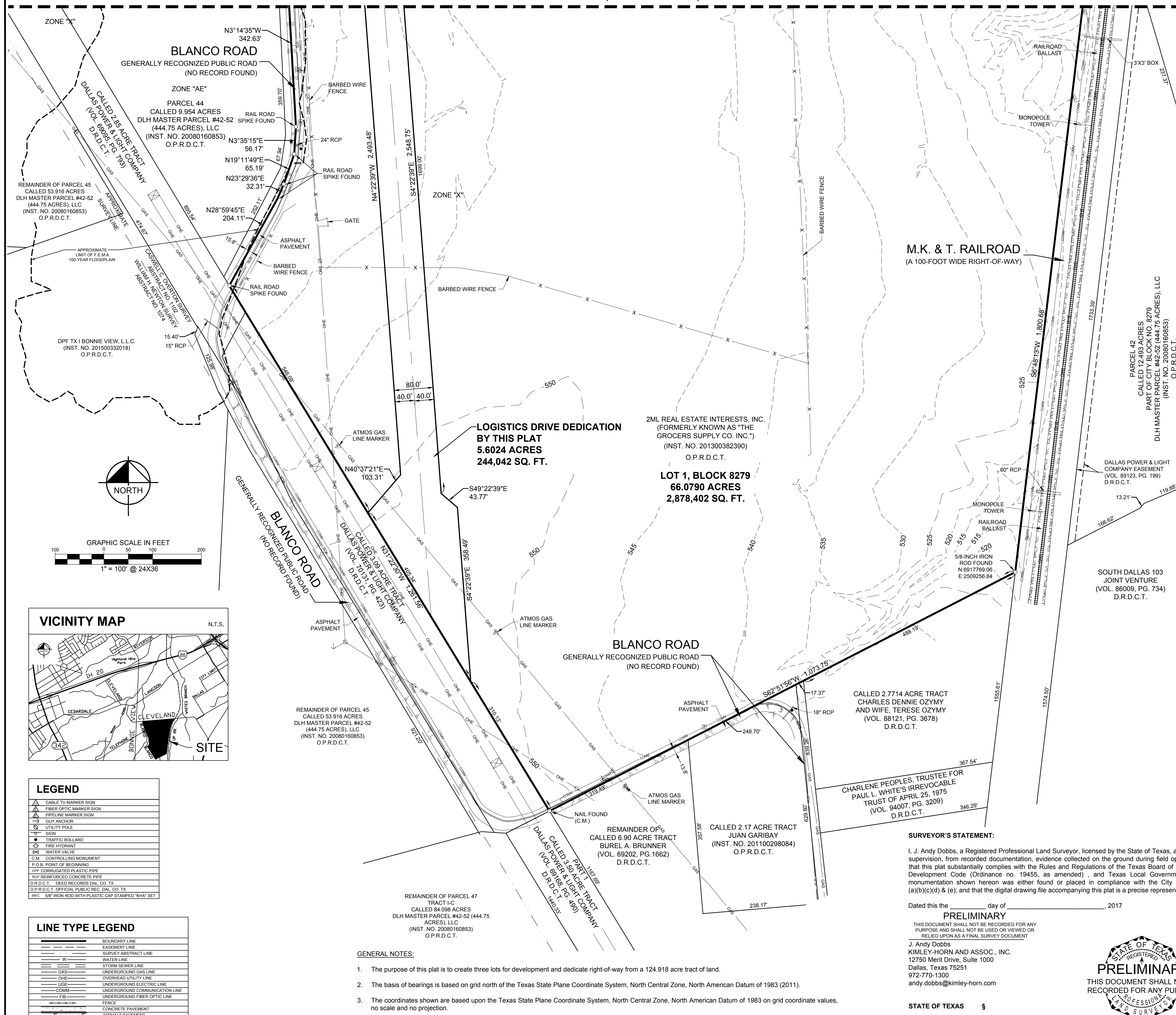


MATCHLINE (SEE SHEET 1)



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, 2ML REAL ESTATE INTERESTS, INC., is the owner of 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; being part of City of Dallas Block No. 8279; and being all of a tract of land described in Special Warranty Deed to 2ML Real Estate Interests, Inc. (Formerly known as The Grocers Supply Co. Inc., by the State of Texas Certificate of Merger filed for record in The Office of the Secretary of State of Texas on December 19, 2014), recorded in Instrument No. 201300382390 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 'X' cut in concrete found the intersection of the south right-of-way line of Cleveland Road (a variable width right-of-way) and the approximate centerline of Blanco Road (a generally recognized public road, no record found); said point also being the southwest corner of that tract of land described in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201300277027 of said Official Public Records;

THENCE with said south right-of-way line of Cleveland Road and the said south line of the City of Dallas tract, the following courses and distances:

North 85°37'21" East, a distance of 295.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 78°09'19" East, a distance of 500.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 85°37'21" East, a distance of 1821.53 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of said south right-of-way line of Cleveland Road and the west right-of-way line of the M.K. & T. Railroad (a 100-foot wide right-of-way); said point also being the southeast corner of said City of Dallas tract and being the beginning of a non-tangent curve to the left having a central angle of 23°20'03", a radius of 2873.89 feet, a chord bearing and distance of South 18°28'15" West, 1162.35 feet;

THENCE in a southwesterly direction, with said west right-of-way line of M.K. & T. Railroad and said curve to the left, an arc distance of 1170.42 feet to a 5/8-inch iron rod with "BOHANNAN HUSTON INC" cap found at the end of said curve;

THENCE continuing with said west right-of-way line of M.K. & T. Railroad, South 6°48'13" West, a distance of 1,800.68 feet to a 5/8-inch iron rod found for the northeast corner of a tract of land being described in Warranty Deed to Charles Dennie Ozmy and wife, Terese Ozmy recorded in Volume 88121, Page 3678 of the Deed Records of Dallas County, Texas;

THENCE with the north line of said Ozmy tract, South 62°51'56" West, passing at a distance of 488.19 feet the northwest corner of said Ozmy tract and the east line of said Blanco Road, continuing along said approximate centerline of Blanco Road, in all a total distance of 1,073.75 feet to a nail found for corner in an east line of a tract of land described in Deed to Dallas Power & Light Company recorded in Volume 70131, Page 423 and Volume 69095, Page 793 of said Deed Records;

THENCE with said east line of the Dallas Power & Light Company tract, North 31°22'30" West, a distance of 1,261.56 feet to a railroad spike found for corner in said approximate centerline of Blanco Road;

THENCE with said approximate centerline of Blanco Road, the following courses and distances:

North 28°59'45" East, a distance of 204.11 feet to a railroad spike found for corner;
North 23°29'36" East, a distance of 32.31 feet to a railroad spike found for corner;
North 19°11'49" East, a distance of 65.19 feet to a railroad spike found for corner;
North 3°35'15" East, a distance of 56.17 feet to a railroad spike found for corner;
North 3°14'35" West, a distance of 342.63 feet to a nail found for corner;
North 16°02'07" West, a distance of 49.07 feet to a nail found for corner;
North 29°46'07" West, a distance of 53.54 feet to a nail found for corner;
North 37°34'00" West, a distance of 135.06 feet to a nail found for corner;
North 28°19'45" West, a distance of 83.20 feet to a nail found for corner;
North 18°53'15" West, a distance of 104.08 feet to a nail found for corner;
North 17°15'36" West, a distance of 140.30 feet to a nail found for corner;
North 24°55'16" West, a distance of 37.96 feet to a nail found for corner;
North 33°28'20" West, a distance of 89.49 feet to a nail found for corner;
North 23°01'09" West, a distance of 80.73 feet to a nail found for corner;
North 16°09'45" West, a distance of 338.80 feet to a point for corner; from said point a nail found bears South 79°15' East, a distance of 0.5 feet;
North 15°39'36" West, a distance of 304.67 feet to a nail found for corner;
North 12°02'18" West, a distance of 63.81 feet to the POINT OF BEGINNING and containing 124.918 acres or 5,441,431 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 2ML REAL ESTATE INTERESTS, INC., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as I-20 DISTRIBUTION PARK 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 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 Dallas, Texas, this _____ day of _____, 2017.

2ML REAL ESTATE INTERESTS, INC.

By: _____
Name: _____
Title: _____

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 _____, 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 _____, 2017.

Notary Public in and for the State of Texas

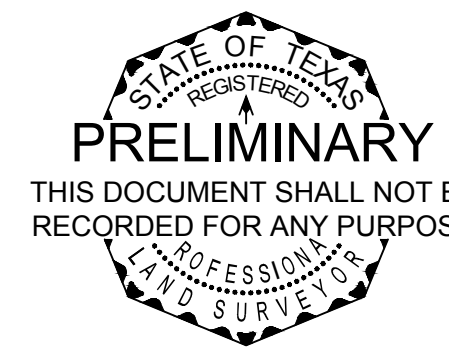
SURVEYOR'S STATEMENT:

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 _____, 2017

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
KIMLEY-HORN AND ASSOC., INC.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
972-770-1300
andy.dobbs@kimley-horn.com



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 _____, 2017.

Notary Public in and for the State of Texas

LOGISTICS DRIVE DEDICATION BY THIS PLAT 5.6024 ACRES 244,042 SQ. FT.

LOT 1, BLOCK 8279 66.0790 ACRES 2,878,402 SQ. FT.

BLANCO ROAD GENERALLY RECOGNIZED PUBLIC ROAD (NO RECORD FOUND)

CHARLENE PEOPLES, TRUSTEE FOR PAUL L. WHITE'S IRREVOCABLE TRUST OF APRIL 25, 1975 (VOL. 94007, PG. 3209) D.R.D.C.T.

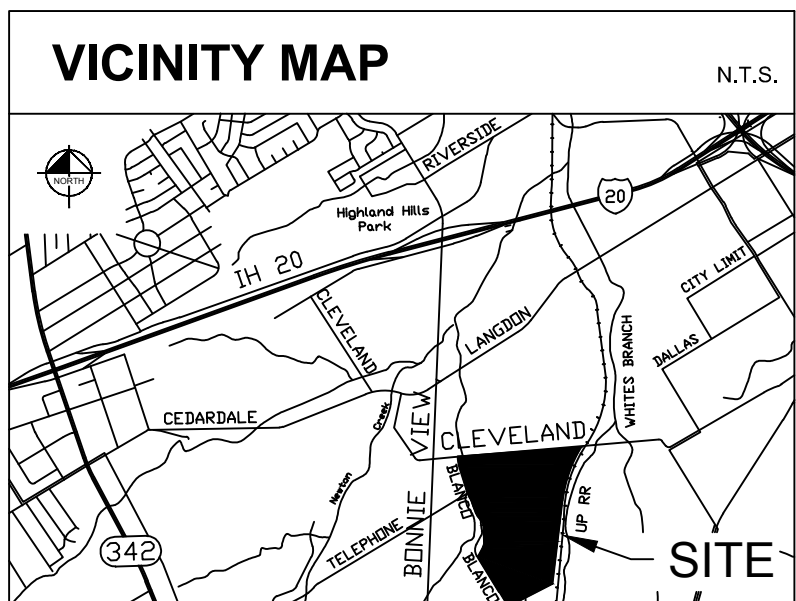
REMAINDER OF 6.90 ACRE TRACT BUREL A. BRUNNER (VOL. 69202, PG. 1662) D.R.D.C.T.

REMAINDER OF 2.17 ACRE TRACT JUAN GARIBAY (INST. NO. 201100298084) O.P.R.D.C.T.

REMAINDER OF PARCEL 47 TRACT I-C CALLED 84.098 ACRES DLH MASTER PARCEL #42-52 (444.75 ACRES), LLC (INST. NO. 20080160853) O.P.R.D.C.T.

GENERAL NOTES:

- 1. The purpose of this plat is to create three lots for development and dedicate right-of-way from a 124.918 acre tract of land.
2. The basis of bearings is based on grid north of the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
3. The 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.
4. No buildings observed.
5. According to Community Panel No. 480171 0513 L, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within a special flood hazard area. 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.
6. Lot to lot drainage will not be allowed without engineering section approval.



LEGEND table with symbols for cable TV marker sign, fiber optic marker sign, pipeline marker sign, guy anchor, utility pole, sign, traffic bollard, fire hydrant, water valve, control monument, P.O.B. point of beginning, corrugated plastic pipe, reinforced concrete pipe, deed records d.m. co. tx, official public rec. d.m. co. tx, 5/8" iron rod with plastic cap stamped 'KHA' set.

LINE TYPE LEGEND table with line styles for boundary line, easement line, survey abstract line, waterline, storm sewer line, underground gas line, overhead utility line, underground electric line, underground communication line, fence, concrete pavement, asphalt pavement.

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 12750 MERIT DRIVE, SUITE 1000 DALLAS, TEXAS 75251 CONTACT: DAN GALLAGHER, P.E. PHONE: 972-776-1780

OWNER/APPLICANT: 2ML REAL ESTATE INTERESTS, INC. ADDRESS: 952 ECHO LANE, SUITE 314 HOUSTON, TEXAS 77024 CONTACT: JIM ARNOLD PHONE: 281-974-2626

PRELIMINARY PLAT I-20 DISTRIBUTION PARK ADDITION LOTS 1, 2 & 3, BLOCK 8279 PART OF CITY OF DALLAS BLOCK NO. 8279 AND BEING 124.918 ACRES OUT OF THE WILLIAM F. NEWTON SURVEY, ABSTRACT NO. 1084 AND CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S167-078 ENGINEERING #311T-_____

Kimley-Horn logo and contact information: 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Table with columns: Scale (1" = 100'), Drawn by (MTC), Checked by (JAD), Date (JAN. 2017), Project No. (063043007), Sheet No. (2 OF 2)

FILED: MITCHELL 1/16/2017 11:22 AM LAST SAVED 1/16/2017 11:19 AM