

TRACT I  
MONA & NADA CORPORATION  
201700069219, O.P.R.D.C.T.

SEE SHEET 2

MATCH LINE

JOHN LEEPER SURVEY  
ABSTRACT No. 794

LOT 1, BLOCK 6780

1,109,015 SQUARE FEET  
25.459 ACRES

NOTE:  
NO STRUCTURES EXIST

DALLAS CITY BLOCK No. 6779

POINT OF BEGINNING

EASEMENT TO THE  
CITY OF DALLAS FOR  
STREET PURPOSES  
VOL. 4916, PG. 49  
D.R.D.C.T.  
(STREET EASEMENT)

DALLAS CITY BLOCK No. 6787

CITY OF DALLAS  
VOL. 94024, PG. 5984  
D.R.D.C.T.

BLOCK  
O/6787

CITY PARK  
UTILITY & DRAINAGE  
EASEMENT

CITY OF DALLAS  
DRAINAGE R.O.W.  
VOL. 4691, PG. 363  
D.R.D.C.T.

18'x18' SIGHT EASEMENT  
(TYPICAL)  
VOL. 85181, PG. 6638  
D.R.D.C.T.

CEDAR RUN  
DRIVE  
(50' R.O.W.)

JOB BADGLEY SURVEY  
ABSTRACT No. 73

3'x3' SUBSURFACE  
SERVICE BOX EASEMENT  
(TYPICAL)  
VOL. 85181, PG. 6636  
D.R.D.C.T.

ACCESS, DRAINAGE &  
UTILITY EASEMENT  
VOL. 85181, PG. 6636  
D.R.D.C.T.

CEDAR RUN ADDITION  
PHASE I  
VOL. 85181, PG. 6636  
D.R.D.C.T.

BLOCK  
A/6787

2' WALL EASEMENT  
VOL. 85181, PG. 6636  
D.R.D.C.T.

5' UTILITY EASEMENT  
201200244020  
O.P.R.D.C.T.

15' SIDEWALK EASEMENT  
201200244020, O.P.R.D.C.T.

CITY OF DALLAS  
15' SANITARY SEWER EASEMENT  
VOL. 84184, PG. 2318, D.R.D.C.T.

TEMPORARY WORKING SPACE  
FOR CONSTRUCTION & MAINTENANCE  
VOL. 84184, PG. 2318, D.R.D.C.T.

APPROXIMATE LOCATION  
ZONE AE  
(SEE NOTE 2)

CITY OF DALLAS  
DRAINAGE EASEMENT  
VOL. 39428, PG. 689  
D.R.D.C.T.

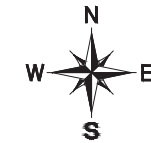
15' WASTEWATER  
EASEMENT  
201200244020  
O.P.R.D.C.T.

NATURAL CHANNEL SETBACK LINE  
201200244020, O.P.R.D.C.T.

DETENTION AREA EASEMENT  
201200244020, O.P.R.D.C.T.

ANN RICHARDS M.S.  
LOT 1, BLOCK A/6780  
201200244020  
O.P.R.D.C.T.

DALLAS I.S.D.  
200900344762  
O.P.R.D.C.T.



VICINITY MAP  
N.T.S.

LEGEND

R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.F.	REBAR FOUND
D.P.&L. Co.	DALLAS POWER & LIGHT COMPANY
⊕	LIGHT POLE
→	GUY ANCHOR
○	UTILITY POLE
⊙	SANITARY SEWER MANHOLE
⊕	RED PAINT MARK
⊕	YELLOW PAINT MARK
⊕	ORANGE PAINT MARK
△	ATMOS UNDERGROUND GAS SIGN
△	LEVEL 3 FIBER OPTIC SIGN
—x—	FENCE
—OHU—	OVERHEAD UTILITY LINE

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.  
Issued for review 7/28/2020 11:34 AM

**PRELIMINARY PLAT**  
OF  
**EAST DALLAS COMMERCE CENTER**  
**LOT 1, BLOCK 6780**

BEING  
25.459 ACRES  
SITUATED IN THE  
DALLAS CITY BLOCK No. 6780  
JOHN LEEPER SURVEY, ABSTRACT No. 794  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

1 NON-RESIDENTIAL LOT

Date: July 2020

CITY PLAN FILE No. S190-201

SHEET 1 of 3

PREPARED BY:

**GOODWIN** AND  
**MARSHALL** INC.

CIVIL ENGINEERS - PLANNERS - SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051

(817) 329 - 4373

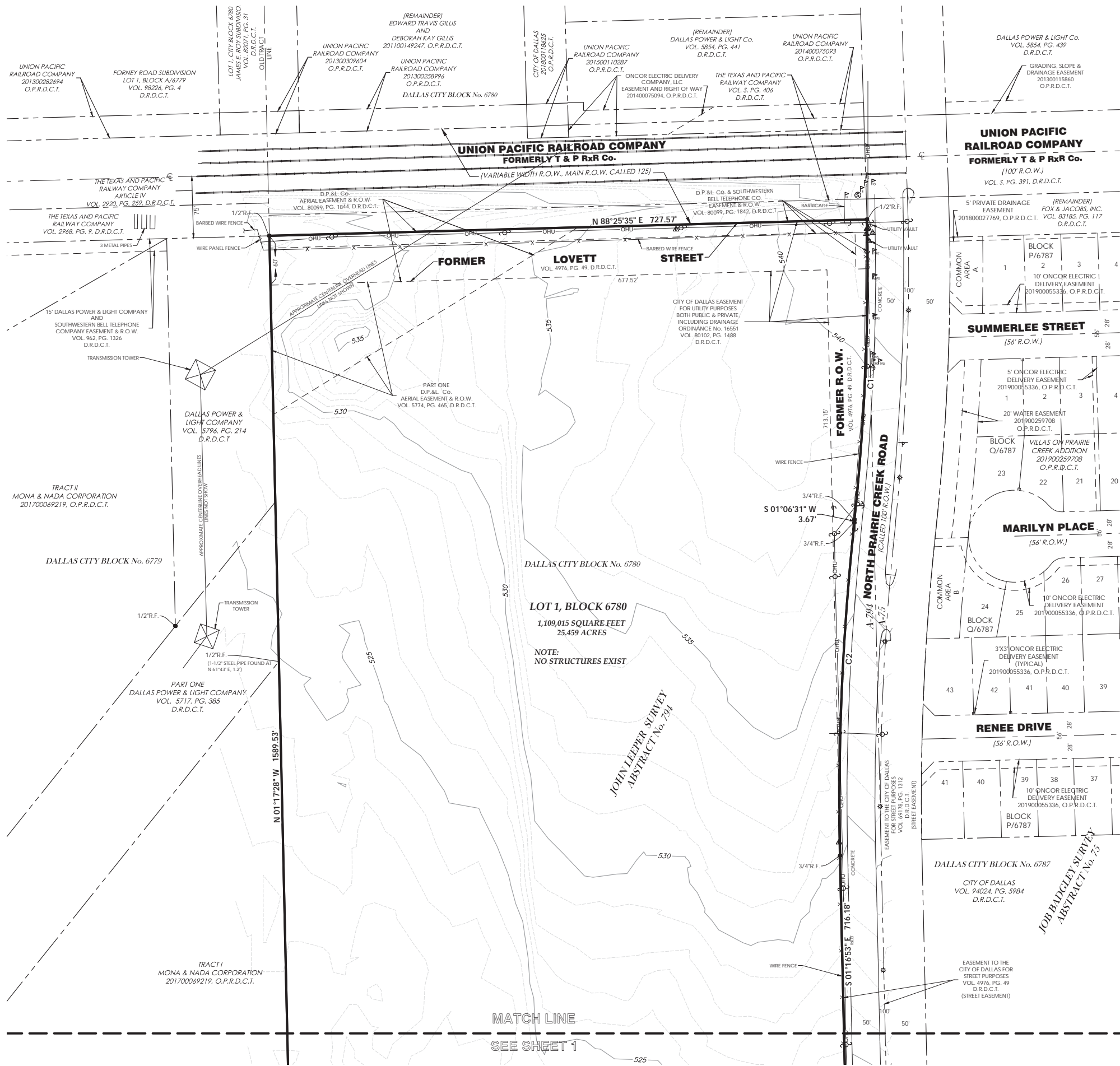
TBPE REGISTRATION # F-2944  
TBPLS # 10021700

OWNED/DEVELOPED BY:

**IDIL PRAIRIE CREEK, LLC**

1197 PEACHTREE STREET, SUITE 600  
ATLANTA, GA 30361

E:\0021 - East Dallas Logistics Center - IDIL\GOGO\PRELIM\A\PRELIMINARY PLAT.dwg



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2897.82	365.96	7°14'09"	S02°23'54"W	365.72
C2	3124.02	405.93	7°26'41"	S02°27'10"W	405.64

MATCH LINE  
SEE SHEET 1

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2405 Mustang Drive, Grapevine, Texas 76051  
(817) 329 - 4373  
TPE REGISTRATION # F-2944  
TBPLS # 10021700

## OWNER'S CERTIFICATION

STATE OF TEXAS:  
COUNTY OF DALLAS:

WHEREAS IDIL PRAIRIE CREEK, LLC, a Delaware limited liability company is the owner of a tract of land situated in the John Leeper Survey, Abstract No. 794, Dallas City Block No. 6780, City of Dallas, Dallas County, Texas, being described in Special Warranty Deed recorded in Document No. 202000169778, Official Public Records, Dallas County, Texas (OPRDCT), and being more particularly described as follows:

BEGINNING at a point in the west right of way line of North Prairie Creek Road (called 100' R.O.W., adjoining R.O.W. per Volume 4976, Page 49 & Ordinance Volume 80102, Page 1488, Deed Records, Dallas County, Texas), being the northeast corner of Lot 1, Block A/6780 of Ann Richards M.S., an addition to the City of Dallas, Dallas County, Texas as recorded in Instrument No. 201200244020, OPRDCT, being the southeast corner of said IDIL Prairie Creek tract, from which a 1/2" rebar found bears S 01 deg. 16 min. 53 sec. E, 560.23 feet (plat 560.26 feet);

THENCE departing the west line of said North Prairie Creek Road, along the north line of said Lot 1, Block A/6780, the south line of said IDIL Prairie Creek tract, and along the approximate center of a creek, as follows:

S 43 deg. 27 min. 47 sec. W, a distance of 119.54 feet (plat 119.91 feet);

S 79 deg. 34 min. 44 sec. W, a distance of 126.17 feet;

S 63 deg. 02 min. 27 sec. W, a distance of 41.26 feet;

N 79 deg. 58 min. 50 sec. W, a distance of 20.25 feet;

N 17 deg. 20 min. 13 sec. W, a distance of 59.96 feet;

S 52 deg. 49 min. 22 sec. W, a distance of 62.30 feet;

N 86 deg. 18 min. 27 sec. W, a distance of 87.80 feet;

S 72 deg. 59 min. 45 sec. W, a distance of 42.91 feet;

S 02 deg. 25 min. 28 sec. E, a distance of 52.63 feet;

S 40 deg. 02 min. 10 sec. W, a distance of 38.89 feet;

S 29 deg. 14 min. 21 sec. E, a distance of 40.07 feet;

S 55 deg. 50 min. 53 sec. W, a distance of 39.00 feet;

N 73 deg. 40 min. 43 sec. W, a distance of 102.84 feet;

N 41 deg. 46 min. 24 sec. W, a distance of 54.46 feet;

N 35 deg. 35 min. 46 sec. W, a distance of 77.49 feet to the most northerly northwest corner of said Lot 1, Block A/6780 and the southwest corner of said IDIL Prairie Creek tract, said point lying in the east line of Tract 1 as described in General Warranty Deed to Mona & Nada Corporation, recorded in Instrument No. 201700069219, OPRDCT, from which a 1/2" rebar capped Pacheco Koch found bears S 01 deg. 17 min. 28 sec. E, 456.27 feet (plat 456.27 feet);

THENCE N 01 deg. 17 min. 28 sec. W, along the west line of said IDIL Prairie Creek tract and the east line of said Mona & Nada Tract 1, at a distance of 1071.48 feet (deed 1071.14 feet) passing a 1/2" rebar found at northeast corner of said Mona & Nada Tract 1 and the southeast corner of Part One as described in deed to Dallas Power & Light Company, recorded in Volume 5717, Page 385, Deed Records, Dallas County, Texas (DRDCT), continuing and the west line of said Dal-Tile First Tract, passing the northeast corner of said Dallas Power & Light Company Part One and the southeast corner of a tract of land as described in deed to Dallas Power & Light Company, recorded in Volume 5796, Page 214, DRDCT, continuing a total distance of 1589.53 feet to a 1/2" rebar found in the south right of way line of the Union Pacific Railroad Company (variable width R.O.W., main R.O.W. called 125') at the northwest corner of IDIL Prairie Creek tract and the northeast corner of said Dallas Power & Light Company tract recorded in Volume 5796, Page 214, DRDCT;

THENCE N 88 deg. 25 min. 35 sec. E, along the south right-of-way line of said Union Pacific Railroad Company and the north line of said IDIL Prairie Creek tract, a distance of 727.57 feet (Ordinance 727.54 feet) to a 1/2" rebar found in the west line of said North Prairie Creek Road at the northeast corner of said IDIL Prairie Creek tract;

THENCE departing the south right-of-way line of said Union Pacific Railroad Company, along the west right-of-way line of said North Prairie Creek Road and the east line of said IDIL Prairie Creek tract, as follows:

Southwesterly, along a non-tangent curve to the right, having a radius of 2897.82 feet, a central angle of 07 deg. 14 min. 09 sec., an arc distance of 365.96 feet (Ordinance 367.63 feet), and a chord that bears S 02 deg. 23 min. 54 sec. W, 365.72 feet to a 3/4" rebar found at the end of said curve;

S 01 deg. 06 min. 31 sec. W, non-tangent to said curve, a distance of 3.67 feet (Ordinance 3.70 feet) to a 3/4" rebar found at the beginning of a non-tangent curve to the left, having a radius of 3124.02 feet;

Southwesterly, along said curve, having a central angle of 07 deg. 26 min. 41 sec., an arc distance of 405.93 feet (Ordinance 405.93 feet), and a chord that bears S 02 deg. 27 min. 10 sec. W, 405.64 feet to a 3/4" rebar found at the end of said curve;

S 01 deg. 16 min. 53 sec. E, non-tangent to said curve, a distance of 716.18 feet to the POINT OF BEGINNING and containing 1,109,015 square feet or 25.459 acres of land.

## OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That IDIL PRAIRE CREEK, LLC, a Delaware limited company does hereby adopt this plat, designating the herein described property as EAST DALLAS COMMERCE CENTER 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.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at \_\_\_\_\_, Georgia this the \_\_\_\_ day of \_\_\_\_\_, 2020.

IDIL PRAIRE CREEK, LLC, a Delaware limited company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF GEORGIA:  
COUNTY OF FULTON:

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration 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 \_\_\_\_\_, 2020

\_\_\_\_\_  
Notary Public in and for the State of Georgia  
My commission expires: \_\_\_\_\_

## SURVEYOR'S STATEMENT

I, Joel S. Barton, 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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Joel S. Barton  
Registered Professional Land Surveyor No. 4914  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, TX 76051  
(817) 329-4373

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STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally Joel S. Barton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration 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 \_\_\_\_\_, 2020

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

## GENERAL NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83 as derived from Western Data Systems RTK Cooperative Network.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48113C0370K, map revised July 7, 2014 the subject property appears to lie in ZONE X NON-SHADED (Areas determined to be outside the 0.2 % annual chance floodplain) and ZONE AE (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood - Base Flood Elevations determined).
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
- No Concentration of surface flow greater than 10 c.f.s. shall be allowed to enter any street right-of-way or adjacent property.
- Sight easement: Nothing at an elevation greater than the top of curb plus 2 feet allowed in area except single trunk trees pruned to a height of 7 feet. Trees are to be of such size and so spaced that a visual obstruction that represents a traffic hazard is not created. No Parking allowed in this area.
- All new utilities serving this development shall be installed underground.
- Submission and approval of grading plans by Public Works as part of the permit application process is required for future buildings/additions on these lots.
- Plans for the use of water or other liquid injection into the soil for any purpose, shall be reviewed and approved by the CIP/Engineering Department prior to beginning such soil injections.
- The purpose of this plat is to create 1 lot from a 25 acre tract.

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1 NON-RESIDENTIAL LOT  
Date: July 2020  
CITY PLAN FILE No. S190-201

SHEET 3 of 3

OWNED/DEVELOPED BY:

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PREPARED BY:

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