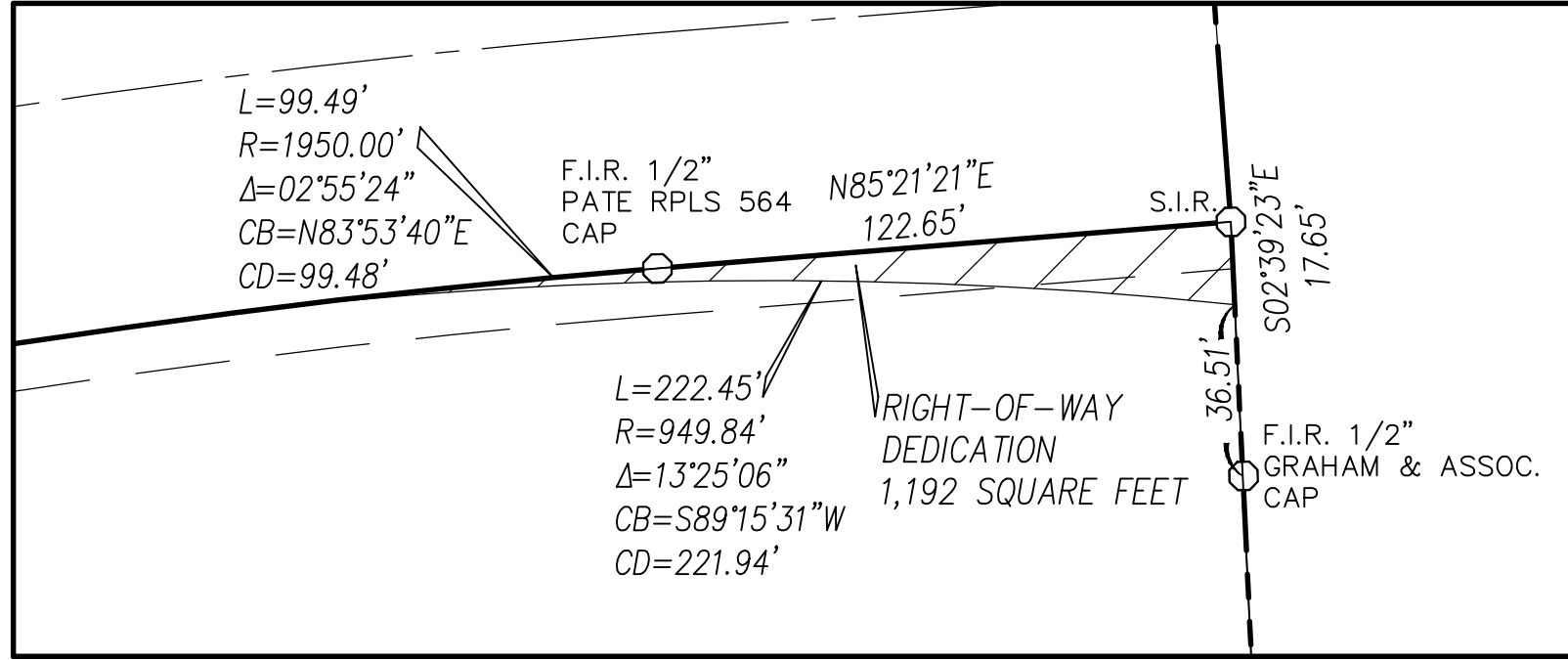


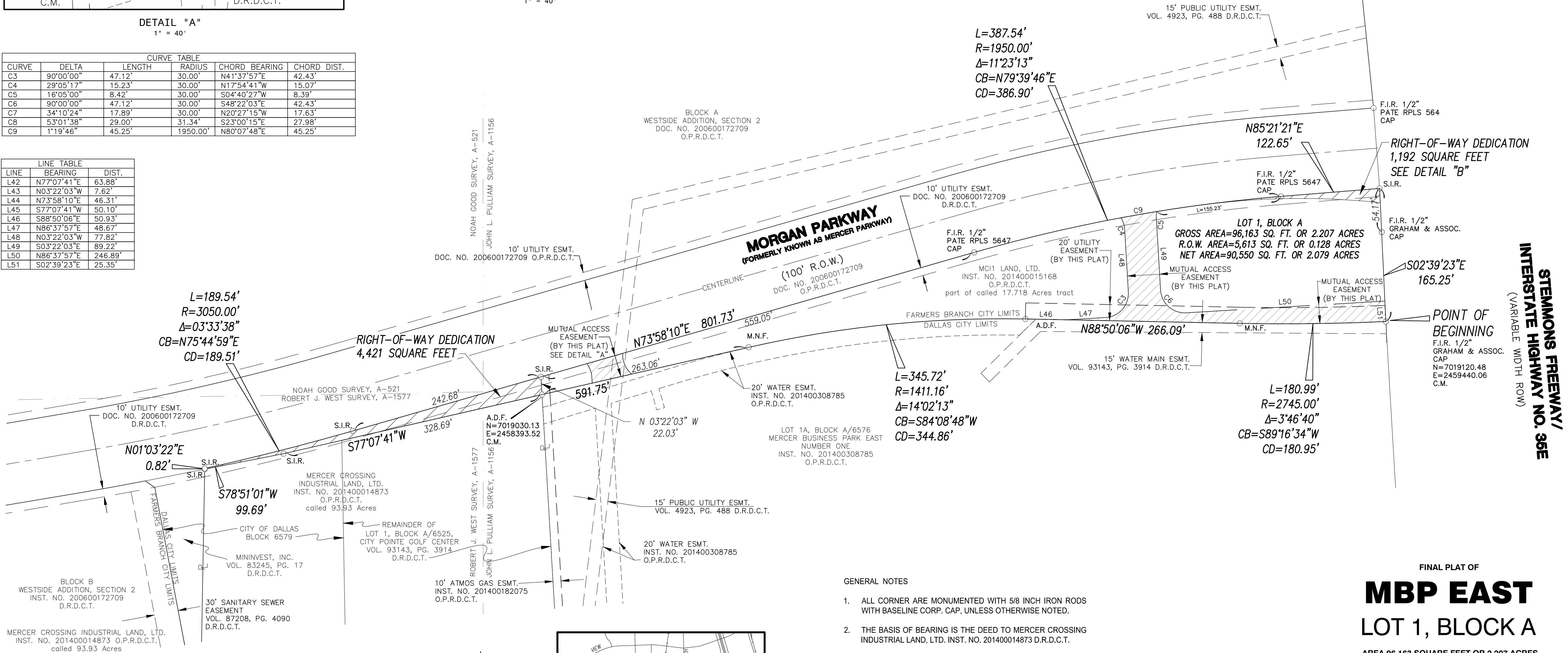
DETAIL "A"
1" = 40'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C3	90°00'00"	47.12'	30.00'	N41°37'57"E	42.43'
C4	29°05'17"	15.23'	30.00'	N17°54'41"W	15.07'
C5	16°05'00"	8.42'	30.00'	S04°40'27"W	8.39'
C6	90°00'00"	47.12'	30.00'	S48°22'03"E	42.43'
C7	34°10'24"	17.89'	30.00'	N20°27'15"W	17.63'
C8	53°01'38"	29.00'	31.34'	S23°00'15"E	27.98'
C9	1°19'46"	45.25'	1950.00'	N80°07'48"E	45.25'

LINE TABLE		
LINE	BEARING	DIST.
L42	N77°07'41"E	63.88'
L43	N03°22'03"W	7.62'
L44	N73°58'10"E	46.31'
L45	S77°07'41"W	50.10'
L46	S88°50'06"E	50.93'
L47	N86°37'57"E	48.67'
L48	N03°22'03"W	77.82'
L49	S03°22'03"E	89.22'
L50	N86°37'57"E	246.89'
L51	S02°39'23"E	25.35'



DETAIL "B"
1" = 40'



GENERAL NOTES

- ALL CORNER ARE MONUMENTED WITH 5/8 INCH IRON RODS WITH BASELINE CORP. CAP, UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARING IS THE DEED TO MERCER CROSSING INDUSTRIAL LAND, LTD. INST. NO. 201400014873 O.P.R.D.C.T.
- SELLING A PORTION OF ANY BLOCK IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- PURPOSE OF PLAT IS TO REPLAT BLOCK C.
- THE COORDINATES HEREON ARE SURFACE COORDINATES AND WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NAD 83 GEOID 12A, GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.99985878615.
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- ANY NEW ACCESS OR MODIFICATIONS TO THE I-35E OR I-635 TRAFFIC LANES REQUIRES TXDOT APPROVAL.

Owner:
MC11 LAND, LTD.
1722 Routh Street, Suite 1313
Dallas, Texas 75201
(214) 270-1000
Contact: George Billingsley

Owner:
MERCER CROSSING INDUSTRIAL LAND, LTD.
1722 Routh Street, Suite 1313
Dallas, Texas 75201
(214) 270-1000
Contact: George Billingsley

Surveyor
BASILINE CORPORATION
Professional Surveyors
Contact: Thomas C. Holland, R.P.L.S.
1801 Gateway Blvd, Suite 101
Richardson, Texas 75080
(972) 535-6325
Firm Registration #10193933

Engineer
Binkley & Barfield | C&P
consulting engineers
Contact: Thomas P. Jones, P.E.
1801 Gateway Blvd, Suite 101
Richardson, Texas 75080
(972) 644-2800 Fax (972) 644-2817
Firm Registration #3185

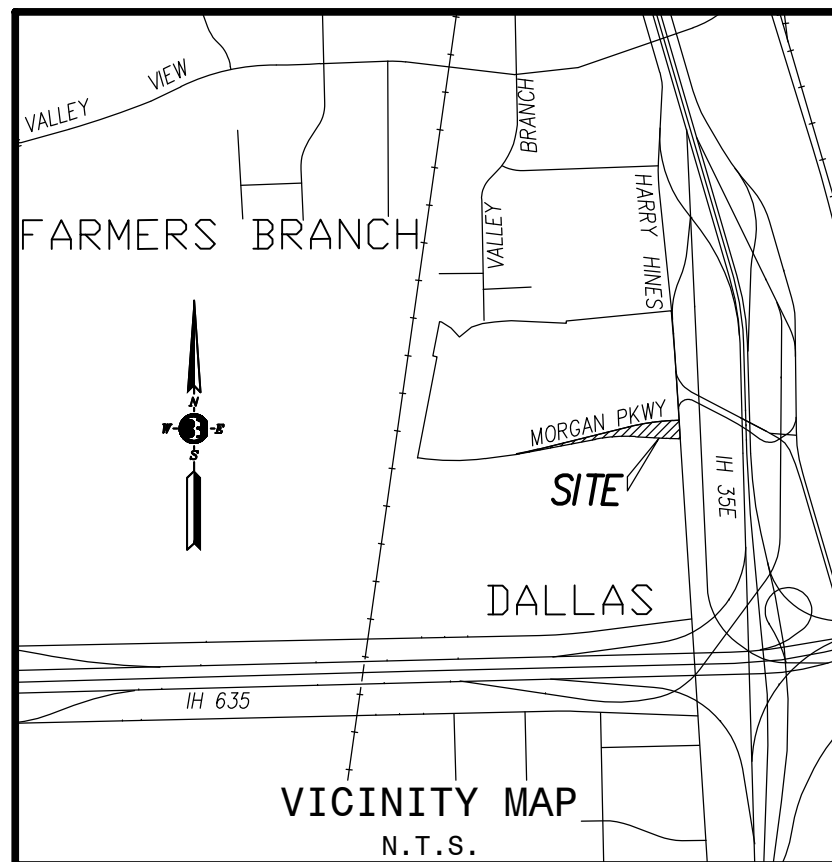
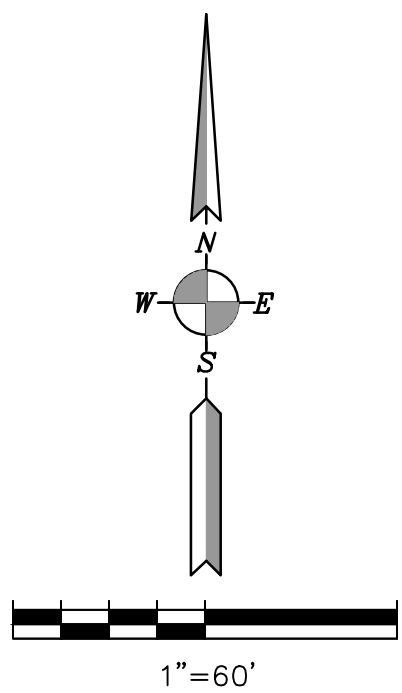
Scale 1"=60'

Project No. BC12053

March 27, 2015

Sheet 1 of 2

Flood Note: According to the "Floodplain Information Study for Farmers Branch Creek", prepared by Boyd Hydrology PLLC Firm No. F-12332, Dated 11/11/2013, the subject property is not in a flood hazard area.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MCII LAND, LTD. and MERCER CROSSING INDUSTRIAL LAND, LTD. are the owners of all of the following described tract or parcel of land situated in the John L. Pulliam Survey, Abstract No. 1156, and in the R.J. West Survey, Abstract No. 1577, in the City of Farmers Branch, Dallas County, Texas, and being part of BLOCK C of the WESTSIDE ADDITION, SECTION 2, an addition to the City of Farmers Branch recorded in Document No. 200600172709 in the Dallas County Plat Records, being part of the called 17.718 acres tract described in the Special Warranty Deed to MCII LAND, LTD., recorded in Instrument No. 201400015168 in the Official Public Records of Dallas County, Texas (OPRDCT), and also being part of the called 93.93 acres tract described in the Special Warranty Deed to MERCER CROSSING INDUSTRIAL LAND, LTD. recorded in Instrument No. 201400014873 in the OPRDCT, and being more particularly described as follows:

BEGINNING at a found ½ inch iron rod with Graham & Assoc. cap on the west right-of-way line of Interstate Highway 35E also known as Stemmons Freeway (variable width right-of-way), at the the southeast corner of BLOCK C, also the northeast corner of Lot 1A, Block A/6576 Mercer Business Park East Number One an addition to the City of Dallas recorded in Instrument No. 201400308785 in the OPRDCT,

THENCE Westerly an arc distance of 180.99 feet along a curve to the right having a radius of 2745.00 feet, a central angle of 03°46'40", and the chord bears South 89°16'34" West 180.95 feet to a found mag nail with brass washer stamped "MBPE-1, A/6576 BASELINE" in concrete pavement;

THENCE North 88°50'06" West 266.09 feet to a found 3 inch aluminum disk stamped "Mercer Business Park East No. 1 Block A/6576, Baseline Corp.";;

THENCE Westerly an arc distance of 345.72 feet along a tangent curve to the left having a radius of 1411.16 feet, a central angle of 14°02'13", and the chord bears South 84°08'48" West 344.86 feet found mag nail with brass washer stamped "MBPE-1, A/6576 BASELINE" in concrete pavement;

THENCE South 77°07'41" West (at 263.06 feet passing a found 3 inch aluminum disk stamped "Mercer Business Park East No. 1 Block A/6576, Baseline Corp." on the west side of said MCII LAND, LTD. tract) 591.75 feet to a set 5/8 inch iron rod with Baseline Corp cap;

THENCE South 78°51'01" West 99.69 feet to a set 5/8 inch iron rod with Baseline Corp cap on the south right-of-way line;

Thence North 01°03'22" East 0.82 feet to a set 5/8 inch iron rod with Baseline Corp cap on the South right-of-way line;

THENCE Easterly along south line of Morgan Parkway the following:

Easterly an arc distance of 189.54 feet along a non-tangent curve to the left having a radius of 3050.00 feet, a central angle of 03°33'38", and the chord bears North 75°44'59" East 189.51 feet to a set 5/8 inch iron rod with Baseline Corp cap;

North 73°58'10" East 801.73 feet to a found 1/2 inch iron rod with Pate RPLS 5647 cap;

Easterly an arc distance of 387.54 feet along a tangent curve to the right having a radius of 1950.00 feet, a central angle of 11°23'13", and the chord bears North 79°39'46" East 386.90 feet to a found 1/2 inch iron rod with Pate RPLS 5647 cap;

North 85°21'21" East 122.59 feet to a set 5/8 inch iron rod with Baseline Corp cap on said west line of Interstate Highway 35E;

THENCE South 02°39'23" East 165.25 feet along the west line of Interstate Highway 35E to the Point of Beginning and Containing 96,163 square feet or 2.207 acres of land more or less.

This plat is approved by the City Council of the City of Farmers Branch and accepted by the Owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors, and assigns:

The existing water courses, creek with its flood plain traversing within the limits of this addition, will remain as an open area at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage course in MBP EAST, LOT 1, BLOCK A. The City of Farmers Branch will not be responsible for any maintenance or operation of said water courses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Flood Plain.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within 100 Year Flood Plain, as hereinafter defined in MBP EAST, LOT 1, BLOCK A, unless approved by the City Engineer. The property owner shall keep the 100 Year Flood Plain traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Farmers Branch shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the homeowners association and/or the property owner to alleviate any undesirable conditions which may occur.

The natural drainage channels and water courses through MBP EAST, LOT 1, BLOCK A, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Farmers Branch shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures, within the 100 Year Flood Plain.

Buildings adjacent to the flood plain within this subdivision shall be built to minimum floor elevations as required by Flood Plain Administrator.

Marc Bentley, P.E., C.F.M.
City Engineer

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That, MCII LAND, LTD. and MERCER CROSSING INDUSTRIAL LAND, LTD. acting by and through Kenneth D. Mabry, Senior Vice President, duly authorized so to act, does hereby adopt this plat designating the herein above described property as MBP EAST , Lot 1, Block A an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas

Executed this the _____ day of _____, 2015

MCII LAND, LTD.,
a Texas limited partnership

By: ARI Land GP, LLC,
a Texas limited liability company
Its General Partner

By: Kenneth D. Mabry, Senior Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2015, by Kenneth D. Mabry, the Senior Vice President of ARI Land GP, LLC, a Texas limited liability company, the general partner of MCII LAND, LTD., a Texas limited partnership, on behalf of such limited liability company and limited partnership.

Notary Public, State of Texas

MERCER CROSSING INDUSTRIAL LAND, LTD.,
a Texas limited partnership

By: ARI Land GP, LLC,
a Texas limited liability company
Its General Partner

By: Kenneth D. Mabry, Senior Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2015, by Kenneth D. Mabry, the Senior Vice President of ARI Land GP, LLC, a Texas limited liability company, the general partner of MERCER CROSSING INDUSTRIAL LAND, LTD., a Texas limited partnership, on behalf of such limited liability company and limited partnership.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

The undersigned does hereby certify that this plat represents an actual survey made on the ground under my supervision, and that the facts shown hereon are true and accurate to the best of my professional knowledge and belief.

Baseline Professional Surveyors by

Thomas C. Holland date
Registered Professional Land Surveyor
Texas Registration No. 2036

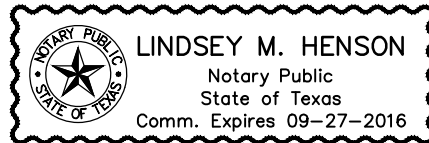


STATE OF TEXAS
COUNTY OF DALLAS

Before me, a Notary Public, on this day personally appeared Thomas C. Holland, 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 consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, A.D. 2015.

Notary Public, State of Texas



My commission expires _____

CERTIFICATE OF APPROVAL:

Chairman, Planning and Zoning Commission

Date: _____

Approved by the City of Farmers Branch, Texas on this the _____ day of _____, 2015.

Mayor, City of Farmers Branch, Texas

ATTEST:

City Secretary

FINAL PLAT OF

MBP EAST LOT 1, BLOCK A

AREA 96,163 SQUARE FEET OR 2.207 ACRES

BEING A REPLAT OF PART OF BLOCK C WESTSIDE ADDITION SECTION 2
DOCUMENT No. 200600172709
JOHN L. PULLIAM SURVEY, ABSTRACT No. 1156
AND ROBERT J. WEST SURVEY, ABSTRACT No. 1577
IN THE CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

Owner:
MCII LAND, LTD.
1722 Routh Street, Suite 1313
Dallas, Texas 75201
(214) 270-1000
Contact: George Billingsley

Owner:
MERCER CROSSING
INDUSTRIAL LAND, LTD.
1722 Routh Street, Suite 1313
Dallas, Texas 75201
(214) 270-1000
Contact: George Billingsley

Scale 1"=60'



Contact: Thomas C. Holland, R.P.L.S.,
1801 Gateway Blvd, Suite 103
Richardson, Texas 75080
(972) 535-6325
Firm Registration #10193933

Project No. BCI2053



Contact: Thomas P. Jones, P.E.
1801 Gateway Blvd, Suite 101
Richardson, Texas 75080
(972) 644-2800 Fax (972) 644-2817
Firm Registration #3185

March 27, 2015

Sheet 2 of 2