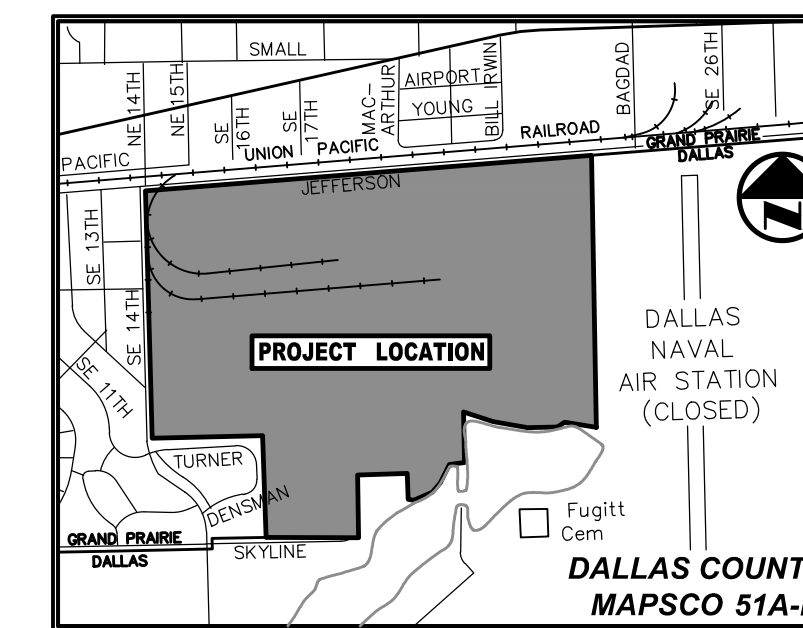
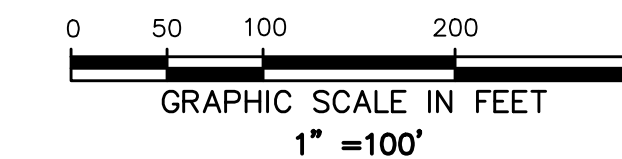
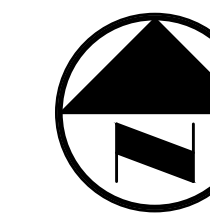


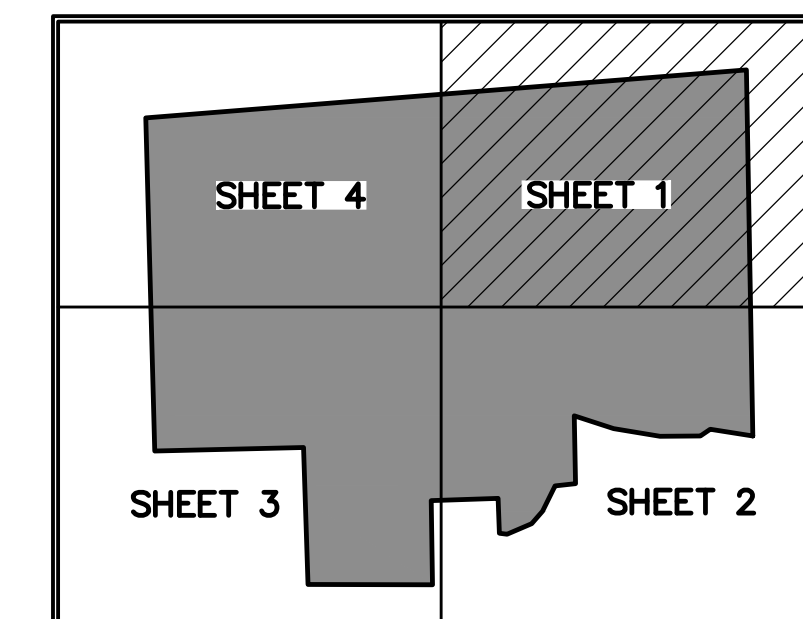
**UNION PACIFIC RAILROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY) (VOL. 4042, PG. 668, D.R.D.C.T.)

**JEFFERSON AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY) (VOL. 1944, PG. 442, D.R.D.C.T.)

**POINT OF BEGINNING**



**VICINITY MAP**  
(NOT TO SCALE)



**KEY MAP**  
(NOT TO SCALE)

**LEGEND**

- CBM UG CABLE MARKER
- ELEC BOX ELECTRIC BOX
- EMD ELECTRIC METER
- FH FIRE HYDRANT
- GAS UG GAS MARKER
- GMS GAS METER
- GTS GAS TEST STATION
- GVV GAS VALVE
- GUY ANCHOR
- HAND HOLE ELECTRIC
- HAND HOLE CABLE
- LS LIGHT STANDARD
- MW MONITORING WELL
- PPM UG PIPELINE MARKER
- PP POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP W/ CROSS
- SSM SANITARY SEWER MANHOLE
- SS SAN. SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- Y PIN FLAG YELLOW
- STW STORM SEWER MANHOLE
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SURVEY ABSTRACT LINE
- LIMITS OF FLOOD ZONE
- FENCE
- OHL OVERHEAD UTILITY LINE
- GUARD RAIL
- EDGE OF WATER
- (AT THE TIME OF THIS SURVEY)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- 6" W SANITARY SEWER LINE
- 613 EXIST CONTOUR
- CENTERLINE
- TREE LINE
- IRS 5/8-INCH IRON ROD W/ PACHECO CAP SET
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- BUILDINGS TO BE DEMOLISHED
- BUILDINGS TO REMAIN ON SITE

**PRELIMINARY PLAT**

**DALLAS GLOBAL INDUSTRIAL CENTER  
LOTS 1, 2, 3, 4, 5, 6, 7,  
8, AND 9  
BLOCK 1/6113**

BEING PART OF  
CITY BLOCK 6113,  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
ELIZABETH CROCKETT SURVEY, ABSTRACT NO. 222,  
THE ROLAND HUITT SURVEY, ABSTRACT NO. 616,  
THE JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
AND THE PERRY LINNEY SURVEY, ABSTRACT NO. 777  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S178-115  
ENGINEERING PLAN NUMBER: 311T-

SHEET 1 OF 5

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

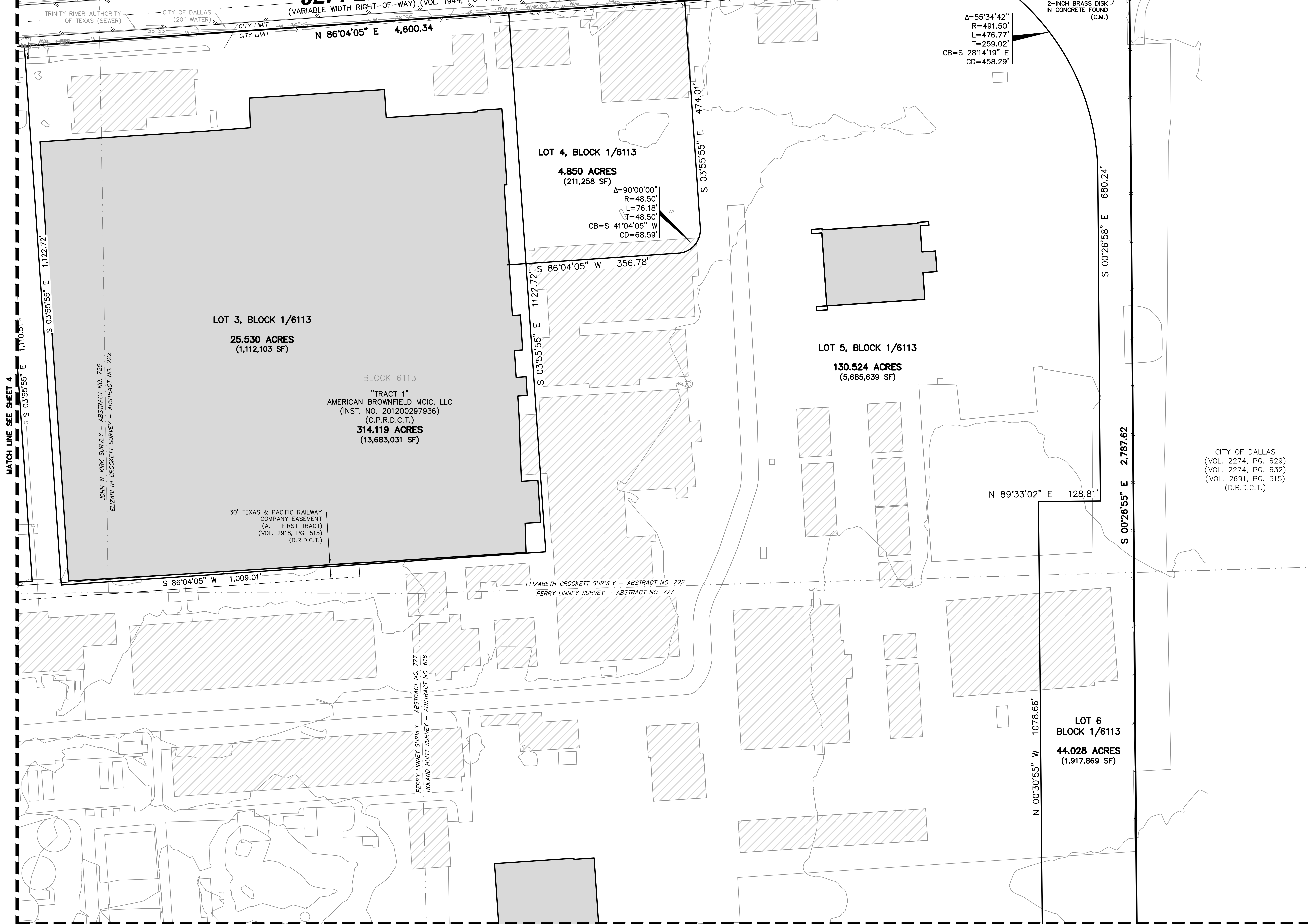
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|-----------------|-------------------|------------------|-------------------|---------------------------|
| DRAWN BY<br>ACD | CHECKED BY<br>GMP | SCALE<br>1"=100' | DATE<br>FEB. 2018 | JOB NUMBER<br>3770-17.364 |
|-----------------|-------------------|------------------|-------------------|---------------------------|

**OWNER**

AMERICAN BROWNFIELD MCIC, LLC  
4825 NW41 STREET, SUITE 500  
RIVERSIDE, MISSOURI 64150  
PH: (816) 384-2296  
CONTACT: CHAD MEYER

**SURVEYOR / ENGINEER**

PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MARK PEACE

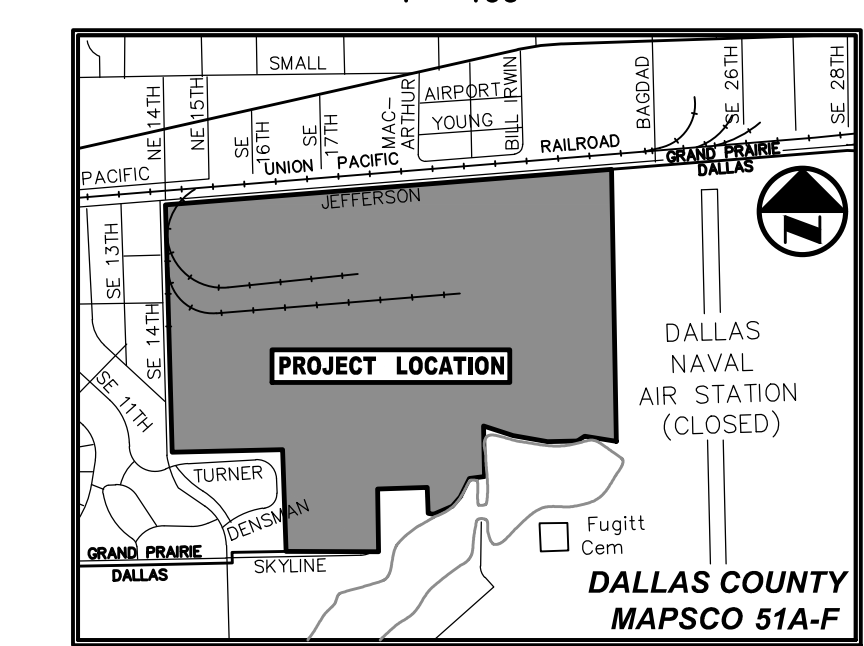
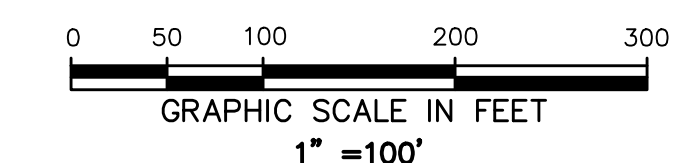
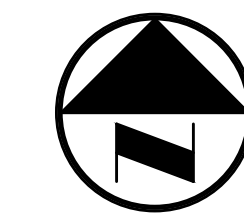


MATCH LINE SEE SHEET 4

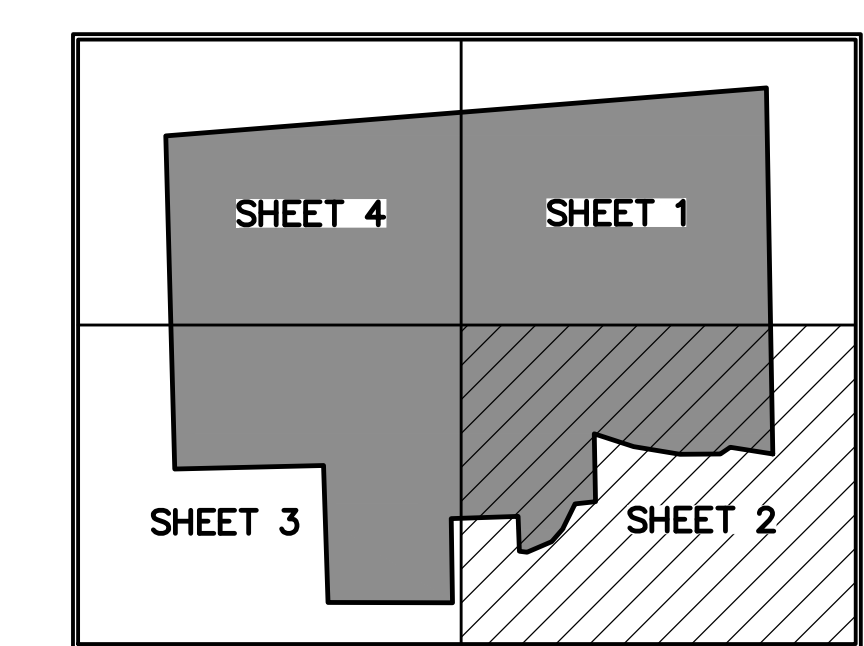
MATCH LINE SEE SHEET 2

PRELIMINARY PLAT - DALLAS GLOBAL INDUSTRIAL CENTER, LOT 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 1/6113

MPEACE 1:04 PM 1/17/2018 5:37:17.364 DWG SURVEY CSD 201513770-17.364RPP.DWG



VICINITY MAP (NOT TO SCALE)



KEY MAP (NOT TO SCALE)

LEGEND

- CBL UG CABLE MARKER
- ELEC BOX ELECTRIC BOX
- EMB ELECTRIC METER
- FH FIRE HYDRANT
- GAS UG GAS MARKER
- GAS METER GAS METER
- GAS TEST STATION GAS TEST STATION
- GUY ANCHOR GUY ANCHOR
- HAND HOLE ELECTRIC HAND HOLE ELECTRIC
- LS LIGHT STANDARD
- MONITORING WELL MONITORING WELL
- PP W/ LIGHT PP W/ LIGHT
- PP W/ GUY ANCHOR PP W/ GUY ANCHOR
- PP W/ CROSS PP W/ CROSS
- TRAFFIC SIGN TRAFFIC SIGN
- SAN SEWER MANHOLE SAN SEWER MANHOLE
- WATER METER WATER METER
- PIN FLAG YELLOW
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- STW STORM SEWER MANHOLE (C.M.)
- CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- SURVEY ABSTRACT LINE
- LIMITS OF FLOOD ZONE
- FENCE
- OVERHEAD UTILITY LINE
- GUARD RAIL
- EDGE OF WATER (AT THE TIME OF THIS SURVEY)
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EXIST. CONTOUR CENTERLINE
- TREE LINE
- IRS 5/8-INCH IRON ROD W/ PACHICO CAP SET
- BUILDINGS TO BE DEMOLISHED
- BUILDINGS TO REMAIN ON SITE

PRELIMINARY PLAT

DALLAS GLOBAL INDUSTRIAL CENTER LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 BLOCK 1/6113

BEING PART OF CITY BLOCK 6113, OFFICIAL NUMBERS OF THE CITY OF DALLAS AND BEING OUT OF THE ELIZABETH CROCKETT SURVEY, ABSTRACT NO. 222, THE ROLAND HUITT SURVEY, ABSTRACT NO. 616, THE JOHN W. KIRK SURVEY, ABSTRACT NO. 726, AND THE PERRY LINNEY SURVEY, ABSTRACT NO. 777 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NUMBER: S178-115 ENGINEERING PLAN NUMBER: 311T-

SHEET 2 OF 5

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

|          |            |         |           |             |
|----------|------------|---------|-----------|-------------|
| DRAWN BY | CHECKED BY | SCALE   | DATE      | JOB NUMBER  |
| ACD      | GMP        | 1"=100' | FEB. 2018 | 3770-17.364 |

**TREE TABLE**

| POINT NO. | DESCRIPTION                |
|-----------|----------------------------|
| 1201      | 36" MULTI-TRUNK WILLOW     |
| 1202      | 16" MULTI-TRUNK COTTONWOOD |
| 1203      | 34" MULTI-TRUNK COTTONWOOD |
| 1204      | 10" MULTI-TRUNK HACKBERRY  |
| 1205      | 10" MULTI-TRUNK HACKBERRY  |
| 1206      | 5" HACKBERRY               |
| 1207      | 6" MULTI-TRUNK MESQUITE    |
| 1208      | 6" ELM                     |
| 1209      | 30" MULTI-TRUNK WILLOW     |
| 1210      | 14" WILLOW                 |
| 1211      | 14" WILLOW                 |
| 1212      | 20" MULTI-TRUNK WILLOW     |
| 1213      | 12" MULTI-TRUNK WILLOW     |
| 1214      | 12" HACKBERRY              |
| 1215      | 14" HACKBERRY              |
| 1216      | 24" ELM                    |
| 1217      | 16" HACKBERRY              |
| 1218      | 24" ELM                    |
| 1219      | 36" ELM                    |
| 1220      | 36" ELM                    |

**TREE TABLE**

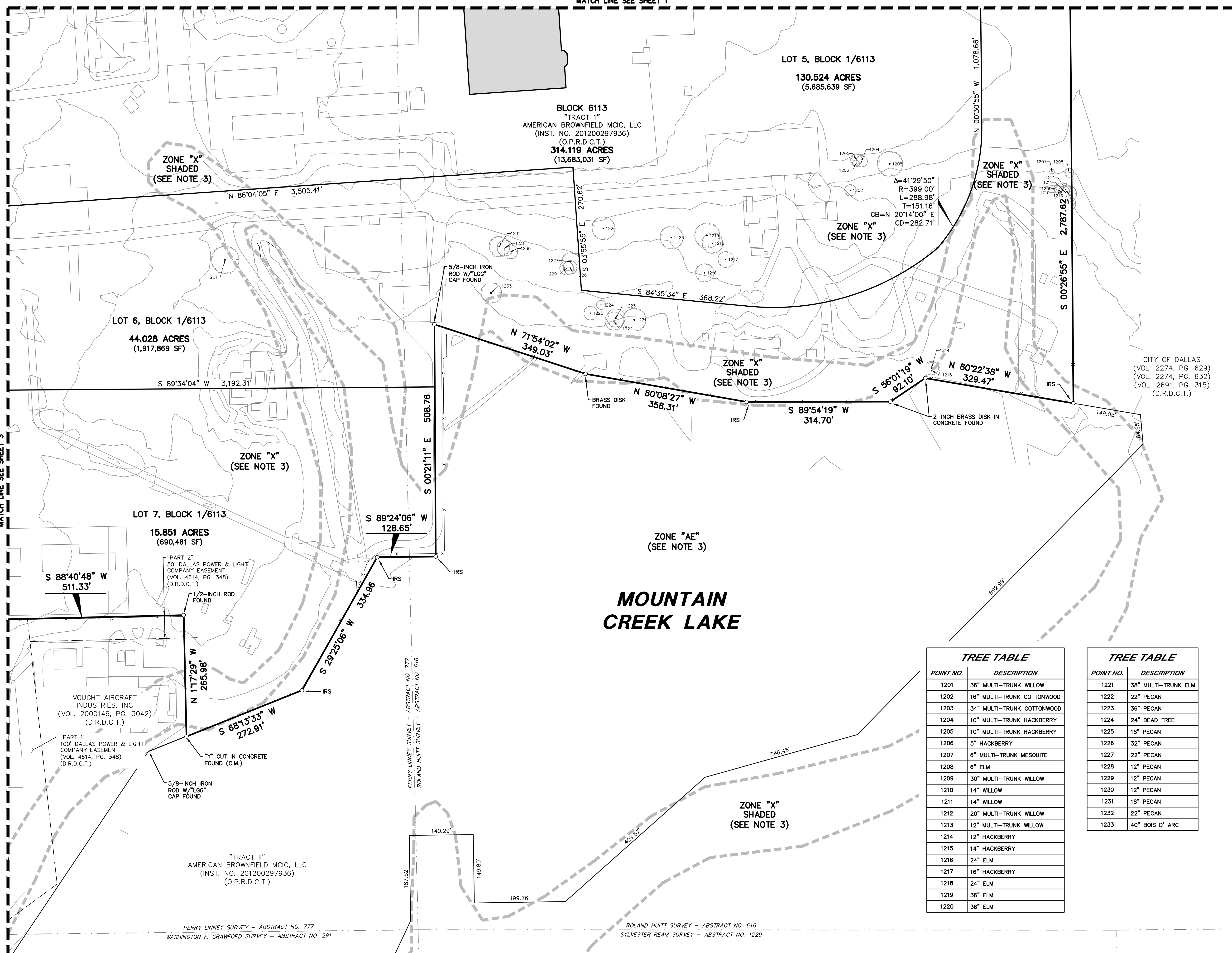
| POINT NO. | DESCRIPTION         |
|-----------|---------------------|
| 1221      | 38" MULTI-TRUNK ELM |
| 1222      | 22" PECAN           |
| 1223      | 36" PECAN           |
| 1224      | 24" DEAD TREE       |
| 1225      | 18" PECAN           |
| 1226      | 32" PECAN           |
| 1227      | 22" PECAN           |
| 1228      | 12" PECAN           |
| 1229      | 12" PECAN           |
| 1230      | 12" PECAN           |
| 1231      | 18" PECAN           |
| 1232      | 22" PECAN           |
| 1233      | 40" BOIS D' ARC     |

OWNER AMERICAN BROWNFIELD MCIC, LLC 4825 NW41 STREET, SUITE 500 RIVERSIDE, MISSOURI 64150 PH: (816) 384-2296 CONTACT: CHAD MEYER

SURVEYOR / ENGINEER PACHICO KOCH, LLC 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75231 PH: (972) 235-3031 CONTACT: MARK PEACE

MATCH LINE SEE SHEET 1

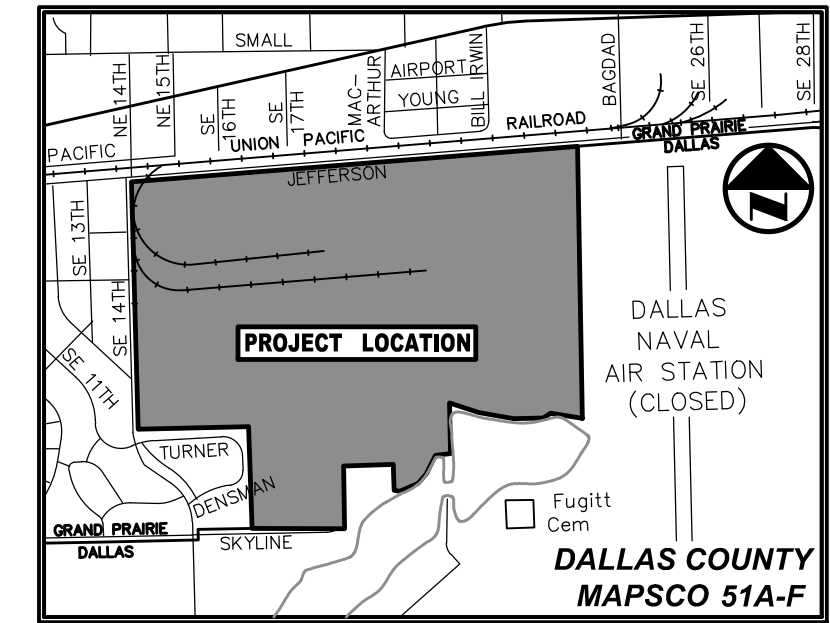
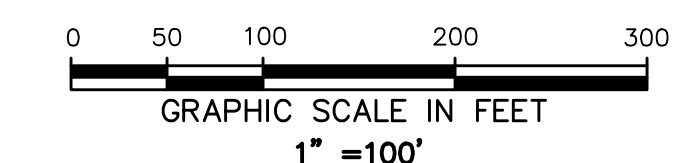
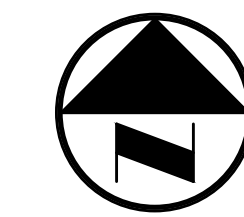
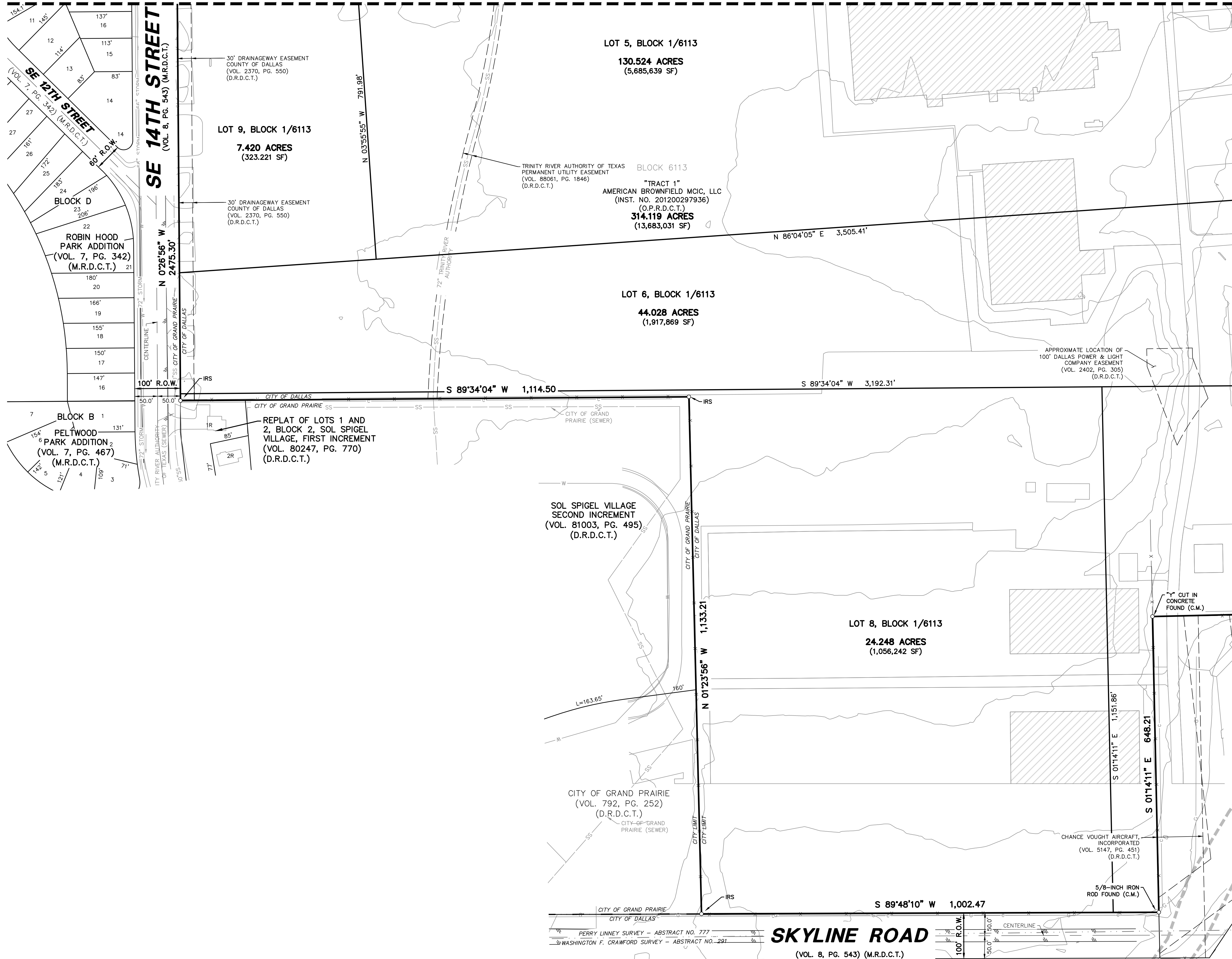
MATCH LINE SEE SHEET 3



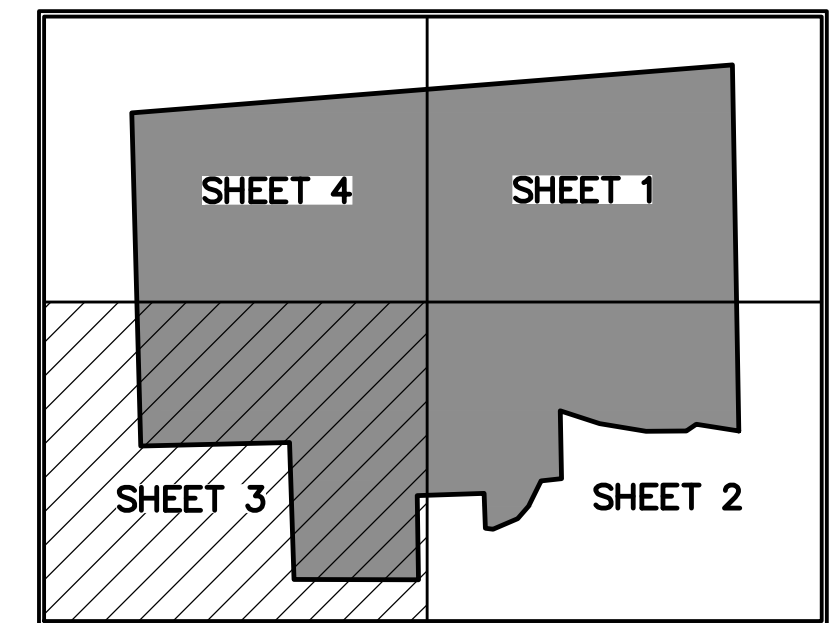
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PRELIMINARY PLAT - DALLAS GLOBAL INDUSTRIAL CENTER, LOT 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 1/6113

MATCH LINE SEE SHEET 4



VICINITY MAP  
(NOT TO SCALE)



KEY MAP  
(NOT TO SCALE)

LEGEND

- CBL UG CABLE MARKER
  - ELEC ELECTRIC BOX
  - EMB ELECTRIC METER
  - FH FIRE HYDRANT
  - GAS UG GAS MARKER
  - GMB GAS METER
  - GVS GAS VALVE
  - GUY GUY ANCHOR
  - HM HAND HOLE ELECTRIC
  - HS HAND HOLE CABLE
  - LS LIGHT STANDARD
  - MW MONITORING WELL
  - PLM UG PIPELINE MARKER
  - PP POWER POLE
  - PP W/ LIGHT
  - PP W/ GUY ANCHOR
  - PKT TRAFFIC SIGN
  - SS SAN. SEWER MANHOLE
  - WM WATER METER
  - WV WATER VALVE
  - PF PIN FLAG YELLOW
  - STW STORM SEWER MANHOLE (C.M.)
  - CONTROLLING MONUMENT
  - PROPERTY LINE
  - EASEMENT LINE
  - SURVEY ABSTRACT LINE
  - LIMITS OF FLOOD ZONE
  - FENCE
  - OVERHEAD UTILITY LINE
  - GUARD RAIL
  - EDGE OF WATER (AT THE TIME OF THIS SURVEY)
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND GAS LINE
  - STORM DRAIN LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - EXIST CONTOUR
  - CENTERLINE
  - TREE LINE
  - IRS 5/8-INCH IRON ROD W/ PACHECO CAP SET
  - BUILDINGS TO BE DEMOLISHED
  - BUILDINGS TO REMAIN ON SITE
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL. VOLUME  
PG. PAGE

PRELIMINARY PLAT

**DALLAS GLOBAL INDUSTRIAL CENTER  
LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9  
BLOCK 1/6113**

BEING PART OF  
CITY BLOCK 6113,  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
ELIZABETH CROCKETT SURVEY, ABSTRACT NO. 222,  
THE ROLAND HUITT SURVEY, ABSTRACT NO. 616,  
THE JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
AND THE PERRY LINNEY SURVEY, ABSTRACT NO. 777  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S178-115  
ENGINEERING FILE NUMBER: 311T-

SHEET 3 OF 5

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

|                 |                   |                  |                   |                           |
|-----------------|-------------------|------------------|-------------------|---------------------------|
| DRAWN BY<br>ACD | CHECKED BY<br>GMP | SCALE<br>1"=100' | DATE<br>FEB. 2018 | JOB NUMBER<br>3770-17.364 |
|-----------------|-------------------|------------------|-------------------|---------------------------|

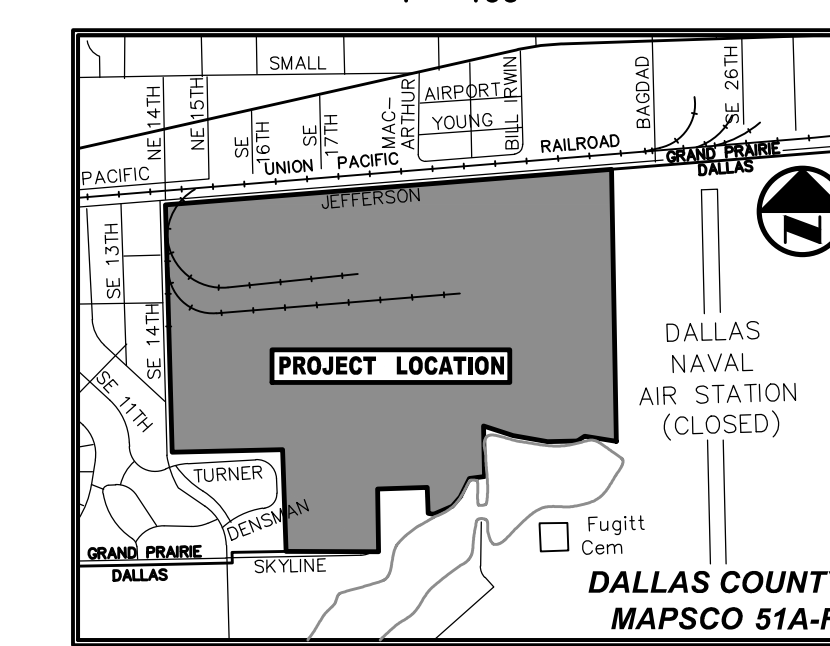
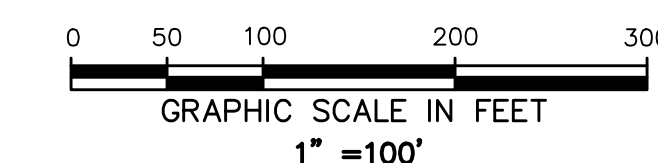
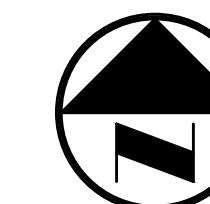
OWNER  
AMERICAN BROWNFIELD MCIC, LLC  
4825 NW41 STREET, SUITE 500  
RIVERSIDE, MISSOURI 64150  
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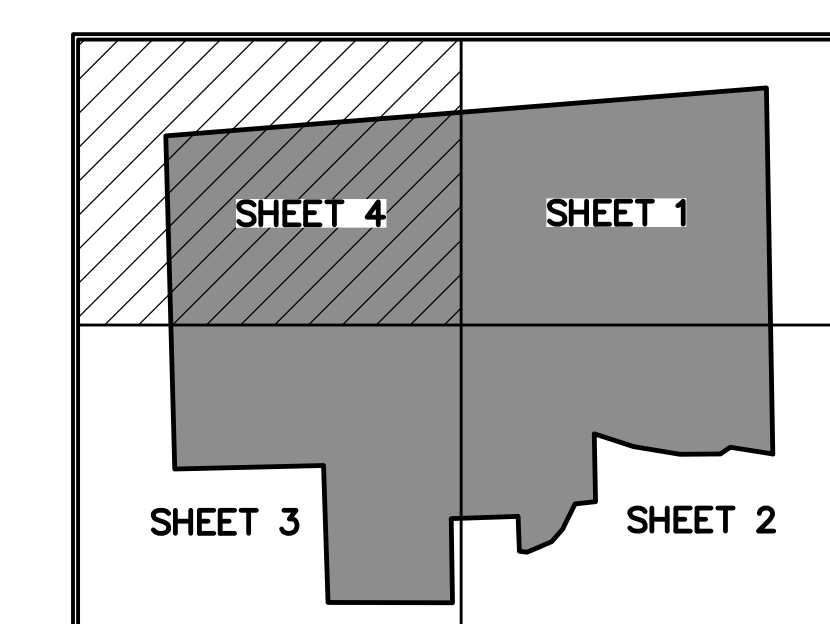
ZONE "X"  
(SEE NOTE 3)

MPEACE 1:05 PM 1/14/18 (17.364) 3770-17.364 (DWG) SURVEY C.D. 201513770-17.364 (PDF) DWG

PRELIMINARY PLAT - DALLAS GLOBAL INDUSTRIAL CENTER, LOT 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 1/6113



VICINITY MAP  
(NOT TO SCALE)



KEY MAP  
(NOT TO SCALE)

LEGEND

- CBL UG CABLE MARKER
- ELEC BOX
- EMR ELECTRIC METER
- FH FIRE HYDRANT
- GAS UG GAS MARKER
- GM GAS METER
- GS GAS TEST STATION
- GV GAS VALVE
- GUY ANCHOR
- HH HAND HOLE ELECTRIC
- HH HAND HOLE CABLE
- LS LIGHT STANDARD
- MW MONITORING WELL
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- PP POWER POLE
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- VOL. VOLUME
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- STM STORM SEWER MANHOLE
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- STORM DRAIN LINE
- WATER LINE
- 6" W WATER LINE
- 8" SS SANITARY SEWER LINE
- EXIST. CONTOUR
- IRS 5/8-INCH IRON ROD W/ PACHECO CAP SET
- BUILDINGS TO BE DEMOLISHED (SEE NOTE 6)
- BUILDINGS TO REMAIN ON SITE (SEE NOTE 6)

PRELIMINARY PLAT

**DALLAS GLOBAL INDUSTRIAL CENTER  
LOTS 1, 2, 3, 4, 5, 6, 7,  
8, AND 9  
BLOCK 1/6113**

BEING PART OF  
CITY BLOCK 6113,  
OFFICIAL NUMBERS OF THE CITY OF DALLAS  
AND BEING OUT OF THE  
ELIZABETH CROCKETT SURVEY, ABSTRACT NO. 222,  
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THE JOHN W. KIRK SURVEY, ABSTRACT NO. 726,  
AND THE PERRY LINNEY SURVEY, ABSTRACT NO. 777  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NUMBER: S178-115  
ENGINEERING PLAN NUMBER: 311T-

SHEET 4 OF 5

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

|                 |                   |                  |                   |                           |
|-----------------|-------------------|------------------|-------------------|---------------------------|
| DRAWN BY<br>ACD | CHECKED BY<br>GMP | SCALE<br>1"=100' | DATE<br>FEB. 2018 | JOB NUMBER<br>3770-17.364 |
|-----------------|-------------------|------------------|-------------------|---------------------------|

**UNION PACIFIC RAILROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY) (VOL. 4042, PG. 668, D.R.D.C.T.)

**JEFFERSON AVENUE**  
(VARIABLE WIDTH RIGHT-OF-WAY) (VOL. 1944, PG. 442, D.R.D.C.T.)

N 86°04'05" E 4,600.34

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 2    | 3    | 4    | 5    | 6    | 7    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 8    | 9    | 10   | 11   | 12   | 13   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 14   | 15   | 16   | 17   | 18   | 19   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 20   | 21   |      |      |      |      |
| 150' | 150' |      |      |      |      |

PENMAN'S REVISED ADDITION (VOL. 7, PG. 26) (M.R.D.C.T.)

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 14   | 13   | 12   | 11   | 10   | 9    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 8    | 7    | 6    | 5    | 4    | 3    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 2    | 1    |      |      |      |      |
| 150' | 150' |      |      |      |      |

PENMAN'S REVISED ADDITION (VOL. 7, PG. 26) (M.R.D.C.T.)

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 14   | 13   | 12   | 11   | 10   | 9    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 8    | 7    | 6    | 5    | 4    | 3    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 2    | 1    |      |      |      |      |
| 150' | 150' |      |      |      |      |

ROBIN HOOD PARK ADDITION (VOL. 7, PG. 342) (M.R.D.C.T.)

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 1    | 2    | 3    | 4    | 5    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 26   | 25   | 24   | 23   | 22   | 21   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 19   | 18   | 17   | 16   | 15   | 14   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 11   | 10   | 9    | 8    | 7    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 1    | 2    | 3    | 4    | 5    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |

ROBIN HOOD PARK ADDITION (VOL. 7, PG. 342) (M.R.D.C.T.)

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 1    | 2    | 3    | 4    | 5    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 26   | 25   | 24   | 23   | 22   | 21   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 19   | 18   | 17   | 16   | 15   | 14   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 11   | 10   | 9    | 8    | 7    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 1    | 2    | 3    | 4    | 5    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |

ROBIN HOOD PARK ADDITION (VOL. 7, PG. 342) (M.R.D.C.T.)

|      |      |      |      |      |      |
|------|------|------|------|------|------|
| 1    | 2    | 3    | 4    | 5    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 26   | 25   | 24   | 23   | 22   | 21   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 19   | 18   | 17   | 16   | 15   | 14   |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 11   | 10   | 9    | 8    | 7    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |
| 1    | 2    | 3    | 4    | 5    | 6    |
| 150' | 150' | 150' | 150' | 150' | 150' |

ROBIN HOOD PARK ADDITION (VOL. 7, PG. 342) (M.R.D.C.T.)

LOT 1, BLOCK 1/6113  
23.525 ACRES  
(1,024,731 SF)

LOT 2, BLOCK 1/6113  
38.143 ACRES  
(1,661,507 SF)

TRACT 1  
AMERICAN BROWNFIELD MCIC, LLC  
(INST. NO. 201200297936)  
(O.P.R.D.C.T.)  
314.119 ACRES  
(13,683,031 SF)

LOT 5, BLOCK 1/6113  
130.524 ACRES  
(5,685,639 SF)

LOT 9, BLOCK 1/6113  
7.420 ACRES  
(323,221 SF)

MATCH LINE SEE SHEET 3

**OWNER**  
AMERICAN BROWNFIELD MCIC, LLC  
4825 NW41 STREET, SUITE 500  
RIVERSIDE, MISSOURI 64150  
PH: (816) 384-2296  
CONTACT: CHAD MEYER

**SURVEYOR / ENGINEER**  
PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MARK PEACE

MPEACE 1:05 PM 4/17/18 (DWG: 57) 3770-17.364 (DWG SURVEY C:SD 2015) 3770-17.364 (PP:DWG)

PRELIMINARY PLAT - DALLAS GLOBAL INDUSTRIAL CENTER, LOT 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 1/6113

**OWNER'S CERTIFICATE**

WHEREAS, AMERICAN BROWNFIELD, MCIC, LLC is the owner of a 314.119 acre tract of land situated in the Elizabeth Crockett Survey, Abstract No. 222, the Rowland Huitt Survey, Abstract No. 616, the John W. Kirk Survey, Abstract No. 726, and the Perry Linney Survey, Abstract No. 777, Dallas County, Texas and City Block 6113 of the Official Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land described as Tract 1 in Deed Without Warranty to AMERICAN BROWN FIELD MCIC, LLC recorded in Instrument No. 201200297936 of the Official Public Records of Dallas County, Texas; said 314.119 acre tract being more particularly described as follows:

BEGINNING, at a 2-inch brass disk in concrete found in the south line of Jefferson Avenue (a variable width right-of-way); said point being the northeast corner of said Tract 1 and the northwest corner of the remainder of those certain tracts of land described in Warranty Deed to the City of Dallas as recorded in Volume 2274, Page 629, Volume 2274, Page 632, and Volume 2691, Page 315 all of the Deed Records of Dallas County, Texas;

THENCE, South 00 degrees, 26 minutes, 55 seconds East, departing the said south line of Jefferson Avenue and along the east line of said Tract 1 and the west line of said City of Dallas remainder tracts, a distance of 2,787.62 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the north line of Tract 2 of said Deed Without Warranty to AMERICAN BROWN FIELD MCIC, LLC;

THENCE, along the north line of said Tract 2 the follow the following nine (9) calls:

- North 80 degrees, 22 minutes, 38 seconds West, a distance of 329.47 feet to a 2-inch brass disk in concrete found for corner;
- South 56 degrees, 01 minutes, 19 seconds West, a distance of 92.10 feet to a 2-inch brass disk in concrete found for corner;
- South 89 degrees, 54 minutes, 19 seconds West, a distance of 314.70 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;
- North 80 degrees, 08 minutes, 27 seconds West, a distance of 358.31 feet to a 2-inch brass disk in concrete found for corner;
- North 71 degrees, 54 minutes, 02 seconds West, a distance of 349.03 feet to a 5/8-inch iron with "LGG" cap found for corner;
- South 00 degrees, 21 minutes, 11 seconds East, a distance of 508.76 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;
- South 89 degrees, 24 minutes, 06 seconds West, a distance of 128.65 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;
- South 29 degrees, 25 minutes, 06 seconds West, a distance of 334.96 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;
- South 68 degrees, 13 minutes, 33 seconds West, a distance of 272.91 feet to a "Y" cut in concrete found for the southeast corner of that certain tract of land described in Limited Warranty Deed to Vought Aircraft Industries, Inc. recorded in Volume 2000146, Page 3042 of said Deed Records;

THENCE, North 01 degrees, 17 minutes, 29 seconds West, a distance of 265.98 feet to a 1/2-inch iron rod found for the northeast corner of said Vought Aircraft tract;

THENCE, South 88 degrees, 40 minutes, 48 seconds West, a distance of 511.33 feet to a "Y" cut in concrete found for the northwest corner of said Vought Aircraft tract;

THENCE, South 01 degrees, 14 minutes, 11 seconds East, a distance of 648.21 feet to a 5/8-inch iron rod found for corner in the north line of Skyline Road (a 100-foot right-of-way), the south line of said Vought Aircraft tract and the most westerly southeast corner of said Tract 1;

THENCE, South 89 degrees, 48 minutes, 10 seconds West, along the said north line of Skyline Road, a distance of 1,002.47 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for the most southwesterly southwest corner of said Tract 1 and the southeast corner of that certain tract of land described in Special Warranty Deed to the City of Grand Prairie, Texas recorded in Volume 792, Page 252 of said Deed Records;

THENCE, North 01 degrees, 23 minutes, 56 seconds West, a distance of 1,133.21 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for a reentrant corner of said Tract 1 and the northeast corner of said City of Grand Prairie tract; said point also being the northeast corner of Sol Spiegel Village, Second Increment, an addition to the City of Grand Prairie according to the plat recorded in Volume 81003, Page 495 of said Deed Records;

THENCE, South 89 degrees, 34 minutes, 04 seconds West, a distance of 1,114.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set in the east line of Southeast 14th Street (a 100-foot right-of-way); said point being the most northerly southwest corner of said Tract 1 and the northwest corner of said City of Grand Prairie tract; said point also being the northwest corner of Lots 1R and 2R, a Replat of Lots 1 and 2, Block 2, Sol Spiegel Village, First Increment, an addition to the City of Grand Prairie, Texas according to the plat recorded in Volume 80247, Page 770 of said Deed Records;

THENCE, North 00 degrees, 26 minutes, 56 seconds West, along the said east line of Southeast 14th Street and the west line of said Tract 1, a distance of 2,475.30 feet to a point for corner in the said south line of Jefferson Avenue (a variable width right-of-way);

THENCE, North 86 degrees, 04 minutes, 05 seconds East, along the said south line of Jefferson Avenue, a distance of 4,600.34 feet to the POINT OF BEGINNING;

CONTAINING: 13,683,031 square feet or 314.119 acres, more or less.

**SURVEYOR'S STATEMENT**

I, Gregory Mark Peace, 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 \_\_\_\_\_, 2018.

**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. RELEASED 2/21/18.

Gregory Mark Peace  
Texas Registered Professional Land Surveyor,  
No. 6608  
mpeace@pkce.com

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

| TREE TABLE |                       |
|------------|-----------------------|
| POINT NO.  | DESCRIPTION           |
| 3355       | 24" LIVE OAK          |
| 3356       | 16" LIVE OAK          |
| 3357       | 24" LIVE OAK          |
| 3358       | 24" LIVE OAK          |
| 3359       | 12" MULTI-TRUNK HOLLY |
| 3360       | 12" MULTI-TRUNK HOLLY |
| 3361       | 32" LIVE OAK          |
| 3362       | 20" LIVE OAK          |
| 3363       | 16" LIVE OAK          |
| 3384       | 12" LIVE OAK          |
| 3385       | 12" LIVE OAK          |
| 3406       | 13" BRADFORD PEAR     |
| 3407       | 13" BRADFORD PEAR     |
| 3475       | 15" BRADFORD PEAR     |
| 3476       | 12" BRADFORD PEAR     |
| 3477       | 12" BRADFORD PEAR     |
| 3494       | 13" LIVE OAK          |

| TREE TABLE |                      |
|------------|----------------------|
| POINT NO.  | DESCRIPTION          |
| 3495       | 10" LIVE OAK         |
| 3498       | 12" LIVE OAK         |
| 3499       | 16" LIVE OAK         |
| 3564       | 8" MULTI-TRUNK HOLLY |
| 3572       | 8" MULTI-TRUNK HOLLY |
| 3573       | 8" MULTI-TRUNK HOLLY |
| 3580       | 10" CEDAR ELM        |
| 3581       | 10" CEDAR ELM        |
| 3582       | 8" CEDAR ELM         |
| 3583       | 8" CEDAR ELM         |
| 3584       | 8" CEDAR ELM         |
| 3615       | 20" LIVE OAK         |
| 3630       | 12" LIVE OAK         |
| 3631       | 12" LIVE OAK         |
| 3657       | 7" BRADFORD PEAR     |
| 3676       | 18" BRADFORD PEAR    |
| 3677       | 8" BRADFORD PEAR     |

| TREE TABLE |                              |
|------------|------------------------------|
| POINT NO.  | DESCRIPTION                  |
| 3678       | 8" BRADFORD PEAR             |
| 3754       | 22" LIVE OAK                 |
| 3755       | 22" LIVE OAK                 |
| 3771       | 9" MULTI-TRUNK CREPE MYRTLE  |
| 3772       | 9" MULTI-TRUNK CREPE MYRTLE  |
| 3773       | 9" MULTI-TRUNK CREPE MYRTLE  |
| 4069       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4070       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4071       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4072       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4091       | 10" MULTI-TRUNK CREPE MYRTLE |
| 4092       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4103       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4104       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4105       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4121       | 10" MULTI-TRUNK HOLLY        |
| 4136       | 8" MULTI-TRUNK CREPE MYRTLE  |

| TREE TABLE |                              |
|------------|------------------------------|
| POINT NO.  | DESCRIPTION                  |
| 4137       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4138       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4139       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4197       | 8" CREPE MYRTLE              |
| 4198       | 8" CREPE MYRTLE              |
| 4199       | 12" MULTI-TRUNK HOLLY        |
| 4200       | 12" MULTI-TRUNK CREPE MYRTLE |
| 4201       | 12" MULTI-TRUNK CREPE MYRTLE |
| 4202       | 12" MULTI-TRUNK CREPE MYRTLE |
| 4203       | 12" MULTI-TRUNK CREPE MYRTLE |
| 4273       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4274       | 8" MULTI-TRUNK CREPE MYRTLE  |
| 4294       | 20" MULTI-TRUNK HOLLY        |
| 4300       | 10" MULTI-TRUNK CREPE MYRTLE |

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AMERICAN BROWN FIELD MCIC, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein above described property as DALLAS GLOBAL INDUSTRIAL CENTER, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets and alleys 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, Texas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By:

By: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

**GENERAL NOTES**

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
2. The purpose of this plat is to create nine lots from unplatted property for new development.
3. The survey abstract lines shown hereon are approximate and are not located on the ground.
4. Lot to Lot Drainage will not be permitted without Engineering Section approval.
5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011), on grid values, no scale and no projection.
6. All structures existing on site that are crossed hatched will be demolished. All structures that are a solid hatch will remain.

PRELIMINARY PLAT

**DALLAS GLOBAL INDUSTRIAL CENTER LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 BLOCK 1/6113**

BEING PART OF CITY BLOCK 6113, OFFICIAL NUMBERS OF THE CITY OF DALLAS AND BEING OUT OF THE ELIZABETH CROCKETT SURVEY, ABSTRACT NO. 222, THE ROLAND HUITT SURVEY, ABSTRACT NO. 616, THE JOHN W. KIRK SURVEY, ABSTRACT NO. 726, AND THE PERRY LINNEY SURVEY, ABSTRACT NO. 777 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NUMBER: S178-115 ENGINEERING PLAN NUMBER: 311T-\_\_\_\_\_

SHEET 5 OF 5

| AREA TABLE          |         |            |
|---------------------|---------|------------|
| LOT                 | ACRES   | SQ. FT.    |
| LOT 1, BLOCK 1/6113 | 23.525  | 1,024,731  |
| LOT 2, BLOCK 1/6113 | 38.143  | 1,661,507  |
| LOT 3, BLOCK 1/6113 | 25.530  | 1,112,103  |
| LOT 4, BLOCK 1/6113 | 4.850   | 211,258    |
| LOT 5, BLOCK 1/6113 | 130.524 | 5,685,639  |
| LOT 6, BLOCK 1/6113 | 44.028  | 1,917,869  |
| LOT 7, BLOCK 1/6113 | 15.851  | 690,461    |
| LOT 8, BLOCK 1/6113 | 24.248  | 1,056,242  |
| LOT 9, BLOCK 1/6113 | 7.420   | 323,221    |
| GROSS: TOTAL AREA   | 314.119 | 13,683,031 |

OWNER

AMERICAN BROWNFIELD MCIC, LLC  
4825 NW41 STREET, SUITE 500  
RIVERSIDE, MISSOURI 64150  
PH: (816) 384-2296  
CONTACT: CHAD MEYER

SURVEYOR / ENGINEER

PACHECO KOCH, LLC  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: (972) 235-3031  
CONTACT: MARK PEACE

|                 |                   |  |                           |
|-----------------|-------------------|--|---------------------------|
|                 |                   | 7557 RAMBLER ROAD, SUITE 1400<br>DALLAS, TX 75231 972.235.3031 |                           |
|                 |                   | TX REG. ENGINEERING FIRM F-14439                               |                           |
|                 |                   | TX REG. SURVEYING FIRM LS-10193805                             |                           |
| DRAWN BY<br>ACD | CHECKED BY<br>GMP | SCALE<br>1"=100'   | JOB NUMBER<br>3770-17.364 |
|                 |                   | DATE<br>FEB. 2018  |                           |

PRELIMINARY PLAT - DALLAS GLOBAL INDUSTRIAL CENTER, LOT 1, 2, 3, 4, 5, 6, 7, 8, AND 9, BLOCK 1/6113

MPEACE 1:05 PM 2/21/18 (WMS) 5713770-17.364.DWG SURVEY.CSD 201513770-17.364RFP.DWG