

OWNER'S DEDICATION FOR CITY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MERCER CROSSING INDUSTRIAL LAND, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as, MERCER BUSINESS PARK EAST NO. 6 on addition to the City of Dallas, Dallas County, Texas, and does 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

OWNER:

MERCER CROSSING INDUSTRIAL LAND, LTD.  
a Texas limited partnership

By: AR1 Land GP, LLC,  
a Texas limited liability company  
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 \_\_\_\_\_, 2019, by Kenneth D. Mabry, the Senior Vice President of AR1 Land GP, LLC, a Texas limited liability company, the general partner of MERCER CROSSING INDUSTRIAL LAND, LTD., a Texas limited partnership, on behalf of such limited liability company and limited partnership.

Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Timothy R. Mankin, 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 \_\_\_\_\_, 2019

**PRELIMINARY-FOR REVIEW ONLY**

Timothy R. Mankin  
Texas Registration No. 6122

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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for The State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS, MERCER CROSSING INDUSTRIAL LAND, LTD. is the owner of that certain tract of land situated in the Robert J. West Survey, Abstract No. 1577, in the City of Dallas Block A/6577 and 6579, in the City of Dallas, Dallas County, Texas, being part of Tract I of the called 93.93 acre tract conveyed to MERCER CROSSING INDUSTRIAL LAND, LTD. by Special Warranty Deed recorded in Instrument No. 201400014873 in the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 3 RPLS 6122" found for the northeast corner of the herein described tract, same being the southeast corner of Lot 1C, Block A/6576, Mercer Business Park East No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201700107898, said Official Public Records, same being in the westerly right-of-way line of Mustang Road (56 foot public right-of-way)(Instrument No. 201700107898, said Official Public Records);

THENCE through the interior of aforesaid Mercer tract and along the westerly right-of-way line of said Mustang Road as follows:

South 35 deg. 15 min. 19 sec. West, a distance of 117.25 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 3 RPLS 6122" found for the beginning of a curve to the left, having a radius of 656.00 feet and a central angle of 37 deg. 06 min. 24 sec.;  
Along said curve to the left, an arc distance of 424.85 feet and a chord bearing and distance of South 16 deg. 42 min. 07 sec. West, 417.46 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 3 RPLS 6122" found for corner;  
South 01 deg. 51 min. 05 sec. East, a distance of 53.78 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 6 RPLS 6122" set for the southeast corner of the herein described tract;

THENCE through the interior of said Mercer tract as follows:

South 87 deg. 48 min. 38 sec. West, a distance of 181.53 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 6 RPLS 6122" set for angle point;  
South 81 deg. 36 min. 22 sec. West, a distance of 156.56 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 6 RPLS 6122" set for the beginning of a curve to the right, having a radius of 104.71 feet and a central angle of 49 deg. 47 min. 22 sec.;  
Along said curve to the right, an arc distance of 90.99 feet and a chord bearing and distance of North 64 deg. 15 min. 02 sec. West, 88.16 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 6 RPLS 6122" set for the beginning of a curve to the right, having a radius of 142.71 feet and a central angle of 25 deg. 53 min. 46 sec.;  
Along said curve to the right, an arc distance of 64.50 feet and a chord bearing and distance of North 26 deg. 50 min. 29 sec. West, 63.95 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 6 RPLS 6122" set for angle point;  
North 00 deg. 50 min. 12 sec. East, a distance of 434.17 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 6 RPLS 6122" set for the northwest corner of the herein described tract, same being the southwest corner of aforesaid Lot 1C;

THENCE along the southerly line of said Lot 1C as follows:

North 85 deg. 18 min. 19 sec. East, a distance of 614.96 feet to a 3 1/4 inch aluminum disk monument stamped "Mercer Business Park East No. 3 RPLS 6122" found for angle point;  
South 88 deg. 23 min. 41 sec. East, a distance of 23.93 feet to the POINT OF BEGINNING and containing 263.151 square feet or 6.041 acres of computed land, more or less.

**PRELIMINARY PLAT**  
**MERCER BUSINESS PARK**  
**EAST NO. 6**  
**LOT 1, BLOCK A/6577**  
BEING 6.041 ACRES OUT OF  
CITY OF DALLAS BLOCKS 6577 AND 6579, SITUATED IN THE  
ROBERT J. WEST SURVEY, ABSTRACT No. 1577  
DALLAS COUNTY, TEXAS  
CITY OF DALLAS PLAN FILE NO. S189-284  
CITY OF DALLAS ENGINEERING PLAN NO. 311T-

Engineer:  
**PRITCHARD ASSOCIATES**  
Contact: Kyle Nix, AIA  
2121 North Akard Street, Suite 100  
Dallas, Texas 75201  
(214) 849-0011

Owner:  
**MERCER CROSSING INDUSTRIAL LAND, LTD.**  
1722 Routh Street, Suite 1313  
Dallas, Texas 75201  
(214) 270-1000  
Contact: George Billingsley

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|-----------------------|---|---|---|
| JOB NO.: 19-0612      | <b>PEISER &amp; MANKIN SURVEYING, LLC</b>   |   | SHEET   |
| DATE: 7/23/2019       | <b>www.peisersurveying.com</b>  |   |   |
| FIELD DATE: 7/18/2019 |  | 1604 HART STREET<br>SOUTH LAKE, TEXAS 76092 | COMMERCIAL<br>RESIDENTIAL<br>BOUNDARIES<br>TOPOGRAPHY<br>MORTGAGE |
| SCALE: 1" = 60'       |   | 817-481-1806 (O)                            |   |
| FIELD: J.D.H.         |   | 817-481-1809 (F)                            |   |
| DRAWN: J.B.W.         |   |   |   |
| CHECKED: T.R.M.       | tmankin@peisersurveying.com   | FIRM No. 100999-00                          | Member Since 1977   |