

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEING a tract of land situated in the William F. Newton Survey, Abstract No. 1084 and the Caswell C. Overton Survey, Abstract No. 1102, City of Dallas, Dallas County, Texas and being a part of a called 30.419 acre tract of land described in Special Warranty Deed to DLH Logistics LLC recorded in Instrument No. 201700256958, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the southeast corner of Lot 1, Block A/8281 of Rosato Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 20180035360 of said Official Public Records, and lying in the north right-of-way line of Cleveland Road (a variable width right-of-way);

THENCE with the east line of said Lot 1, Block A/8281, North 4°21'22" West, passing at a distance of 0.33 feet a 1/2" iron rod with cap stamped "CBG SURVEYING" and continuing in all a total distance of 1138.47 feet to a 1" iron pipe found for the northwest corner of said 30.419 acre tract of land, and in the south line of Lot 1, Block A/8264 of Dallas Morning News Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 20070021329 of said Official Public Records and from said point a 3-1/4" aluminum disk found bears North 83°45'39" West, a distance of 0.78 feet;

THENCE departing said east line and with said south line of Lot 1, Block A/8264, North 86°16'35" East, a distance of 1453.02 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the northwest right-of-way line of M.K.T. Railroad (a called 100-foot wide right-of-way) at the beginning of a non-langent curve to the right having a central angle of 22°57'29", a radius of 1887.74 feet, a chord bearing and distance of South 22°24'40" West, 751.36 feet;

THENCE with said northwest right-of-way line, the following courses and distances:

In a southwesterly direction, with said curve to the right, an arc distance of 756.41 feet to a 5/8" iron rod with cap found for corner;
 South 33°47'19" West, a distance of 574.29 feet to a 5/8" iron rod with cap found for the southwest corner of said 30.419 acre tract and in said north right-of-way line of Cleveland Road for corner;

THENCE with said South 85°38'56" West, a distance of 759.84 feet to the POINT OF BEGINNING and containing 30.1895 acres or 1,315,056 square feet of land.

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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, DLH LOGISTICS, LLC, acting by and through its duly authorized agent, do hereby adopt this plat, designating the herein described property as CLEVELAND 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 roadway 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 _____, 2020.

DLH LOGISTICS, LLC

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 _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2020.

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 _____, 2020.

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.

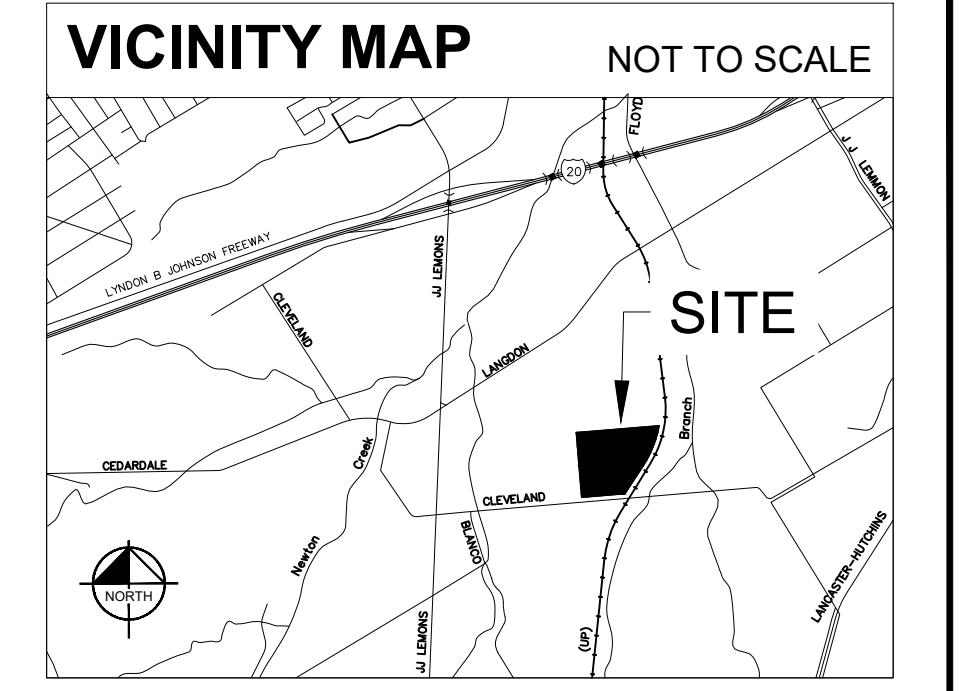
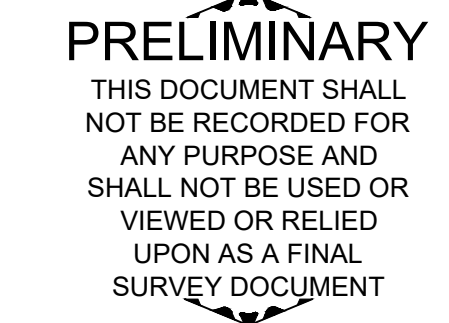
J. Andy Dobbs
 Registered Professional Land Surveyor No. 6196
 Kimley-Horn and Associates, Inc.
 13455 Noel Road, Two Galleria Office Tower, Suite 700
 Dallas, Texas 75240
 972-770-1300

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 _____, 2020.

Notary Public in and for the State of Texas



LEGEND

☐ ROOF DRAIN	☐ SANITARY SEWER CLEAN OUT
☐ CABLE TV MANHOLE	☐ SANITARY SEWER MANHOLE
☐ CABLE TV MANHOLE	☐ SANITARY SEWER MARKER FLAG
☐ CABLE TV MARKER SIGN	☐ SANITARY SEWER MARKER SIGN
☐ CABLE TV MARKER SIGN	☐ SANITARY SEWER SEPTIC TANK
☐ CABLE TV VAULT	☐ SANITARY SEWER VAULT
☐ COMMUNICATIONS BOX	☐ STORM SEWER BOX
☐ COMMUNICATIONS MANHOLE	☐ STORM SEWER MANHOLE
☐ COMMUNICATIONS MARKER FLAG	☐ STORM SEWER VAULT
☐ COMMUNICATIONS MARKER SIGN	☐ TRAFFIC BARRIER
☐ COMMUNICATIONS VAULT	☐ TRAFFIC COLLARD
☐ ELEVATION BENCHMARK	☐ TRAFFIC BOX
☐ FIBER OPTIC BOX	☐ CROSS WALK SIGNAL
☐ FIBER OPTIC MANHOLE	☐ TRAFFIC MANHOLE
☐ FIBER OPTIC MANHOLE	☐ TRAFFIC MARKER SIGN
☐ FIBER OPTIC MARKER FLAG	☐ TRAFFIC SIGN
☐ FIBER OPTIC MARKER SIGN	☐ TRAFFIC VAULT
☐ FIBER OPTIC VAULT	☐ UNIDENTIFIED BOX
☐ MONITORING WELL	☐ UNIDENTIFIED MANHOLE
☐ GAS MANHOLE	☐ UNIDENTIFIED MARKER FLAG
☐ 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 MANHOLE	☐ TREE
☐ TELEPHONE MARKER SIGN	☐ WATER BOX
☐ TELEPHONE VAULT	☐ 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
☐ ELECTRIC HANDBOLE	☐ WATER VALVE
☐ LIGHT STANDARD	☐ AIR RELEASE VALVE
☐ ELECTRIC METER	☐ WATER WELL
☐ ELECTRIC MANHOLE	☐ IRON ROD W/ "KHA" CAP SET
☐ ELECTRIC MARKER FLAG	☐ IRON ROD WITH CAP FOUND
☐ ELECTRIC MARKER SIGN	☐ PK NAIL SET
☐ UTILITY POLE	☐ PK NAIL FOUND
☐ ELECTRIC TRANSFORMER	☐ IRON ROD FOUND
☐ ELECTRIC VAULT	☐ IRON PIPE FOUND
☐ HANDICAPPED PARKING	☐ ALUMINUM DISK FOUND
☐ SIGN	☐ "X" CUT IN CONCRETE SET
☐ MARQUEE SIGNBOARD	☐ "X" CUT IN CONCRETE FOUND
☐ BONE LOCATION	☐ P.O.B. POINT OF BEGINNING
☐ FLAG POLE	☐ P.O.C. POINT OF COMMENCING
☐ GREASE TRAP	☐ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

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

LEGEND

☐ CABLE TV MARKER SIGN	☐ WATER METER
☐ FIBER OPTIC MARKER SIGN	☐ WATER VAULT
☐ FIRE DEPT. CONNECTION	☐ WATER VALVE
☐ FIRE HYDRANT	☐ ALUMINUM DISK FOUND
☐ GUY ANCHOR	☐ IRON ROD W/ "KHA" CAP SET
☐ LIGHT STANDARD	☐ IRON ROD WITH CAP FOUND
☐ SANITARY SEWER MANHOLE	☐ IRON ROD FOUND
☐ SIGN	☐ IRON PIPE FOUND
☐ TELEPHONE BOX	☐ P.O.B. POINT OF BEGINNING
☐ TRAFFIC BOLLARD	☐ O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
☐ UTILITY POLE	

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0513L, for Dallas, Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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.
- PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT FROM A 30.1895 ACRE UNPLATTED TRACT.
- ALL KHA MONUMENTS REFERENCED FOUND ARE FROM ALTA SURVEY DATED JANUARY 7, 2020
- NO BUILDINGS EXIST ON THE SITE.

LEGEND

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 XF = "X" CUT IN CONCRETE FOUND
 IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 R.O.W. = RIGHT-OF-WAY
 C.M. = CONTROLLING MONUMENT
 VOL. PG. = VOLUME, PAGE
 SQ. FT. = SQUARE FEET
 INST. NO. = INSTRUMENT NUMBER
 PKF = PK NAIL FOUND
 M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY TEXAS
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

OWNER:
 DLH LOGISTICS, LLC
 1700 PACIFIC AVENUE, SUITE 2610
 DALLAS, TX 75201
 CONTACT: DANIEL J. MCAULIFFE
 PHONE: 214-661-1801
 EMAIL: dmcauliffe@allgroup.com

ENGINEER:
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 13455 NOEL ROAD, TWO GALLERIA
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 CONTACT: DAN GALLAGHER, P. E.
 PHONE: 972-770-1780
 EMAIL: dan.gallagher@kimley-horn.com

SURVEYOR:
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD, TWO GALLERIA
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 CONTACT: ANDY DOBBS, R.P.L.S.
 PHONE: 972-770-1300
 EMAIL: andy.dobbs@kimley-horn.com

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" = 100'	MGB	JAD	OCT. 2020	063158009	1 OF 1