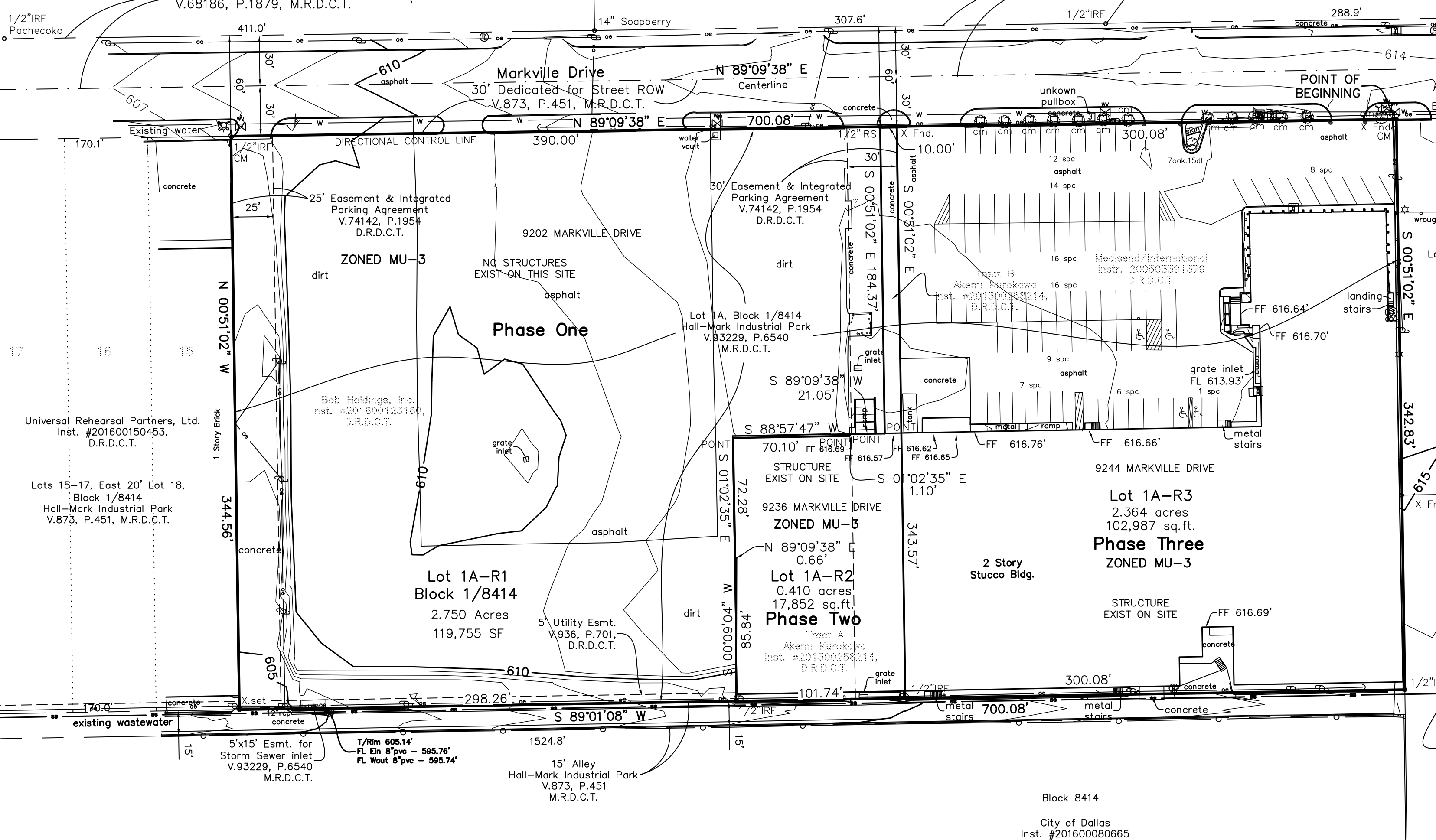


Vicinity Map  
NTS

J. Hamilton Survey  
Abstract No. 647



The subject property is not graphically depicted in areas subject to inundation by the 1% annual chance flood Zone AE (base flood elevations determined), Zone X (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 X (Areas determined to be outside the 0.2% annual chance flood - plain); according to the National Flood Insurance Program Flood Insurance Rate Map of Dallas County, Texas and Incorporated areas, Map No. 4813C0215K, Community-Panel No. 480171 0215 K, dated July 7, 2014.

NOTES:  
CM - CONTROL MONUMENT.  
IRF - IRON ROD FOUND.  
IPF - IRON PIPE FOUND.  
IRS - IRON ROD STAMPED "BEASLEY RPLS 6066" SET.

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000)  
Geoid 12A, Texas North Central Zone. Grid bearings.  
Grid Scale Factor = 0.99985046785

SCALE 1"=50'

ENGINEER:  
ICON CONSULTING ENGINEERS, INC.  
2840 WEST SOUTHLAKE BLVD., STE: 110  
SOUTHLAKE, TEXAS 76092  
PH: (817) 552-6210  
FAX: (817) 778-4845  
CONTACT: DAVID C. GREGORY, P.E.

SURVEYOR:  
HERBERT S. BEASLEY LAND SURVEYORS L.P.  
P.O. BOX 8873  
FORT WORTH, TEXAS, 76124  
PH: (817) 429-0194  
CONTACT: DICK JONES

OWNER & DEVELOPER PHASE 1:  
BOB HOLDINGS, INC.  
624 OLYMPIA  
RICHARDSON, TX 75081-5158  
PH: (469) 682-2540  
CONTACT: ASIF KHAN  
asif@khan.com

OWNER & DEVELOPER PHASE 2:  
AKEMI KUROKAWA

OWNER & DEVELOPER PHASE 3:  
MEDISEND/INTERNATIONAL

PLAT NOTES:

1. TO SUBDIVIDE 1 PLATTED LOT (1A) INTO 3 LOTS.
2. 1/2" IRON RODS STAMPED "BEASLEY RPLS 6066" WERE SET BY THIS FIRM FROM A PREVIOUS SURVEY.
3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
4. Coordinates shown are State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, on Grid Coordinate Values and No Projection.

TREE LEGEND

- cm crepe myrtle (Lagerstroemia indica)
  - oak live oak (Quercus virginiana)
  - dl drip line radius
- Example:  
6ce.10dl 6" cedar - 10' drip line

OWNERS CERTIFICATE

COUNTY OF DALLAS §  
STATE OF TEXAS §

OWNER

WHEREAS, BOB HOLDINGS, INC., a Texas corporation, acting by and through the undersigned, its duly authorized agent, MEDISEND/INTERNATIONAL, a Texas Corporation, acting by and through the undersigned, its duly authorized agent and Akemi Kurokawa, acting by and through the undersigned, its duly authorized agent are the sole owners of all that certain tract, parcel, or lot of land located in the J.D. Hamilton Survey, Abstract No. 647, Dallas County, Texas, being a portion of Lot 1A, Block 1/8414, Hall-Mark Industrial Park No. 2, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 93229, Pages 6540-6547, Map Records, Dallas County, Texas and being the tract of land described in the deed to Bob Holdings, Inc., recorded in County Clerks Instrument No. 201600123160, Deed Records, Dallas County, Texas, being the tracts of land described in the deed to Akemi Kurokawa, recorded in County Clerks Instrument No. 201300258214, Deed Records, Dallas County, Texas and being the tract of land described in the deed to MEDISEND/INTERNATIONAL, recorded in County Clerks Instrument No. 200503391379, Deed Records, Dallas County, Texas. Said 5.524 acres of land being more particularly described as follows:

BEGINNING at an "X" found at the northeast corner of said Lot 1A;  
THENCE S00°51'02"E, a distance of 342.83 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set at the southeast corner of said Lot 1A;  
THENCE S89°09'38"W, a distance of 700.08 feet to an "X" set at the southwest corner of said Lot 1A;  
THENCE N00°51'02"W, a distance of 344.56 feet to a 1/2" iron rod found at the northwest corner of said Lot 1A;  
THENCE N89°09'38"E, a distance of 700.08 feet to the point of beginning, containing 5.524 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bob Holdings, Inc., Akemi Kurokawa and MEDISEND/INTERNATIONAL, do hereby certify they are the legal owners of the above described land, and do hereby adopt this plat, designating the hereinabove described property as HALL-MARK INDUSTRIAL PARK NO. 2, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Asif Khan  
Operating Partner, Bob Holdings, Inc.  
LOT 1A-R1

By: \_\_\_\_\_  
Akemi Kurokawa  
Owner  
LOT 1A-R2

By: \_\_\_\_\_  
Nick Hallack  
Title:  
MEDISEND/INTERNATIONAL  
LOT 1A-R3

COUNTY OF DALLAS §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Asif Khan, Operating Partner, Bob Holdings, Inc., known to be 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 in the capacity therein stated.

Notary Public, State of Texas

COUNTY OF DALLAS §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Akemi Kurokawa, known to be 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 in the capacity therein stated.

Notary Public, State of Texas

COUNTY OF DALLAS §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Nick Hallack, known to be 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 in the capacity therein stated.

Notary Public, State of Texas

SURVEYOR'S STATEMENT:

I, Dick S. Jones, 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 Rule 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 the Signed Final Plat.

Date this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

PRELIMINARY, THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Dick S. Jones  
Texas Registered Professional Land Surveyor No. 5524

COUNTY OF TARRANT §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared Dick S. Jones, Texas Registered Professional Land Surveyor No. 5524, known to be 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 in the capacity therein stated.

Notary Public, State of Texas

REGISTERED PROFESSIONAL SURVEYORS

**HERBERT S. BEASLEY**

**LAND SURVEYORS L.P.**

- LAND
- TOPOGRAPHIC
- CONSTRUCTION SURVEYING

FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-446-5488  
hsbeasley@msn.com

P. O. BOX 8873  
FORT WORTH, TEXAS 76124

Preliminary Plat  
of  
LOT 1A-R1, 1A-R2 and 1A-R3, BLOCK 1/8414,  
HALL-MARK INDUSTRIAL PARK No. 2  
an addition to the City of Dallas, Dallas County, Texas.  
A Phased Preliminary Plat

Being a Revision of Lot 1A, Block 1/8414,  
HALL-MARK INDUSTRIAL PARK No. 2,  
to the City of Dallas, Dallas County, Texas according to the plat recorded in  
Volume 93229, Page 6540, Map Records, Dallas County, Texas.  
5.524 Acres of land

3 LOTS  
City Plan File Number: S178-130  
Engineering Number 311T-  
Prepared January 2018