLOMON DIXON SURVEY, ABSTRACT NO. 408 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S201-608 WASTEWATER NO. WW20- PAVING AND DRAINAGE NO. DP20-

OWNER:
 PERIMETER INVESTMENTS ONE LIMITED PARTNERSHIP
 3102 MAPLE AVE, SUITE 350 DALLAS, TEXAS 75201
 CONTACT: HERB WEITZMAN
 PHONE: 214-384-3459
 EMAIL: hdw@weitzmangroup.com

APPLICANT:
 CORE5 INDUSTRIAL PARTNERS
 11570 N DALLAS PARKWAY SUITE 250 DALLAS, TEXAS 75248
 CONTACT: KEVIN GREEN
 PHONE: 972-362-8725
 EMAIL: kgreen@c5ip.com

ENGINEER:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 CONTACT: DAN GALLAGHER, P. E.
 PHONE: 972-776-1780
 EMAIL: dan.gallagher@kimley-horn.com

SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
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 CONTACT: ANDY DOBBS, R.P.L.S.
 PHONE: 972-770-1300
 EMAIL: andy.dobbs@kimley-horn.com

DALLAS POWER & LIGHT COMPANY
 VOL. 67059, PG. 2206
 D.R.D.C.T.

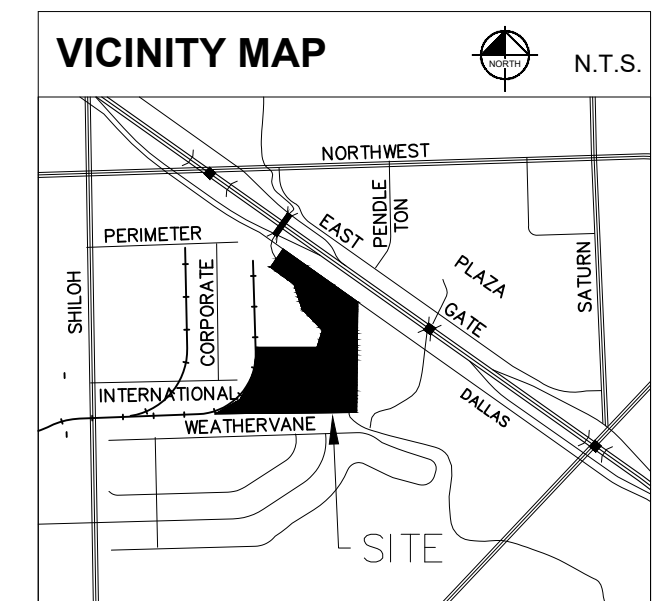
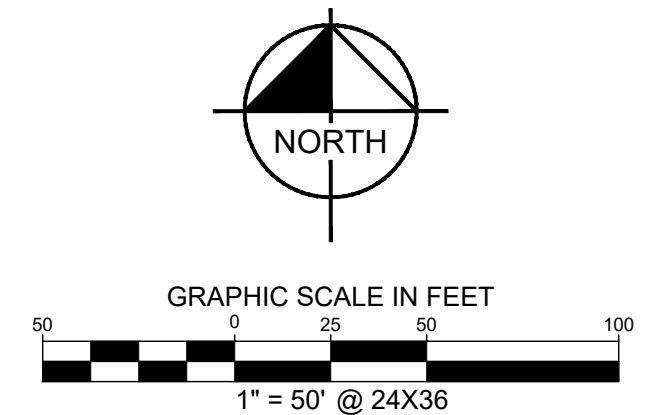
CIVITAS ALTERNATIVE LEASING, LLC
 INST. NO. 201900039109
 INST. NO. 201900047869
 O.P.R.D.C.T.

DALLAS POWER & LIGHT COMPANY
 VOL. 710, PG. 1510
 D.R.D.C.T.

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MGB	JAD	MARCH 2021	064513406	1 OF 3

DWG NAME: F:\DALLAS\SURVEY\064513406\CORE5 PERIMETER PARK INTERNATIONAL AND LBJ.PP.DWG PLOTTED BY: BLANKENSHIP, MATTHEW 3/10/2021 5:02 PM LAST SAVED: 3/10/2021 5:02 PM

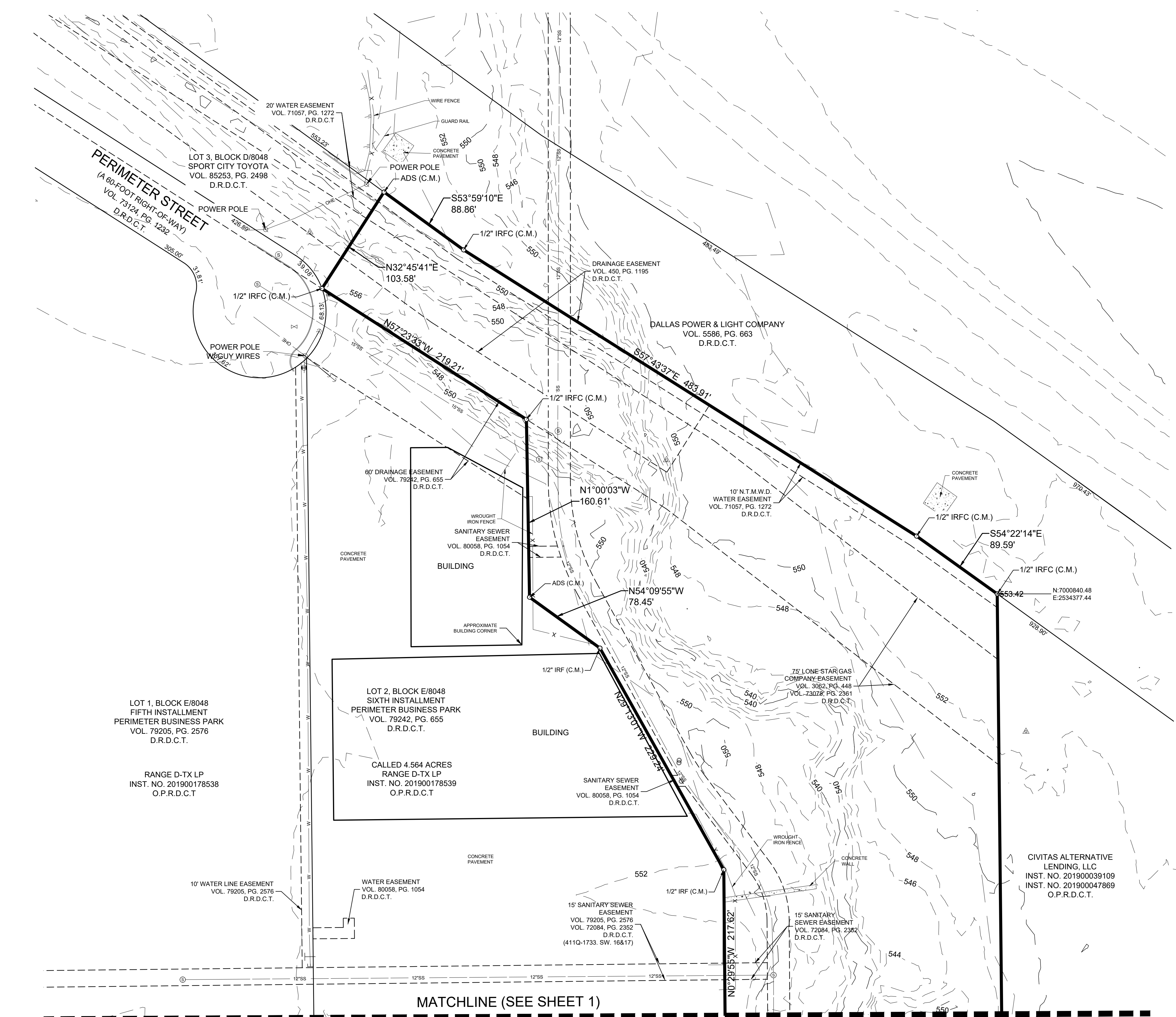


LEGEND

⊠	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 MARKER SIGN
⊠	FIBER OPTIC VAULT	⊙	TRAFFIC SIGNAL
⊠	MONITORING WELL	⊙	TRAFFIC VAULT
⊠	GAS HANDHOLE	⊙	UNIDENTIFIED BOX
⊠	GAS METER	⊙	UNIDENTIFIED HANDHOLE
⊠	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 VAULT
⊠	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	⊙	ADS 5/8" IRON ROD W/ "KHA" CAP SET
⊠	ELECTRIC MARKER FLAG	⊙	IRFC IRON ROD W/ALFP CAP FOUND
⊠	ELECTRIC MARKER SIGN	⊙	PKS PK NAIL SET
⊠	UTILITY POLE	⊙	PKF PK NAIL FOUND
⊠	ELECTRIC TRANSFORMER	⊙	IRF IRON ROD FOUND
⊠	ELECTRIC VAULT	⊙	IPF IRON PIPE FOUND
⊠	HANDICAPPED PARKING	⊙	ADP ALUMINUM DISK FOUND
⊠	SIGN	⊙	XS "X" CUT IN CONCRETE SET
⊠	MARQUEE/BILLBOARD	⊙	XP "X" CUT IN CONCRETE FOUND
⊠	BORE LOCATION	⊙	P O B. POINT OF BEGINNING
⊠	FLAG POLE	⊙	P.O.C. POINT OF COMMENCING
⊠	GREASE TRAP		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT



MATCHLINE (SEE SHEET 1)

FLOOD STATEMENT:

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LEGEND:

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 IRF = IRON ROD 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
 SQ. FT. = SQUARE FEET
 ADS = 5/8" IRON ROD WITH 3/16" ALUMINUM DISK STAMPED "CORE5 PERIMETER PARK ADDITIO KHA" SET
 INST. NO. = INSTRUMENT NUMBER
 C.M. = CONTROLLING MONUMENT

OWNER:
 PERIMETER INVESTMENTS ONE LIMITED PARTNERSHIP
 3102 MAPLE AVE., SUITE 350
 DALLAS, TEXAS 75248
 CONTACT: HERB WEITZMAN
 PHONE: 214-384-3459
 EMAIL: hdw@weitzmangroup.com

APPLICANT:
 CORE5 INDUSTRIAL PARTNERS
 11570 N DALLAS PARKWAY SUITE 250
 DALLAS, TEXAS 75248
 CONTACT: KEVIN GREEN
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ENGINEER:
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PRELIMINARY PLAT
CORE5 PERIMETER PARK ADDITION
LOT 1, BLOCK F/8048
 BEING 23.0740 ACRES OUT OF THE SOLOMON DIXON SURVEY, ABSTRACT NO. 408 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S201-608 WASTEWATER NO. WW20- PAVING AND DRAINAGE NO. DP20-

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MGB	JAD	MARCH 2021	064513406	2 OF 3

DWG NAME: FC04L SURVEY06051308-CORE5 PERIMETER PARK INTERNATIONAL AND LBJ, P.P. DWG# PLOTTED BY: BLANKENSHIP, MATTHEW 3/10/2021 5:02 PM LAST SAVED: 3/10/2021 5:02 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PERIMETER INVESTMENTS ONE LIMITED PARTNERSHIP is the owner of a tract of land situated in the Solomon Dixon Survey, Abstract No. 408, City of Dallas, Dallas County, Texas and being part of a tract of land described as Tract Two in General Warranty Deed to Perimeter Investments One Limited Partnership recorded in Volume 98033, Page 1611, of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found for a northeast corner of said Tract Two, and for the southwest corner of Lot 1, Block E/8048, Fifth Installment Perimeter Business Park, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 79205, Page 2576 of the Deed Records of Dallas County, Texas, and in the east line of Lot 2, Block A/8048, Second Installment Perimeter Business Park, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 73124, Page 1232 of said Deed Records;

THENCE with the south line of said Lot 1, Block E/8048, North 89°22'21" East, passing a 1/2" iron rod found at the southeast corner of said Lot 1, Block E/8048 and at the southwest corner of Lot 2, Block E/8084, Sixth Installment Perimeter Business Park, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 79242, Page 655 of said Deed Records, a distance of 365.00 feet, and continuing with the south line of said Lot 2, Block E/8084, in all a total distance of 736.24 feet to an "X" cut in concrete found for the southeast corner of said Lot 2, Block E/8084;

THENCE with the east line of said Lot 2, Block E/8084, the following courses and distances:

- North 0°29'55" West, a distance of 217.62 feet to a 1/2" iron rod found for corner;
- North 29°13'01" West, a distance of 229.24 feet to a 1/2" iron rod found for corner;
- North 54°09'55" West, a distance of 78.45 feet to a 5/8" iron rod with "KHA" cap set for corner;
- North 1°00'03" West, a distance of 160.61 feet to a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found for corner;
- North 57°23'33" West, a distance of 219.21 feet to a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found for the north corner of said Lot 2, Block E/8084, and in the southeast right-of-way line of the cul-de-sac of Perimeter Street (a variable width right-of-way) and the south corner of Lot 3A, Block D/8048, Sport City Toyota, an addition to the City of Dallas according to the plat recorded in Volume 85253, Page 2498 of said Deed Records;

THENCE with a southeast line of said Lot 3A, Block D/8048, North 32°45'41" East, a distance of 103.58 feet to a 5/8" iron rod with "KHA" cap set for a southeast corner of said Lot 3A, Block D/8048 and being in a southwest line of a 125 foot right-of-way tract described in Deed to Dallas Power & Light Company recorded in Volume 5586, Page 663 of said Deed Records ;

THENCE with said southwest line of the Dallas Power & Light Company tract, the following courses and distances:

- South 53°59'10" East, a distance of 88.86 feet to a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found for corner;
- South 57°43'37" East, a distance of 483.91 feet to a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found for corner;
- South 54°22'14" East, a distance of 89.59 feet to a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found for the northeast corner of said Tract Two;

THENCE departing said southwest line of the Dallas Power & Light Company tract and with the east line of said Tract Two, South 0°36'38" East, a distance of 1181.24 feet to a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found for the southeast corner of said Tract Two and being the northeast corner of an 80 foot right-of-way tract described in Deed to Dallas Power & Light Company recorded in Volume 67059, Page 2206 of said Deed Records;

THENCE with the north line of said Dallas Power & Light Company tract, South 89°46'54" West, a distance of 1388.57 feet to a 5/8" iron rod with "KHA" cap set for the southeast corner of Lot 3, Block C/8048, Second Installment Perimeter Business Park, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 73124, Page 1232 of said Deed Records, from which a 1/2" iron rod found bears South 32°18'37" East, a distance of 0.31 feet;

THENCE with the east line of said Lot 3, Block C/8048, the following courses and distances:

- North 0°13'03" West, a distance of 35.00 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a non-tangent curve to the left having a central angle of 38°01'14", a radius of 495.34 feet, a chord bearing and distance of North 50°08'24" East, 322.70 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 328.70 feet to a 1/2" iron rod found for corner;
- North 31°07'47" East, a distance of 111.37 feet to a 1/2" iron rod found for the northeast corner of said Lot 3, Block E/8048 and at the southeast corner of the east terminus of International Parkway (a 60 foot wide right-of-way);

THENCE with said east terminus of International Parkway, North 16°50'56" East, a distance of 62.76 feet to a 5/8" iron rod with "KHA" cap set for the northeast corner of said east terminus of International Parkway and the southeast corner of said Lot 2, Block A/8048;

THENCE with said east line of Lot 2, Block A/8048, the following courses and distances:

- North 23°58'37" East, a distance of 71.73 feet to a 1/2" iron rod with "A.H. HALFF & ASSOC." cap found at the beginning of a tangent curve to the left having a central angle of 24°36'40", a radius of 495.34 feet, a chord bearing and distance of North 11°40'17" East, 211.14 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 212.77 feet to a 5/8" iron rod with "KHA" cap set for corner, from which a 1/2" iron rod found bears South 26°10'09" East, a distance of 0.42 feet;
- North 0°38'03" West, a distance of 42.26 feet to the **POINT OF BEGINNING** and containing 23.0740 acres or 1,005,101 square feet of land.

Bearing system based on the Coordinate System of 1983 Texas State Plane, North Central Zone (4202), North American Datum of 1983.(2011).

GENERAL NOTES:

- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- THE BASIS OF BEARINGS IS BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
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OWNER:
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3102 MAPLE AVE, SUITE 350
DALLAS, TEXAS 75201
CONTACT: HERB WEITZMAN
PHONE: 214-384-3459
EMAIL: hdw@weitzmangroup.com

APPLICANT:
CORE5 INDUSTRIAL PARTNERS
11570 N DALLAS PARKWAY SUITE 250
DALLAS, TEXAS 75248
CONTACT: KEVIN GREEN
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ENGINEER:
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER, P. E.
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SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: ANDY DOBBS, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **PERIMETER INVESTMENTS ONE LIMITED PARTNERSHIP**, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as **CORES PERIMETER PARK 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 Dallas, Texas, this the _____ day of _____, 20____.

PERIMETER INVESTMENTS ONE LIMITED PARTNERSHIP

By: _____
Signature

By: _____
Name - Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 the _____ day of _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

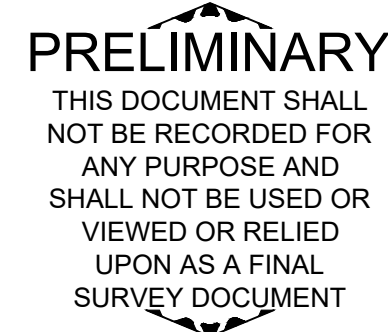
I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, 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 _____, 20____.

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
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300



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 the _____ day of _____, 20____.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
CORE5 PERIMETER PARK ADDITION
LOT 1, BLOCK F/8048**
BEING 23.0740 ACRES OUT OF THE
SOLOMON DIXON SURVEY, ABSTRACT NO. 408
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-608
WASTEWATER NO. WW20-____
PAVING AND DRAINAGE NO. DP20-____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MGB	JAD	MARCH 2021	064513406	3 OF 3