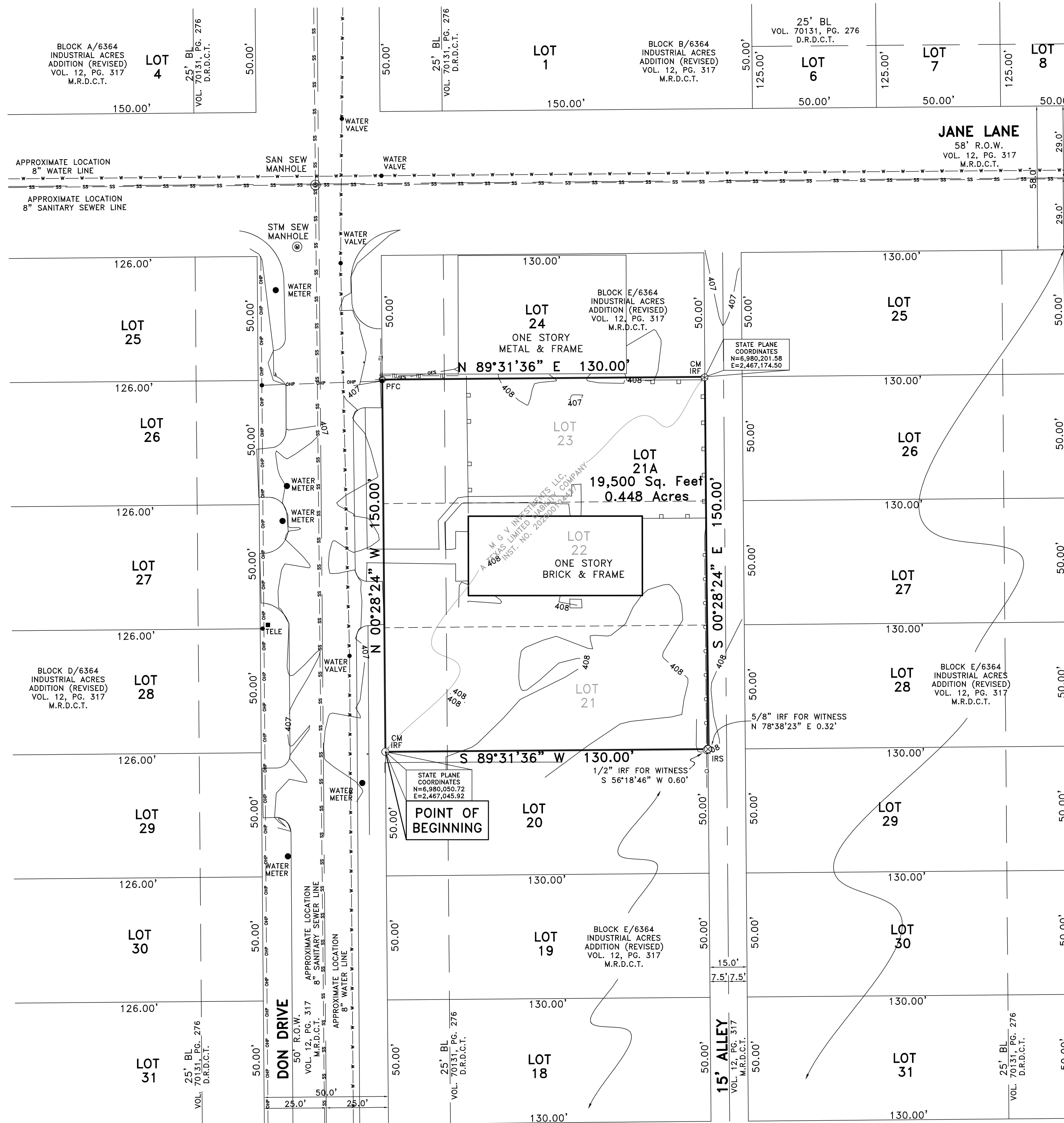
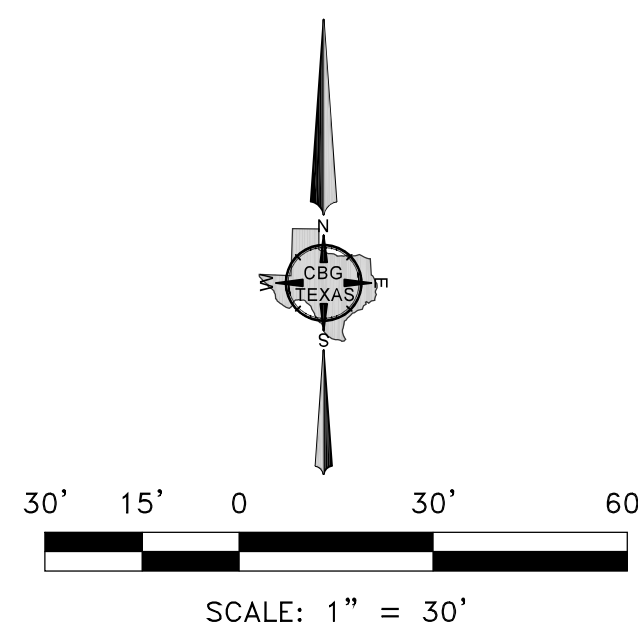


VICINITY MAP
NOT TO SCALE



LEGEND
 INST. NO. = INSTRUMENT NUMBER
 VOL. = VOLUME
 PG. = PAGE
 CM = CONTROLLING MONUMENT
 1/2" IRF = 1/2 INCH IRON ROD FOUND
 3/8" IRF = 3/8 INCH IRON ROD FOUND
 "X" FND = "X" FOUND IN CONCRETE
 A.C.S. = 3-1/4 INCH ALUMINUM DISK STAMPED "RC AND RPLS 5513"
 SET OVER A 1/2 INCH IRON ROD SET
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 R.O.W. = RIGHT OF WAY
 F.K.A. = FORMALLY KNOWN AS
 A.K.A. = ALSO KNOWN AS

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) STATE PLANE COORDINATE SYSTEM NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- 6) NO VEHICULAR ACCESS IS PERMITTED TO ADJACENT PROPERTY OUTSIDE THE PLATTED PROPERTY FROM THE SHARED ACCESS AREA EXCEPT TO A PUBLIC OR CITY COUNCIL APPROVED PRIVATE STREET.
- 7) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, M G V Investments, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the James McLaughlin Survey, Abstract Number 845, City of Dallas, Dallas County, Texas, and being all of Lots 21, 22, and 23, Block E/6364, Industrial Acres Addition (Revised), an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 12, Page 317, Map Records, Dallas County, Texas, and same being a tract of land conveyed to M G V Investments, LLC, a Texas limited liability company by Special Warranty Deed as recorded in Instrument No. 202000104437, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being on the East Right-of-Way line of Don Drive (a 50 foot Right-of-Way), same being the Northwest corner of Lot 20, Block E/6364, of said Industrial Acres Addition (Revised);

THENCE North 00 degrees 28 minutes 24 seconds West, along the East Right-of-Way line of said Don Drive, a distance of 150.00 feet to a point for corner found in a power pole, said corner being the Southwest corner of Lot 24, Block E/6364, of said Industrial Acres Addition (Revised);

THENCE North 89 degrees 31 minutes 36 seconds East, along the South line of said Lot 24, a distance of 130.00 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 24, same being along the West line of a 15 foot wide alley;

THENCE South 00 degrees 28 minutes 24 seconds East, along the West line of said alley, a distance of 150.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Lot 20, from which a 5/8 inch iron rod found bears North 78 degrees 38 minutes 23 seconds East, a distance of 0.32 feet for witness, and a 1/2 inch iron rod found bears South 56 degrees 18 minutes 46 seconds West, a distance of 0.60 feet for witness;

THENCE South 89 degrees 31 minutes 36 seconds West, along the North line of said Lot 20, a distance of 130.00 feet to the POINT OF BEGINNING and containing 19,500 square feet and or 0.448 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That M G V Investments LLC, a Texas limited liability company, does hereby adopt this plat, designating the herein described property as **INDUSTRIAL ACRES ADDITION** an addition to the City of Dallas, Dallas County, Texas. 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. An easement area of at least 12 feet wide in the area labeled water and wastewater within the minimum 20-foot-wide shared access area is reserved exclusively for public water and wastewater below grade (surface access over the water and wastewater easements is permissible). 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 _____, 2020.

BY: _____
 M G V Investments LLC, a Texas limited liability company
 Edgar Rodriguez

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Edgar Rodriguez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2020.

RELEASED FOR REVIEW 08/13/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
 Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____ day of _____, 2020.

Notary Public in and for the State of Texas

REPLAT OF
INDUSTRIAL ACRES ADDITION
 LOTS 21A, BLOCK E/6364
 A REPLAT OF LOTS 21, 22 & 23 BLOCK E/6364
 INDUSTRIAL ACRES ADDITION (REVISED)
 JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S190-215
 ENGINEERING NO. _____

OWNER/DEVELOPER:
 M G V Investments LLC
 13228 Glad Acres Drive
 Farmers Branch, TEXAS 75234
 PHONE: 214-546-9216