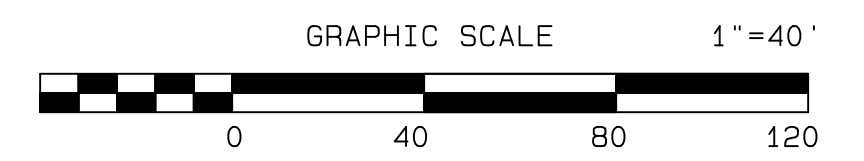
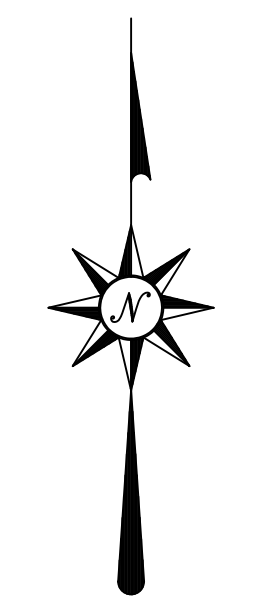


VICINITY MAP  
N.T.S.



LEGEND	
●	BOUNDARY CORNER AS NOTED
○	POWER POLE
⊙	SEWER MANHOLE
⊕	STREET LIGHT
⊞	ELECTRIC JUNCTION BOX
⊟	SIGN/BILLBOARD
⊠	GUY WIRE
⊡	FIRE HYDRANT
⊢	WATER VALVE
⊣	TRAFFIC SIGNAL BOX
⊤	ELECTRIC METER
⊥	WATER MANHOLE
⊦	STORM SEWER MANHOLE
⊧	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
R/W	RIGHT-OF-WAY
I.P.F.	IRON PIPE FOUND
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
---	BOUNDARY LINE
- - -	ADJOINER LINE
- · -	EASEMENT LINE
- x -	FENCE LINE
- o -	OVERHEAD UTILITY LINE

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. Issued for review Wed Feb 21 13:43:34 2018

MATCH SHEET 2

MATCH SHEET 2

**PRELIMINARY PLAT**  
**LOT \_\_, BLOCK 2/6509**  
**VALK INDUSTRIAL**  
BEING 15.855 ACRES

BEING A REPLAT OF LOT 1, BLOCK 2/6509, SHINCHON ADDITION AS RECORDED IN INSTRUMENT NO. 20070132427, P.R.D.C.T. SITUATED IN THE DALLAS CITY BLOCK NO. 6509 JOHN L. HUNT SURVEY, ABSTRACT NO. 588 CITY OF DALLAS, DALLAS COUNTY, TEXAS FEBRUARY 2018

OWNER/DEVELOPER:  
**VALK INDUSTRIAL, L.L.C.**  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
(214) 661-8341

PREPARED BY:  
**GOODWIN & MARSHALL**  
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS  
2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373  
TBPE REGISTRATION # F-2944  
TBPLS # 10021700

**GENERAL NOTES**

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. Elevations shown hereon were derived from GPS observation and calibrated to Dallas Water Utilities Benchmark No. 22-M-8 having a published elevation of 434.28 feet (NAVD88).
- All property corners are set with 1/2" iron rods with yellow plastic caps stamped "Goodwin & Marshall", unless otherwise noted.
- Selling a portion of a tract, platted lot, or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of City Ordinance and State Law.
- No. Concentration of surface flow greater than 10 c.f.s. shall be allowed to enter any street right-of-way or adjacent property.
- Sight easement: Nothing at an elevation greater than the top of curb plus 2 feet allowed in area except single trunk trees pruned to a height of 7 feet. Trees are to be of such size and so spaced that a visual obstruction that represents a traffic hazard is not created. No. Parking allowed in this area.
- All new utilities serving this development shall be installed underground.
- According to the Flood Insurance Rate Map (FIRM) panel 4813C0170K, effective July 07, 2014, this survey is located in Flood Insurance Zone "X" shaded areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood and Zone "AE" shaded base flood elevations determined.
- Submission and approval of grading plans by Public Works as part of the permit application process is required for future buildings/additions on these lots.
- Plans for the use of water or other liquid injection into the soil for any purpose, shall be reviewed and approved by the CIP/Engineering Department prior to beginning such soil injections.
- The purpose of this plat is to replat Lot 1, Block 2/6509 as shown in the Final Plat of Shinchon Addition recorded in Instrument No. 20070132427 of the Plat Records of Dallas County, Texas and adding the called 2.900 acre tract described in a deed to Arshin, Inc. recorded in Instrument No. 20100290047 of the Deed Records of Dallas County, Texas to create one lot.

**SURVEYOR'S STATEMENT**

I, John Nicholas Rogers, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

John Nicholas Rogers  
Registered Professional Land Surveyor #6372  
Goodwin & Marshall, Inc.  
2405 Mustang Drive  
Grapevine, TX 76051  
(817) 329-4373

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day appeared personally John Nicholas Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he has executed the same for the purpose and consideration 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 \_\_\_\_\_, 2018

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

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. Issued for review  
Wed Feb 21 13:44:04 2018

**PRELIMINARY PLAT**  
**LOT \_\_, BLOCK 2/6509**  
**VALK INDUSTRIAL**  
**BEING 15.855 ACRES**

**BEING A REPLAT OF LOT 1, BLOCK 2/6509, SHINCHON ADDITION**  
**AS RECORDED IN INSTRUMENT NO. 20070132427, P.R.D.C.T.**

**SITUATED IN THE**  
**DALLAS CITY BLOCK NO. 6509**  
**JOHN L. HUNT SURVEY, ABSTRACT NO. 588**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
**FEBRUARY 2018**

PREPARED BY:

**GOODWIN & MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051  
Metro (817) 329-4373  
TBPE REGISTRATION # F-2944  
TBPLS # 10021700

OWNER/DEVELOPER:

**VALK INDUSTRIAL, L.L.C.**  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
(214) 661-8341

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS VALK INDUSTRIAL, L.L.C., is the owner of a tract of land situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 6509, being all of Lot 1, Block 2/6509 of Shinchon Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereon recorded in Instrument No. 20070132427, of the Deed Records of Dallas County, Texas (DRDCT), being the same land described in a special warranty deed to Valk Industrial, L.L.C. recorded Instrument No. 201700304604 (DRDCT), and being all of that certain called 1.288 acre tract described in a special warranty deed to Valk Industrial, LLC recorded in Instrument No. 201700324532 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at 1/2" capped iron rod found stamped "PUBURN" for the Southeast corner of said Lot 1, the Northeast corner of a called 13.169 acre tract described in a deed to NTT Land Co. L.L.C. recorded in Volume 2004224, Page 1228B (DRDCT), and being in the West right-of-way line of Goodnight Lane (60' right-of-way width) per Volume 2002058, Page 187 (DRDCT),

THENCE South 89 deg. 37 min. 02 sec. West departing said West right-of-way line and continue along the South line of said Lot 1 and the North line of said 13.169 acre tract, a distance of 426.89 feet to a 1/2" capped iron rod found stamped "PUBURN" for a Point of Curvature of a circular curve to the left, having a radius of 350.00 feet, a central angle of 48 deg. 52 min. 11 sec., and being subtended by a chord which bears South 65 deg. 10 min. 57 sec. West - 289.56 feet,

THENCE in a southwesterly direction along said curve to the left, the South line of said Lot 1 and the North line of said 13.169 acre tract, a distance of 298.53 feet to a point in water,

THENCE South 40 deg. 44 min. 51 sec. West tangent to said curve and continue along said North and South lines, a distance of 367.13 feet to a point in water for the Southwest corner of said Lot 1, the Northwest corner of said 13.169 acre tract, and being in the East line of Lot 1, Block 2/6509 of the Elm Fork Athletic Complex recorded in Instrument No. 201500332331 (DRDCT), from which an aluminum disk found bears South 10 deg. 17 min. 09 sec. West - 373.87 feet,

THENCE North 10 deg. 26 min. 11 sec. East along the West line of said Lot 1 of Shinchon Addition and the East line of said Lot 1 of Elm Fork Athletic Complex, a distance of 1208.91 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Northwest corner of said Lot 1 of Shinchon Addition, the Northeast corner of said Lot 1 of Elm Fork Athletic Complex, the South right-of-way line of Walnut Hill Lane (variable width right-of-way), and the South line of a 53.5 foot wide street easement recorded in Volume 97227, Page 547 (DRDCT),

THENCE North 89 deg. 36 min. 04 sec. East along the North line of said Lot 1 of Shinchon Addition, the South right-of-way line of said Walnut Hill Lane, and the South line of said 53.5 foot wide street easement, a distance of 519.73 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most northerly Northeast corner of said Lot 1 and being in the West line of said 1.288 acre tract,

THENCE North 00 deg. 23 min. 06 sec. West departing said South right-of-way line and 53.5 foot wide street easement and continue along the West line of said 1.288 acre tract, a distance of 53.50 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Northwest corner of said 1.288 acre tract and being in the North line of said 53.5 foot wide street easement,

THENCE North 89 deg. 36 min. 04 sec. East along the North line of said 1.288 acre tract and the North line of said 53.5 foot wide street easement, a distance of 298.85 feet to a 1/2" capped iron rod found stamped "PACHECO KOCH" for the Northeast corner of said 1.288 acre tract,

THENCE South 02 deg. 59 min. 29 sec. East departing the North line of said 53.5 foot wide street easement and continue along the East line of said 1.288 acre tract, a distance of 53.55 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for an ell corner of said 1.288 acre tract, being in the South line of said 53.5 foot wide street easement, and being in the North line of a called 1.307 acre tract described in a deed to Koski, L.L.C. recorded in Instrument No. 201300202306 (DRDCT),

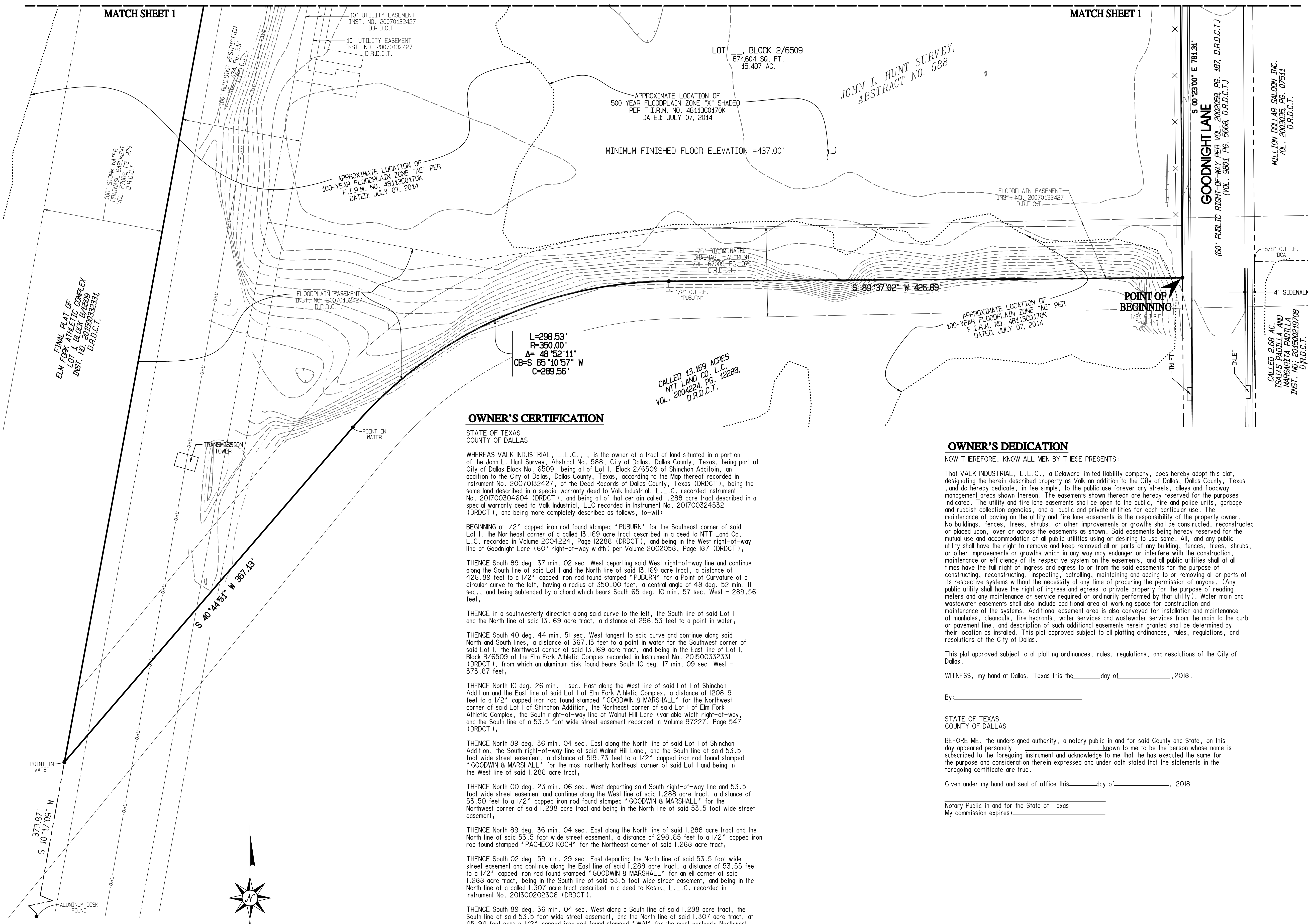
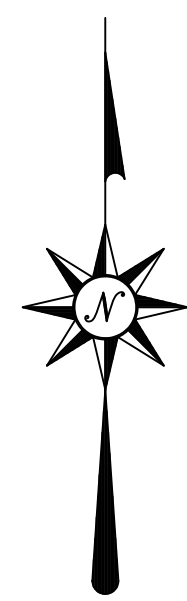
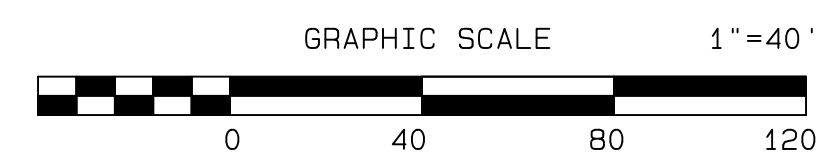
THENCE South 89 deg. 36 min. 04 sec. West along a South line of said 1.288 acre tract, the South line of said 53.5 foot wide street easement, and the North line of said 1.307 acre tract, at 45.94 feet pass a 1/2" capped iron rod found stamped "WAI" for the most northerly Northwest corner of said 1.307 acre tract, continue a total distance of 125.94 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the beginning of a corner clip at the intersection of said 53.5 foot wide street easement and Goodnight Lane,

THENCE South 45 deg. 23 min. 25 sec. East along said corner clip, the West right-of-way line of said Goodnight Lane, and the East line of said 1.288 acre tract, a distance of 14.14 feet to an "X" cut found in sidewalk for the end of said corner clip,

THENCE South 00 deg. 23 min. 00 sec. East along the East line of said 1.288 acre tract and the West right-of-way line of said Goodnight Lane, a distance of 781.31 feet to the POINT OF BEGINNING, containing 690,657 square feet or 15.855 acres of land, more or less.

L=298.53'  
R=350.00'  
Δ= 48°52'11"  
CB=S 65°10'57" W  
C=289.56'

CALLED 13.169 ACRES  
NTT LAND CO. L.L.C.  
VOL. 2004224, PG. 1228B.  
D.R.D.C.T.



E:\10775 - V&M\GOGO\PLAT\PLAT BASE.rpt