

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
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INST. INSTRUMENT
 NO. NUMBER
 VOL. VOLUME
 PG. PAGE
 (CM) CONTROLLING MONUMENT
 (WYO) WITH YELLOW CAP
 FD. FOUND
 I.R. IRON ROD
 SQ. FT. SQUARE FEET

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.

OWNER'S CERTIFICATE

STATE OF TEXAS:
 COUNTY OF DALLAS:

WHEREAS DALAL REAL ESTATE, LLC and CARDINAL MANAGEMENT, LLC are the owners of Block 51/7940 of REVISED PLAT OF BLOCK 51/7940 OF BROOK HOLLOW INDUSTRIAL DISTRICT NUMBER FIVE, an addition to the City of Dallas, Texas, recorded in Volume 40, Page 71 of the Map Records of Dallas County, Texas, and being situated in the James McLaughlin Survey, Abstract No. 845, and being the remainder of that same tract of land described in Special Warranty Deed to Dalal Real Estate, LLC, recorded in Instrument Number 2008020662 and all of that same tract of land described in Special Warranty Deed with Vendor's Lien to Cardinal Management, LLC, recorded in Instrument Number 202000046836 of the Official Public Records of Dallas County, Texas, and said tract being more particularly described as follows:

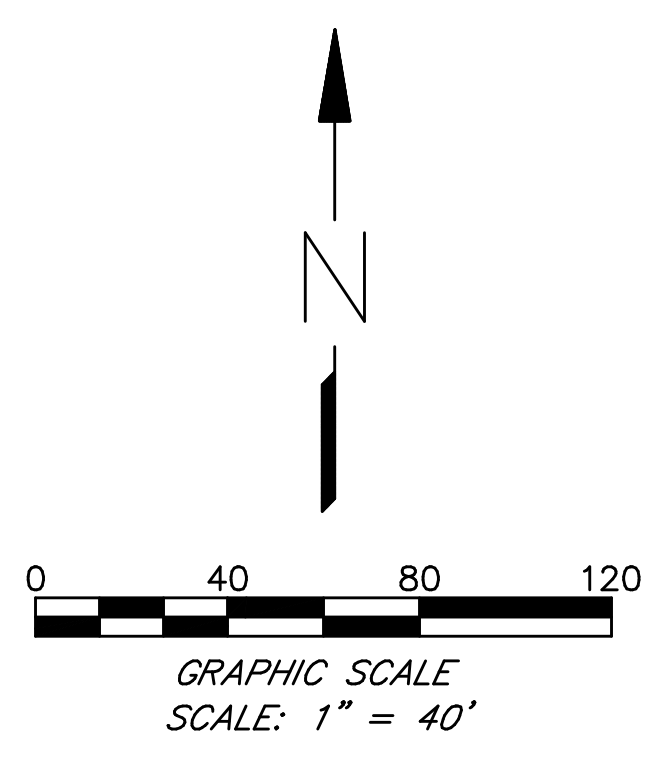
BEGINNING at a 5/8" iron rod with yellow cap found at the east corner of Block 51/7940 of said Revised Plat Of Block 51/7940 Of Brook Hollow Industrial District Number Five addition and being the east corner of that same tract of land described in Special Warranty Deed with Vendor's Lien to Maxwell Papers, LP, recorded in Instrument Number 201400141068 of the Official Public Records of Dallas County, Texas, and being in the northwest right-of-way line of Regal Row (a 50' right-of-way);

THENCE S 44°50'29" W, 365.00' along the northwest line of Regal Row to a 1/2" iron rod with yellow cap found at the east corner of that same tract of land described in Warranty Deed to ZIJM Investments, LLC, recorded in Instrument Number 20070166922 of the Official Public Records of Dallas County, Texas;

THENCE N 45°09'31" W, 353.06' along the northeast line of said ZIJM Investments, LLC property to a cross found in the southeast line of the St. Louis Southwestern Railway Company (a variable width R.O.W.);

THENCE N 48°07'09" E, 365.60' along the southeast line of said St. Louis Southwestern Railway Company R.O.W. to a 5/8" iron rod found at the west corner of the aforementioned Maxwell Papers, LP property;

THENCE S 45°09'31" E, 332.15' along the southwest line of said Maxwell Papers, LP property to the Point of Beginning and containing 125,051 square feet or 0.2871 acres of land.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALAL REAL ESTATE, LLC and CARDINAL MANAGEMENT, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as DALAL ADDITION, 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 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 _____, 2020.

DALAL REAL ESTATE, LLC

Henri Arraj, Owner

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Henri Arraj, 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 _____, 2020.

Notary Public in and for the State of Texas.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2020

CARDINAL MANAGEMENT, LLC

Arcilia Acosta, Owner

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Arcilia Acosta, 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 _____, 2020.

Notary Public in and for the State of Texas.

GENERAL NOTES:
 1. Bearings based on State Plane Coordinate System, North Central Zone, North American Datum of 1983, (1983).
 2. Lot to lot drainage will not be allowed without engineering section approval.
 3. The purpose of this plat is to create 2 lots from an existing platted tract.
 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. Structures to remain.

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 Engineers and Land Surveyors, 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.

Preliminary, this document shall not be recorded for any purposes and shall not be used or relied upon as a final survey document.

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 _____, 2020.

Notary Public in and for the State of Texas.

**PRELIMINARY PLAT
 DALAL ADDITION**

LOTS 1 AND 2, BLOCK 51/7940

A REPLAT OF BLOCK 51/7940 OF REVISED PLAT OF BLOCK 51/7940 OF BROOK HOLLOW INDUSTRIAL DISTRICT NUMBER FIVE, SITUATED IN THE JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 845, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S201-533

OWNER	OWNER	DATE: 11/06/2020
CARDINAL MANAGEMENT, LLC 535 REGAL ROW DALLAS, TX 75247 aacosta@carconindustries.com	DALAL REAL ESTATE, LLC 7138 ENVOY COURT, STE. 160 DALLAS, TX 75247 harraj@cfc-texas.com	
DAVIS LAND SURVEYING CO., INC. 9777 FERGUSON ROAD, SUITE 105 DALLAS, TEXAS 75228		disc@bcglobal.net JOB NO. 20064