

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, FUTURE FOAM, INC., is the owner of all that certain tract of land being situated in the James S. Shelby Survey, Abstract Number 1354, Dallas County, Texas, and being all of Lot 4 and a part of Lots 5, 7, 8, 9, 10, 11, and 12, Block 26425, Northwest Rail Operating Facility Addition, recorded in Instrument Number 20100009490, Plat Records, Dallas County, Texas and being more particularly described by means and bounds as follows:

BEGINNING at an "X" found in the West line of Abernathy Avenue, being Northeast corner of the herein described tract; and being the Northeast corner of said Lot 2;

THENCE South 00 Degrees 23 Minutes 01 Seconds East along said West line of Abernathy Avenue, 346.40 feet to an "X" found;

THENCE South 14 Degrees 57 Minutes 56 Seconds West, 14.09 feet to an "X" found near the intersection of Doric Street and Abernathy Avenue;

THENCE South 08 Degrees 16 Minutes 24 Seconds West, 48.69 feet to an "X" found in the North line of Doric Street, being the beginning of a curve to the left whose long chord bears South 88 Degrees 56 Minutes 55 Seconds West, 103.54 feet;

THENCE along said curve with a radius of 60.00 feet and an arc length of 124.91 feet to an "X" found in said North line of Doric Street;

THENCE South 67 Degrees 59 Minutes 36 Seconds West, 147.68 feet to an "X" found in said North line of Doric Street, being the beginning of a curve to the left whose long chord bears North 88 Degrees 08 Minutes 38 Seconds West, 302.89 feet;

THENCE along said curve whose radius is 228.69 feet and an arc length of 30.70 feet to a 1/2 inch iron rod found, being the most Southly Southwest corner of the herein described tract and the Southeast corner of a tract of land described in a deed to Dallas Area Rapid Transit, recorded in Instrument Number 2006-49511, of said records;

THENCE North 01 Degree 22 Minutes 47 Seconds West with the East line of said Dallas Area Rapid Transit tract, 168.27 feet to a 60D found, being a permanent iron benchmark for the herein described tract and the Northeast corner of said Dallas Area Rapid Transit tract;

THENCE South 88 Degrees 24 Minutes 04 Seconds West with the North line of said Dallas Area Rapid Transit tract, 425.84 feet to a 1/2 inch iron rod found in the North line of said Doric Street;

THENCE North 46 Degrees 28 Minutes 32 Seconds West, 7.03 feet to an "X" found, being the most Westerly Southwest corner of the herein described tract;

THENCE North 00 Degrees 59 Minutes 36 Seconds West, 50.39 feet to a capped iron rod found stamped "METROPLEX", being the beginning of a curve to the left whose long chord bears North 01 Degree 53 Minutes 19 Seconds West, 103.92 feet;

THENCE along said curve whose radius is 60.00 feet with an arc length of 125.65 feet to a capped iron rod set stamped "KAZ", being the beginning of a curve to the left whose long chord bears North 06 Degrees 05 Minutes 19 Seconds West, 28.98 feet;

THENCE along said curve whose radius is 173.92 feet with an arc length of 251.01 feet to a 1/2 inch iron rod found in the South line of a tract of land described in a deed to the Leo Hollander Revocable Trust and the Cynthia Hollander Revocable Trust, recorded in Instrument Number 2005-0206042, of said records, being the Northwest corner of the herein described tract;

THENCE North 89 Degrees 32 Minutes 18 Seconds East along said South line of Hollander tract, 800.47 feet to the PLACE OF BEGINNING, containing 4.73 acres of land more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FUTURE FOAM, INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, MIKE BLATT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DELTA INDUSTRIAL DISTRICT ADDITION, LOT 1A, BLOCK 26452, 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. THE RESPONSIBILITY FOR THE MAINTENANCE OF ANY UTILITY AND FIRE LANE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE USER THEREOF. THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY UTILITY AND FIRE LANE EASEMENTS. 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 ENHANCE OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR THE EASEMENTS. AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF ACCESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF OR BEHINDING ANY 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 OBTAINABLE 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 PROVIDED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAYMENT LINE, AND LOCATION AS INDICATED. ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INDICATED.

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 _____, 2018.

BY: _____
MIKE BLATT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE BLATT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

PRELIMINARY PLAT

LOT 1A, BLOCK 26452
NORTHWEST RAIL OPERATING FACILITY

A REPLAT OF LOT ALL OF LOT 4, AND PART OF LOTS 5, 7, 8,

9, 10, 11 & 12, BLOCK 26425, NORTHWEST RAIL

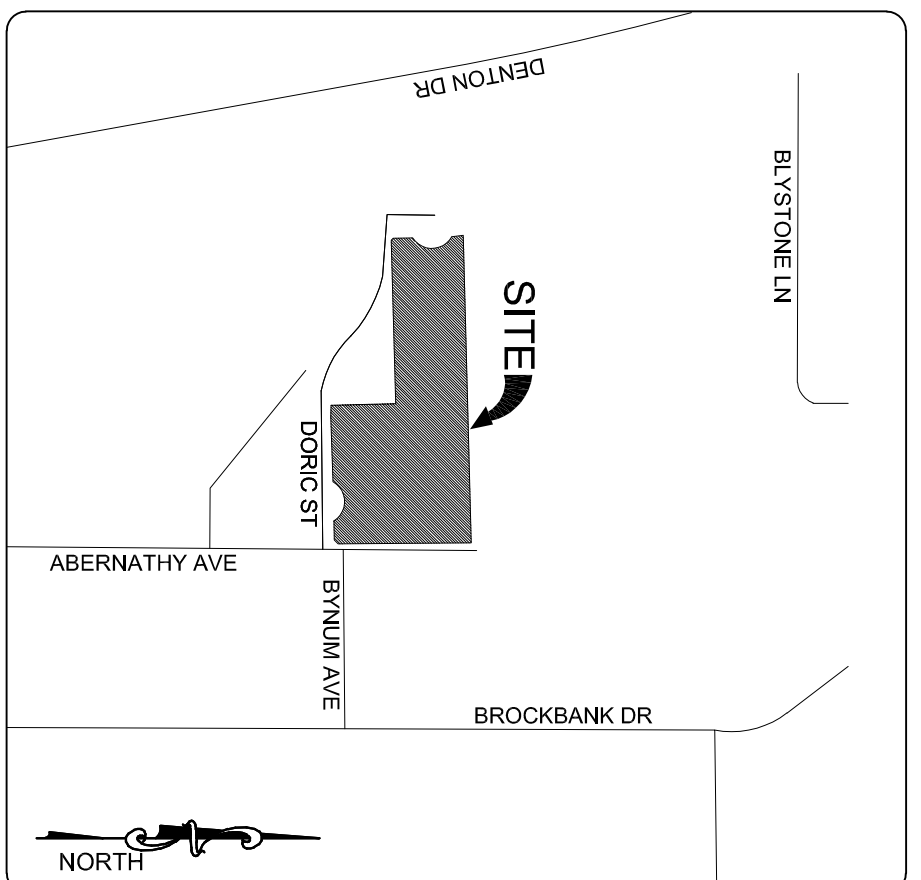
OPERATING FACILITY ADDITION IN THE

JAMES S. SHELBLY SURVEY, ABSTRACT NUMBER 1354,

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-308

CITY ENGINEERING PLAN FILE NO. _____



VICINITY MAP
1" = 2,000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO COMBINE ALL OF LOT 4, AND PART OF LOTS 5, 7, 8, 9, 10, 11 & 12, BLOCK 26425 INTO 1 LOT AND TO REMOVE THE BUILDING LINE FROM LOT 12 AND TO ABANDON VARIOUS EASEMENTS BY SEPARATE INSTRUMENTS.

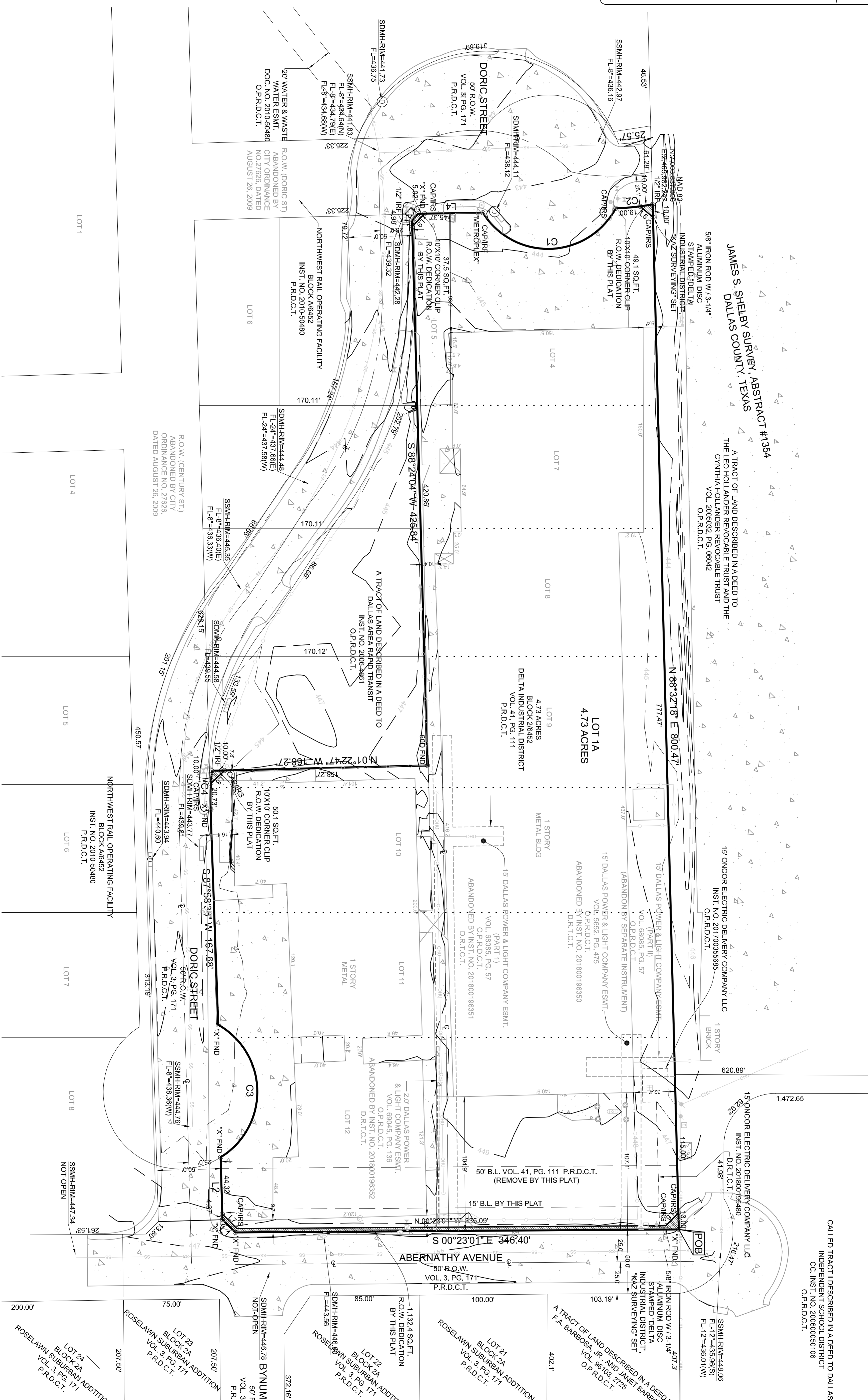
2. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE, AMERICAN DATUM OF 1983, ADJUSTMENT AND ARE BASED ON VRS-RTK OBSERVATIONS.

3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.

4. N.T.P. APPROVAL MAY BE REQUIRED FOR ANY DRIVEWAY MODIFICATION OR NEW ACCESS POINT(S).

5. COORDINATES SHOWN ARE TEXAS STATE PLANE, AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

6. ALL BUILDINGS TO REMAIN.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	125.65'	103.92'	N 01° 53' 16" W	119° 59' 24"
C2	173.92'	29.01'	28.98'	N 06° 05' 19" W	9° 33' 26"
C3	60.00'	124.91'	103.54'	S 88° 56' 53" W	119° 16' 51"
C4	226.69'	30.70'	30.68'	N 88° 08' 35" W	7° 45' 35"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44° 57' 56" W	14.09'
L2	S 88° 16' 24" W	48.69'
L3	N 06° 05' 19" W	6.03'
L4	N 46° 28' 32" W	6.03'
L5	N 39° 38' 33" E	13.15'
L6	S 45° 52' 21" E	14.01'
L7	S 44° 57' 56" W	16.02'
L8	N 43° 27' 12" W	14.85'
L9	N 46° 15' 46" W	14.06'

SURVEYOR'S STATEMENT

I, KENNETH A. ZOLLINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, I AM RESPONSIBLE FOR THE ACCURACY OF THE DATA AND DIMENSIONS SHOWN HEREON, AND I AM AWARE OF THE RULES AND REGULATIONS OF PROFESSIONAL LAND SURVEYING, 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 MOVEMENT SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A.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.

KENNETH A. ZOLLINGER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5312

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

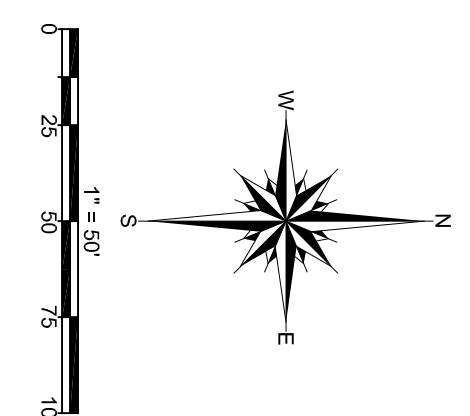
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940) 382-2446
JOB NUMBER: 160401-PP
DRAWN BY: TK, JMC
DATE: 9-5-2018
R.P.L.S.
KENNETH A. ZOLLINGER
www.kazsurveying.com

NO. 83 - NORTH AMERICAN DATUM 1983
NAD 83 - NORTH AMERICAN DATUM 1983
D.P.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
VOL. & VOLUME
CAPPED = 1/2" CAPPED IRON ROD FOUND
= SURVEY LINE
= R.O.W. CENTERLINE



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER
DENTON, TEXAS 76205
PHONE: (940) 382-2446
T.P.L.S. FIRM #10002100

OWNER:
FUTURE FOAM, INC.
2210 PARKVIEW ROAD
MIDDLETON, MS 38982
PHONE: ()
CONTACT: MIKE BLATT

ARCHITECT:
MAGEE ARCHITECTS, L.P.
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FORT WORTH, TX 76107
PHONE: (817) 731-4992
CONTACT: PAUL FRIEDMAN

ENGINEER:
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2210 PARKVIEW ROAD
FORT WORTH, TEXAS 76107
PHONE: (817) 732-8839
CONTACT: MICHAEL WICKLEY THOMAS