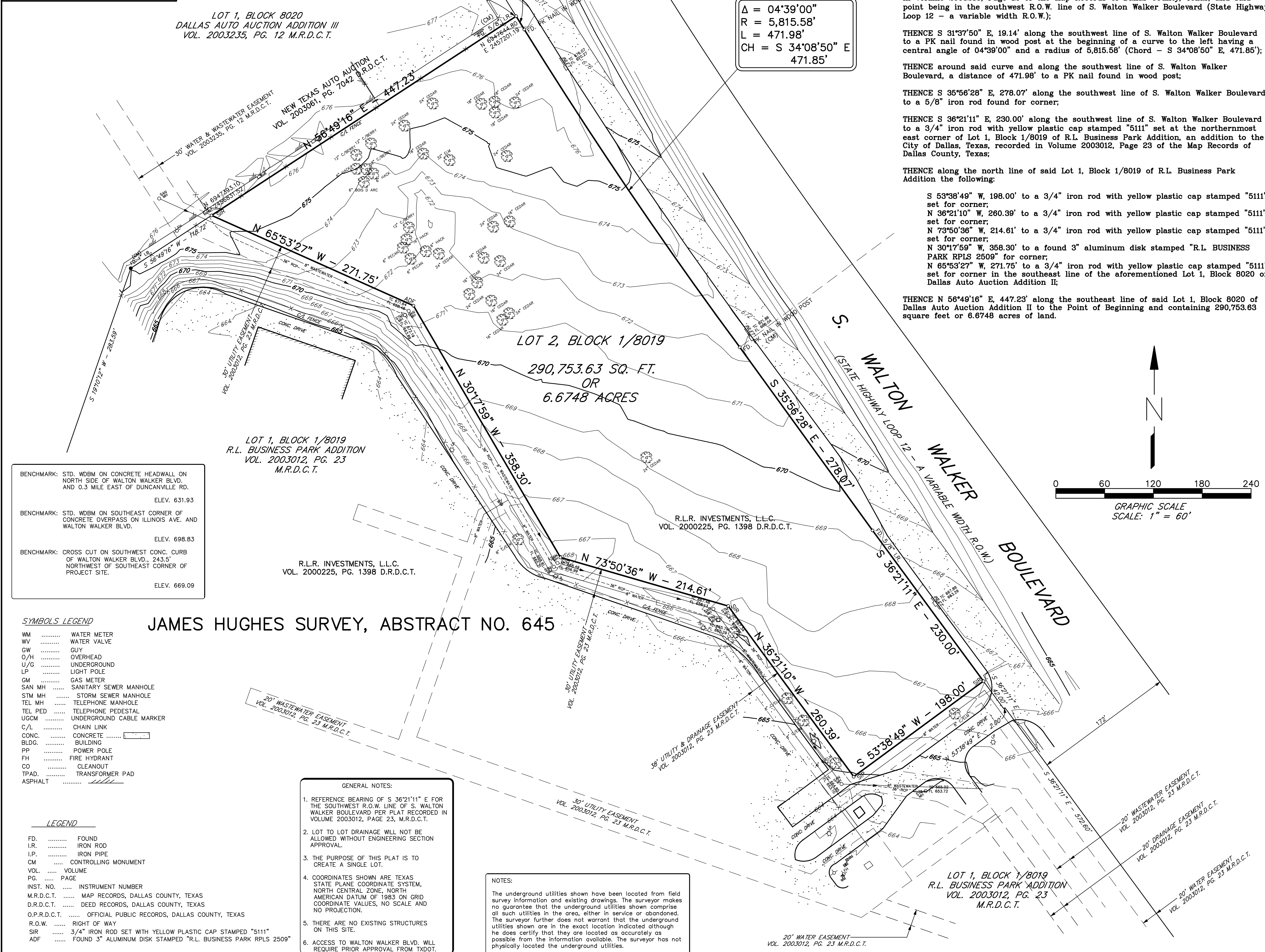


LOT 1, BLOCK 8020  
DALLAS AUTO AUCTION ADDITION III  
VOL. 2003235, PG. 12 M.R.D.C.T.



BENCHMARK: STD. WDM ON CONCRETE HEADWALL ON NORTH SIDE OF WALTON WALKER BLVD. AND 0.3 MILE EAST OF DUNCANVILLE RD.  
ELEV. 631.93

BENCHMARK: STD. WDM ON SOUTHEAST CORNER OF CONCRETE OVERPASS ON ILLINOIS AVE. AND WALTON WALKER BLVD.  
ELEV. 698.83

BENCHMARK: CROSS CUT ON SOUTHWEST CONC. CURB OF WALTON WALKER BLVD., 243.5' NORTHWEST OF SOUTHEAST CORNER OF PROJECT SITE.  
ELEV. 669.09

- SYMBOLS LEGEND**
- WM ..... WATER METER
  - WV ..... WATER VALVE
  - CW ..... GUY
  - O/H ..... OVERHEAD
  - U/G ..... UNDERGROUND
  - LP ..... LIGHT POLE
  - GM ..... GAS METER
  - SAN MH ..... SANITARY SEWER MANHOLE
  - STM MH ..... STORM SEWER MANHOLE
  - TEL MH ..... TELEPHONE MANHOLE
  - TEL PED ..... TELEPHONE PEDESTAL
  - UGCM ..... UNDERGROUND CABLE MARKER
  - C/L ..... CHAIN LINK
  - CONC. ..... CONCRETE
  - BLDG. ..... BUILDING
  - PP ..... POWER POLE
  - FH ..... FIRE HYDRANT
  - CO ..... CLEANOUT
  - TPAD ..... TRANSFORMER PAD
  - ASPHALT ..... ASPHALT

- LEGEND**
- FD ..... FOUND
  - I.R. .... IRON ROD
  - I.P. .... IRON PIPE
  - CM ..... CONTROLLING MONUMENT
  - VOL ..... VOLUME
  - PG. .... PAGE
  - INST. NO. .... INSTRUMENT NUMBER
  - M.R.D.C.T. .... MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.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
  - SIR ..... 3/4" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "5111"
  - ADF ..... FOUND 3" ALUMINUM DISK STAMPED "R.L. BUSINESS PARK RPLS 2509"

- GENERAL NOTES:**
- REFERENCE BEARING OF S 36°21'11" E FOR THE SOUTHWEST R.O.W. LINE OF S. WALTON WALKER BOULEVARD PER PLAT RECORDED IN VOLUME 2003012, PAGE 23, M.R.D.C.T.
  - LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  - THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT.
  - 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.
  - THERE ARE NO EXISTING STRUCTURES ON THIS SITE.
  - ACCESS TO WALTON WALKER BLVD. WILL REQUIRE PRIOR APPROVAL FROM TxDOT.

**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.

$$\Delta = 04^{\circ}39'00''$$

$$R = 5,815.58'$$

$$L = 471.98'$$

$$CH = S 34^{\circ}08'50'' E$$

$$471.85'$$

**OWNER'S CERTIFICATE**

COUNTY OF DALLAS:  
STATE OF TEXAS:

WHEREAS, R.L.R. INVESTMENTS, L.L.C., is the owner of that certain lot, tract or parcel of land situated in the JAMES HUGHES SURVEY, ABSTRACT NO. 645, and lying in City Block 8019 of the City of Dallas, Dallas County, Texas, and being part of that same tract of land described in Special Warranty Deed to R.L.R. Investments, L.L.C., recorded in Volume 2000225, Page 1398 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 5/8 iron rod found at the easternmost corner of Lot 1, Block 8020 of Dallas Auto Auction Addition III, an addition to the City of Dallas, Texas, recorded in Volume 2003235, Page 12 of the Map Records of Dallas County, Texas, and said point being in the southwest R.O.W. line of S. Walton Walker Boulevard (State Highway Loop 12 - a variable width R.O.W.);

THENCE S 31°37'50" E, 19.14' along the southwest line of S. Walton Walker Boulevard to a PK nail found in wood post at the beginning of a curve to the left having a central angle of 04°39'00" and a radius of 5,815.58' (Chord - S 34°08'50" E, 471.85');

THENCE around said curve and along the southwest line of S. Walton Walker Boulevard, a distance of 471.98' to a PK nail found in wood post;

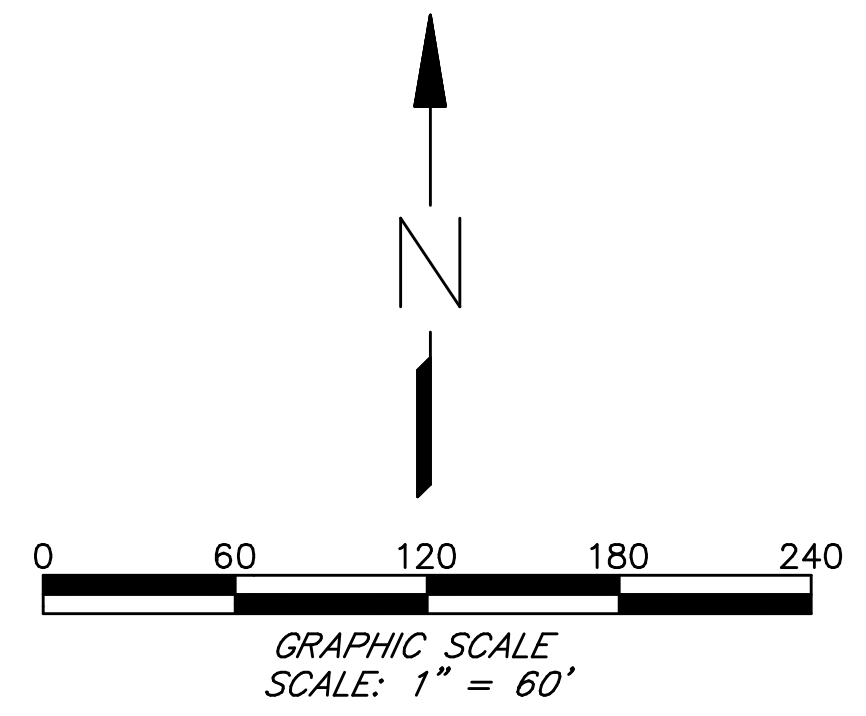
THENCE S 35°56'28" E, 278.07' along the southwest line of S. Walton Walker Boulevard to a 5/8" iron rod found for corner;

THENCE S 36°21'11" E, 230.00' along the southwest line of S. Walton Walker Boulevard to a 3/4" iron rod with yellow plastic cap stamped "5111" set at the northernmost east corner of Lot 1, Block 1/8019 of R.L. Business Park Addition, an addition to the City of Dallas, Texas, recorded in Volume 2003012, Page 23 of the Map Records of Dallas County, Texas;

THENCE along the north line of said Lot 1, Block 1/8019 of R.L. Business Park Addition the following:

S 53°38'49" W, 198.00' to a 3/4" iron rod with yellow plastic cap stamped "5111" set for corner;  
 N 36°21'10" W, 260.39' to a 3/4" iron rod with yellow plastic cap stamped "5111" set for corner;  
 N 73°50'36" W, 214.61' to a 3/4" iron rod with yellow plastic cap stamped "5111" set for corner;  
 N 30°17'59" W, 358.30' to a found 3" aluminum disk stamped "R.L. BUSINESS PARK RPLS 2509" for corner;  
 N 65°53'27" W, 271.75' to a 3/4" iron rod with yellow plastic cap stamped "5111" set for corner in the southeast line of the aforementioned Lot 1, Block 8020 of Dallas Auto Auction Addition II;

THENCE N 56°49'16" E, 447.23' along the southeast line of said Lot 1, Block 8020 of Dallas Auto Auction Addition II to the Point of Beginning and containing 290,753.63 square feet or 6.6748 acres of land.



**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That R.L.R. INVESTMENTS, L.L.C., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as R.L.R. BUSINESS PARK II ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 \_\_\_\_\_, 2015.  
 R.L.R. INVESTMENTS, L.L.C.

Mike Tripp, Director of FMC-WEST

STATE OF TEXAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Mike Tripp, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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, Section 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.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.  
 SCOTT DAVIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS:

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.

**PRELIMINARY PLAT**  
**R.L.R. BUSINESS PARK II ADDITION**  
**LOT 2, BLOCK 1/8019**

A SUBDIVISION OF A TRACT OF LAND SITUATED IN THE JAMES HUGHES SURVEY, ABSTRACT NO. 645 AND BEING A PART OF CITY BLOCK 8019, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S 156-031

OWNER/DEVELOPER  
 RLR INVESTMENTS LLC  
 600 GILLIAM RD.  
 PO BOX 271  
 WILMINGTON, OHIO 45177  
 PH. 937-382-1494

ENGINEER  
 DAVID W. WALLS, P.E.  
 PH. 214-724-0983  
 davidwalls@sbglobal.net

DAVIS LAND SURVEYING CO., INC.  
 9777 FERGUSON ROAD, SUITE 105  
 DALLAS, TEXAS 75228

DATE: 12/19/14  
 JOB NO. 14134