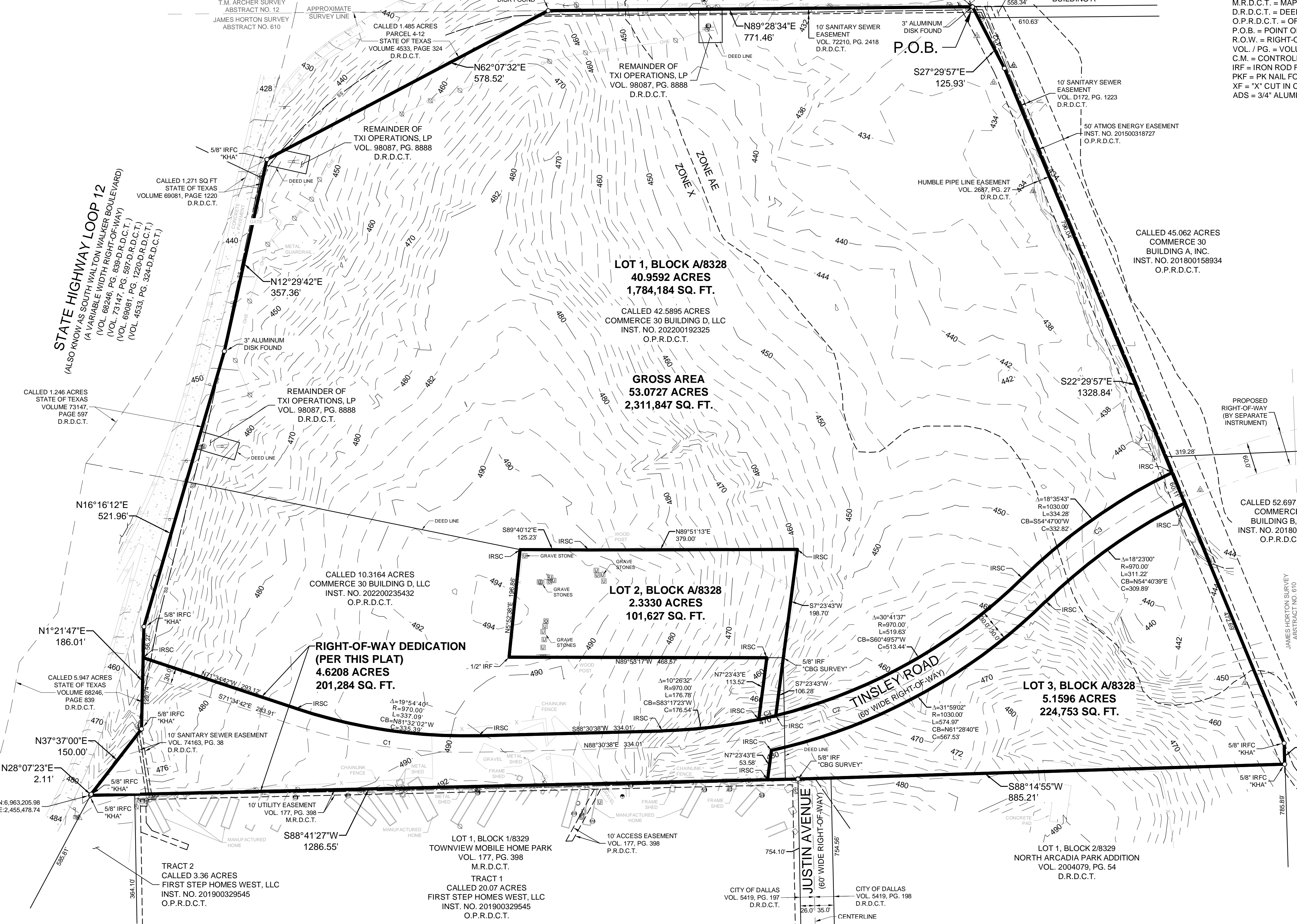


**LEGEND**

ROOF DRAIN	SANITARY SEWER CLEAN OUT
CABLE TV BOX	SANITARY SEWER MANHOLE
CABLE TV HANDHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	STORM SEWER BOX
COMMUNICATIONS BOX	STORM SEWER DRAIN
COMMUNICATIONS HANDHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER	TRAFFIC BOLLARD
COMMUNICATIONS MARKER SIGN	TRAFFIC BOX
COMMUNICATIONS VAULT	TRAFFIC VALVE
ELEVATION BENCHMARK	MISCELLANEOUS ITEM
FIBER OPTIC BOX	FIRE HYDRANT
FIBER OPTIC HANDHOLE	WATER METER
FIBER OPTIC MARKER	WATER MARKER
FIBER OPTIC MARKER SIGN	WATER MARKER FLAG
FIBER OPTIC VAULT	WATER MARKER SIGN
MONITORING WELL	WATER VALVE
GAS METER	AIR RELEASE VALVE
GAS MANHOLE	WATER WELL
GAS MARKER FLAG	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
GAS SIGN	IRFC IRON ROD WITH CAP FOUND
GAS TANK	PKF PK NAIL SET
GAS VALVE	IRF IRON ROD FOUND
TELEPHONE BOX	ADF ALUMINUM DISK FOUND
TELEPHONE HANDHOLE	XS "X" CUT IN CONCRETE SET
TELEPHONE MARKER	"X" "X" CUT IN CONCRETE FOUND
TELEPHONE MARKER SIGN	P.O.B. POINT OF BEGINNING
TELEPHONE VAULT	P.O.C. POINT OF COMMENCING
PIPELINE MARKER SIGN	UTILITY POLE
GUY ANCHOR	ELECTRIC TRANSFORMER
GUY ANCHOR SIGN	SIGN
LIGHT SIGN	MARQUEE/BILLBOARD

**LINE TYPE LEGEND**

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE
WATER LINE
SANITARY SEWER LINE
STORM SEWER LINE
OVERHEAD UTILITY LINE
FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT



**GENERAL NOTES:**

- The purpose of this plat is to create three lots from unplatted property and dedicate public right-of-way.
- The basis of bearings is based on state plane coordinate system, Texas North Central Zone 4204, North American datum of 1982 (2011).
- The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American datum of 1983 on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without city of Dallas paving & drainage engineering section approval.
- All buildings to be removed.

**LEGEND:**

INST. NO. = INSTRUMENT NUMBER  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY  
VOL. / PG. = VOLUME / PAGE  
C.M. = CONTROLLING MONUMENT  
IRF = IRON ROD FOUND  
PKF = PK NAIL FOUND  
XF = "X" CUT IN CONCRETE FOUND  
ADS = 3/4" ALUMINUM DISK STAMPED "KCC-KHA" AFFIXED TO A 5/8" IRON ROD

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	19°54'40"	1000.00	347.51	S81°32'02"E	345.77
C2	43°01'30"	1000.00	750.93	N66°59'54"E	733.41
C3	18°29'33"	1000.00	322.75	N54°43'55"E	321.35
C4	1°53'21"	970.00	31.98	S77°07'26"W	31.98

**PRELIMINARY PLAT**  
**COMMERCE 30 BUILDING D**  
**LOTS 1-3, BLOCK A/8328**  
**BEING 53.072 ACRES SITUATED IN THE**  
**JAMES HORTON SURVEY,**  
**ABSTRACT NO. 610**  
**PART OF CITY OF DALLAS BLOCK NO. 8328**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**CITY PLAN FILE NO. S223-007**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CM	JAD	Sep. 2022	064408612	1 OF 2

**OWNERS CERTIFICATE**

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

**WHEREAS**, COMMERCE 30 BUILDING D, LLC and TXI OPERATIONS, LP, are the owners of a 53.0727 acre tract of land situated in the James Horton Survey, Abstract No. 610, City of Dallas, Dallas County, Texas, being a portion of the City of Dallas Block No. 8328, being all of a called 42.5895 acre tract of land described in Special Warranty Deed to Commerce 30 Building D, LLC recorded in Instrument No. 202200192325 of the Official Public Records of Dallas County, Texas and being all of a called 10.3164 acre tract of land described in Special Warranty Deed to Commerce 30 Building D, LLC recorded in Instrument No. 202200235432 of the Official Public Records of Dallas County, Texas and being a portion of a tract of land described in Limited Warranty Deed to TXI Operations, LP recorded in Volume 98087, Page 8888 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 3" aluminum disk found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), said point being the northwest corner of Lot 2, Block A/7192 of Commerce 30, Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000280038 of the Official Public Records of Dallas County, Texas;

**THENCE** departing the said south right-of-way line of Interstate Highway 30 and with the west line of said Lot 2, Block A/7192, the west line of a called 45.062 acre tract of land described in Special Warranty Deed to Commerce 30 Building A, Inc. recorded in Instrument No. 201800158934 of said Official Public Records and the west line of a called 52.697 acre tract of land described in Special Warranty Deed to Commerce 30 Building B, Inc. recorded in Instrument No. 201800158935 of said Official Public Records, the following courses and distances:

- South 27°29'57" East, a distance of 125.93 feet to a 5/8" iron rod with red "KHA" cap found for corner;
- South 22°29'57" East, a distance of 1,328.84 feet to a 5/8" iron rod with red "KHA" cap found for corner;
- South 1°30'45" East, a distance of 38.29 feet to a 5/8" iron rod with red "KHA" cap found for corner, said point being the northeast corner of Lot 1, Block 2/8329 of North Arcadia Park Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2004079, Page 54 of said Deed Records, from which a 1/2" iron rod found bears North 88°12'09" East, 0.5 feet;

**THENCE** with the north line of said Lot 1, Block 2/8329 and the terminus of Justin Avenue (a 60' wide right-of-way), South 88°14'55" West, a distance of 885.21 feet to a 5/8" iron rod with "CBG SURVEY" cap found for the northeast corner of Lot 1, Block 1/8329 of Townview Mobile Home Park, an addition to the City of Dallas, Texas according to the plat recorded in Volume 177, Page 398 of the Map Records of Dallas County, Texas;

**THENCE** with the north line of said Lot 1, Block 1/8329 and the north line of a called 3.36 acre tract described as Tract 2 in Special Warranty Deed to First Step Homes West, LLC recorded in Instrument No. 201900329545, Official Public Records of Dallas County, Texas, South 88°41'27" West, a distance of 1,286.55 feet to a 5/8" iron rod with red "KHA" cap found in the east right-of-way line of State Highway Loop 12 (a variable width right-of-way), said point being the northwest corner of said called 3.36 acre tract described as Tract 2 in said Special Warranty Deed to First Step Homes West, LLC and the southwest corner of said Tract 3;

**THENCE** with the said east right-of-way line of State Highway Loop 12, the following courses and distances:

- North 28°07'23" East, a distance of 2.11 feet to a 5/8" iron rod with red "KHA" cap found for corner;
- North 37°37'00" East, a distance of 150.00 feet to a 5/8" iron rod with red "KHA" cap found for corner;
- North 1°21'47" East, a distance of 186.01 feet to a 5/8" iron rod with red "KHA" cap found for corner;
- North 16°16'12" East, a distance of 521.96 feet to a 3" aluminum disk found for corner;
- North 12°29'42" East, a distance of 357.36 feet to a 5/8" iron rod with red "KHA" cap found for corner;

North 62°07'32" East, a distance of 578.52 feet to a 3" aluminum disk found at the intersection of the said south right-of-way line of Interstate Highway 30 and the said east right-of-way line of State Highway Loop 12;

**THENCE** with the said south right-of-way line of Interstate Highway 30, North 89°28'34" East, a distance of 771.46 feet the **POINT OF BEGINNING** and containing 53.0727 acres or 2,311,847 square feet of land.

**OWNER'S DEDICATION:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **COMMERCE 30 BUILDING D, LLC AND TXI OPERATIONS, LP**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat, designating the herein described property as **COMMERCE 30 BUILDING D**, 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 \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**COMMERCE 30 BUILDING D, LLC**  
a Delaware limited liability company

By: CHI NORTH TEXAS 116 COMMERCE 30, L.P.,  
a Delaware limited partnership,  
its managing member

By: CHI DEVELOPMENT GP, L.L.C.,  
a Delaware limited liability company,  
its general partner

By: \_\_\_\_\_  
Name: John B. Cooper  
Title: Vice President

**STATE OF TEXAS** §  
**COUNTY OF DALLAS** §

BEFORE ME, the undersigned authority, on this day personally appeared, John B. Cooper, a Vice President of CHI DEVELOPMENT GP, L.L.C., a Delaware limited liability company, the general partner of CHI NORTH TEXAS 116 COMMERCE 30, L.P., a Delaware limited partnership, the managing member of COMMERCE 30 BUILDING D, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**TXI OPERATIONS, LP**,  
a Delaware limited partnership

By: TXI Operating Trust,  
a Delaware business trust,  
its General Partner

By: \_\_\_\_\_  
Roselyn R. Bar  
Vice President and Secretary

**STATE OF** \_\_\_\_\_ §  
**COUNTY OF** \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Roselyn R. Bar, Vice President and Secretary of TXI Operating Trust, a Delaware business trust, the general partner of TXI Operations, LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

**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 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
J. Andy Dobbs  
Registered Professional Land Surveyor No. 6196  
KIMLEY-HORN AND ASSOC., INC.  
13455 Noel Road, Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
972-770-1300  
andy.dobbs@kimley-horn.com

**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

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**GENERAL NOTES:**

1. The purpose of this plat is to create three lots from unplatted property and dedicate public right-of-way.
2. The basis of bearings is based on state plane coordinate system, Texas North Central Zone 4204, North American datum of 1982 (2011).
3. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American datum of 1983 on grid coordinate values, no scale and no projection.
4. Lot to lot drainage will not be allowed without city of dallas paving & drainage engineering section approval.
5. All buildings to be removed.

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0320J, for Dallas County, Texas and incorporated areas, dated August 23, 2011, this property is located within Zone X and Zone AE.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

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.

**PRELIMINARY PLAT  
COMMERCE 30 BUILDING D  
LOTS 1-3, BLOCK A/8328  
BEING 53.0727 ACRES SITUATED IN THE  
JAMES HORTON SURVEY,  
ABSTRACT NO. 610  
PART OF CITY OF DALLAS BLOCK NO. 8328  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S223-007**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	JAD	Sep. 2022	064408612	2 OF 2

**OWNER:**  
TXI OPERATIONS, LP  
1341 W MOCKINGBIRD LANE  
DALLAS, TX 75247  
CONTACT: ROSELYN R. BAR  
PHONE: 940-683-4277  
EMAIL: r.bar@txi.com

**OWNER:**  
COMMERCE 30 BUILDING D, LLC  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
CONTACT: BRAD COOPER  
PHONE: 214-661-8094  
EMAIL: bcooper@crowholdings.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: 972-770-1300  
EMAIL: dan.gallagher@kimley-horn.com

**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