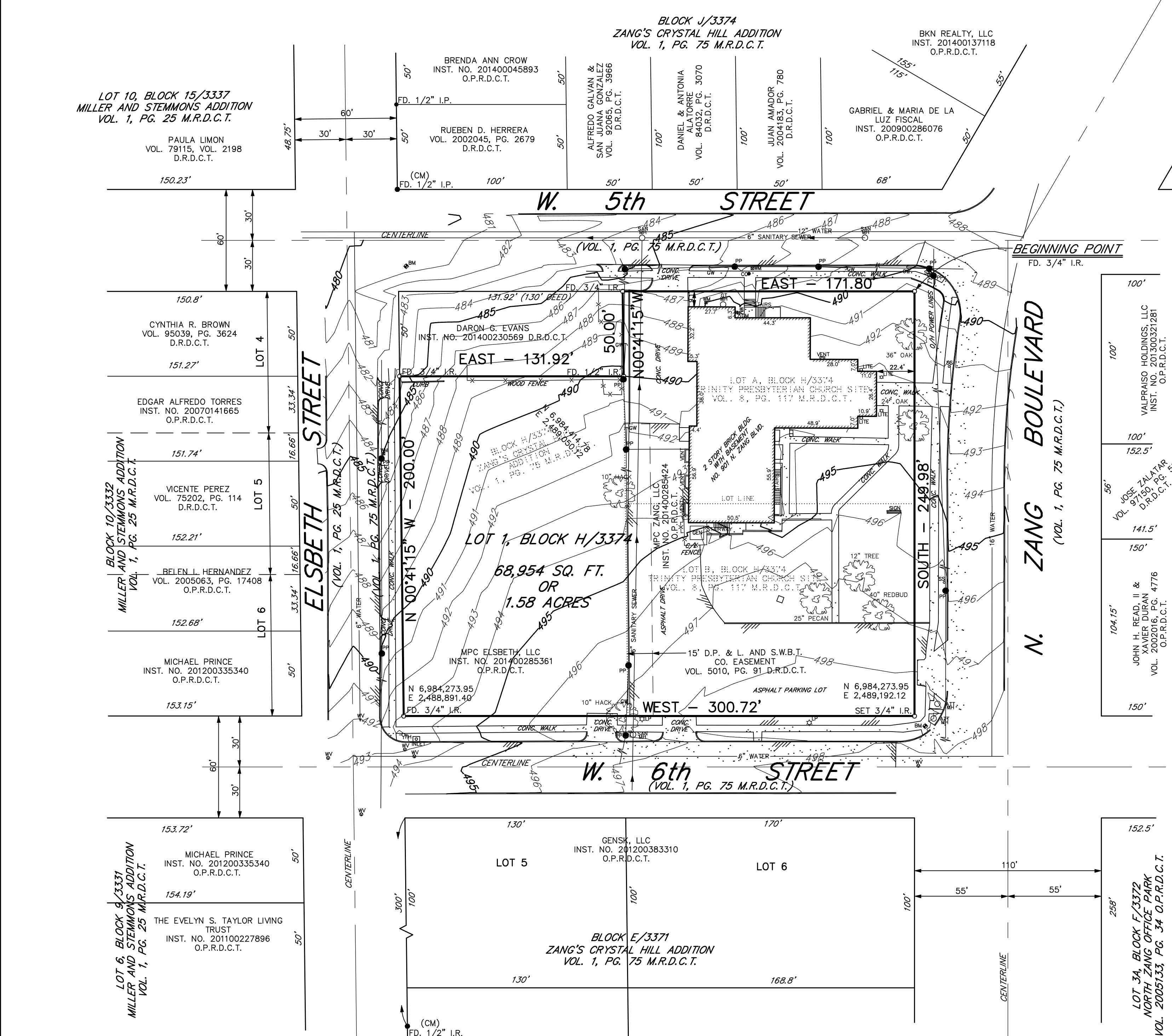


NOT TO SCALE



- LEGEND**
- R.O.W. RIGHT-OF-WAY
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - INST. INSTRUMENT
 - NO. NUMBER
 - (CM) CONTROLLING MONUMENT
 - FD. FOUND
 - I.R. IRON ROD
 - IP. IRON PIPE
 - TYP. TYPICAL
 - TEL. TELEPHONE PEDESTAL
 - C/L. CHAIN LINK
 - B/W. BARBED WIRE
 - BLDG. BUILDING
 - WM. WATER METER
 - WV. WATER VALVE
 - GW. GUY WIRE
 - O/H. OVERHEAD
 - LP. LIGHT POLE
 - GM. GAS METER
 - SAN MH. SANITARY SEWER MANHOLE
 - STM MH. STORM SEWER MANHOLE
 - UCGM. UNDERGROUND CABLE MARKER
 - PP. POWER POLE
 - FH. FIRE HYDRANT
 - CO. CLEANOUT
 - T. TRANSFORMER
 - CONC. CONCRETE
 - ASPHALT. *etc*

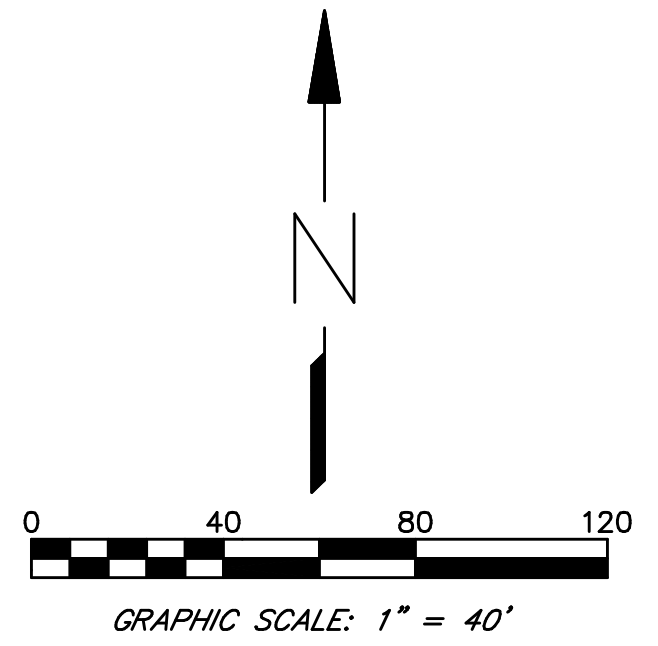
BENCHMARK: SQUARE CUT IN CENTER OF INLET, SOUTHEAST CORNER OF ELSBETH AND 5TH. ELEV. 480.43

BENCHMARK: CROSS CUT IN SIDEWALK, NORTHWEST CORNER OF ZANG AND 6TH. ELEV. 498.08

NOTES:

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

- GENERAL NOTES:**
1. REFERENCE BEARING FOR THE NORTH LINE OF W. 6th STREET, EAST, PER DEED TO TRINITY PRESBYTERIAN CHURCH, VOL. 2452, PG. 292 D.R.D.C.T.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 2 EXISTING LOTS AND PART OF BLOCK H/3374.
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. THE BUILDING SHOWN ON THIS PLAT WILL REMAIN.



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS MPC Elsbeth, LLC AND MPC Zang, LLC are the owners of all of Lots A and B, Block H/3374 of TRINITY PRESBYTERIAN CHURCH SITE, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 8, Page 117 of the Map Records of Dallas County, Texas, and part of Block H/3374 of ZANG'S CRYSTAL HILL ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 75 of the Map Records of Dallas County, Texas, situated in the G. S. C. Leonard Survey, Abstract No. 780, and being all of those same tracts of land described in deeds to MPC Elsbeth, LLC and MPC Zang, LLC, recorded in Instrument Numbers 201400285361 and 201400285424, respectively, of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found at the present intersection of the south R.O.W. line of W. 5th Street (a 60' R.O.W.) with the west R.O.W. line of N. Zang Boulevard (a 110' R.O.W.);

THENCE SOUTH, 249.98' along the west line of N. Zang Boulevard to a 3/4" iron rod found for corner in the north R.O.W. line of W. 6th Street (a 60' R.O.W.);

THENCE WEST, 300.72' along the north line of W. 6th Street to a 3/4" iron rod found for corner in the east R.O.W. line of Elsbeth Street (a 60' R.O.W.);

THENCE N 00°41'15" W, 200.00' along the east line of Elsbeth Street to a 3/4" iron rod found at the southwest corner of that same tract of land described in deed to Daron G. Evans, recorded in Instrument Number 201400230569 of the Official Public Records of Dallas County, Texas;

THENCE EAST, 131.92' along the south line of said Evans property to a 1/2" iron rod found at the southeast corner of said Evans property;

THENCE N 00°41'15" W, 50.00' along the east line of said Evans property to a 3/4" iron rod found for corner in the south line of W. 5th Street;

THENCE EAST, 171.80' along in the south line of W. 5th Street to the Point of Beginning and containing 68,954 square feet or 1.58 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MPC ZANG, LLC and MPC ELSBETH, LLC, do hereby adopt this plat, designating the herein described property as **PRIMROSE NO. 7 ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon 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 and upon 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, clean outs, 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 _____, 2015.

MPC ZANG, LLC and MPC ELSBETH, LLC

By: _____
Randy Primrose, Agent

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Randy Primrose, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, 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.

DO NOT RECORD UNDER ANY CIRCUMSTANCES, FOR PRELIMINARY PURPOSES ONLY.

SCOTT DAVIS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, 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.

GIVEN under my hand and seal of office, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas.

FINAL PLAT
PRIMROSE NO. 7 ADDITION
LOT 1, BLOCK H/3374

A REPLAT OF LOTS A AND B, BLOCK H/3374 OF TRINITY PRESBYTERIAN CHURCH SITE AND PART OF BLOCK H/3374 OF ZANG'S CRYSTAL HILL ADDITION, SITUATED IN THE G. S. C. LEONARD SURVEY, ABSTRACT NO. 780, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. 5 156-029

OWNER/DEVELOPER

MPC ZANG, LLC
1903 CENTRAL DR., STE. 406
BEDFORD, TEXAS 76021
PH. 214-500-6763

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dlscl@bcglobal.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 10/23/15
JOB NO. 14158E