

OWNER'S DEDICATION FOR CITY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

that, MEXCOR CRANING INDUSTRIES LAND, LTD., and CIGCS LAND, LTD., acting by and through their duly authorized agent or agents, hereby adopt this plat, designating the herein described property as, MEXCOR BUSINESS PARK EAST NO. 3, in addition to the City of Dallas, Dallas County, Texas; and do hereby dedicate, in the simple, to the public use forever any streets, alleys, and the floodway management easements shown hereon, together with all other improvements or growths which shall be constructed, reconstructed or placed upon, over or across the easements so shown. Said easements being hereby dedicated to the public use forever, and 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 piling 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 so shown. Said easements being hereby dedicated to the public use forever, and any public utility shall have the right to remove and keep removed all or parts of any A.P.N. 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 repairing the same. Any public utility shall have the right of ingress and egress to or from the said easements for the purpose of providing the permission of anyone. (Any public utility shall have the right of ingress and egress to or from the said easements for the purpose of providing property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent

and accepted.

OWNER:

By: AR1 Land GP, LLC,
a Texas limited liability company
Its General Partner

STATE OF TEXAS, §
COUNTY OF DALLAS §
This instrument was acknowledged before me on the _____ day of _____.

Notary Public, State of Texas

MO3 Lond. Ltd.
a Texas limited partnership

By: Billingsley 380 North GP, L.L.C.,
a Texas limited liability company,
its general partner

By: Kenneth D. Mabry, Manager

This instrument was acknowledged before me on the _____ day of _____, 2017, by Kenneth D. Mabry, the Manager of Billingsley 380 North GP, L.L.C., a Texas limited liability company, the general partner of MGS LAND, LTD., a Texas limited partnership, on behalf of such limited liability company and limited partnership.

A/6576 within the limits of

OWNER'S CERTIFICATE

[illegible][illegible]

THENCE through the interior of said Mercer Crossing tract, along the common line of said Block B and said Minwest tract as follows:
 about 55 dea. 11 min. 45 sec. East, a distance of 14.46 feet to a ADS for angle point;
 said Minwest tract as follows:
 recorded in Volume 83245, Page 17, D.R.D.O.T.;
 the most easterly Northwest corner of that certain tract of land conveyed to Minwest, Inc., by deed

described tract, same being the South corner of said Minivest tract;

"Monkin SURV," red plastic cap, some being the beginning of a tangent curve to the left having a radius

South 35 deg. 15 min., 19 sec. West, along said Northwest line of Lot 18, Block A/6576 and through the interior of said Mercer Crossing tract, a distance of 468.77 feet to a 1/2 inch iron rod found with "Peiser

North right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway No. 635) (variable with right-of-way).

North 01 deg. 51 min. 05 sec. West
curve to the right, having a radius
bearing and distance of North

the southeast corner of said MCI3 Land tract;

feet to a AOS for angle point; South 85 deg, 18 min., 19 sec. West, along the south line of said MOJ3 Land tract, passing at a distance, north 85 deg, 18 min., 19 sec. East, along the south corner of said MOJ3 Land tract, a total distance of 762.39 feet to a 1/2 inch iron rod found for the most recent crossing of the West line of said MOJ3 Land tract, some being in the East line of that certain tract of land conveyed as Tract 2 to the City of Dallas, by deed recorded in Volume 86057, Page 342, Deed Records, Dallas County, Texas; Crossing Tract 2, some being in the East line of that certain tract of land conveyed as Tract 2 to the City of Dallas, by deed recorded in Volume 86057, Page 342, Deed Records, Dallas County, Texas; Crossing along the common line of said Mercey Crossing tract and said City of Dallas tract as follows:

North 08 deg. 49 min. 18 sec. East, a distance of 500.94 feet to a

THENCE along the South right-of-way line of said Morgan Parkway as follows:
Along said non-tangent curve to the left, an arc distance of 585.29 feet to a ADS for the beginning of a tangent curve to the left, having a radius of 60.00 feet, a central angle of 60 deg. 24 min., 20 sec. East; an arc distance of 22.47 feet to a ADS for the beginning of a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 60 deg. 24 min., 20 sec. East; an arc distance of 63.26 feet to a ADS for the beginning of a non-tangent curve to the left, an arc distance of 63.26 feet to a ADS for the beginning of a tangent curve to the right, having a radius of 20.00 feet, a central angle of 27 deg. 59 min. 08 sec., and bearing and distance of North 66 deg. 27 min. 46 sec. East, 9.67 feet;

curve to the left, having a radius of 3050.00 feet, a central angle of 01 deg. 30 min. 36 sec., and a

928,753 square feet or 21.316 acres of computed land, more or less.

MERCER BUSINESS PARK
EAST NO. 3
LOT 1C, BLOCK A/6576

A REPLAT OF
PART OF LOT 1, BLOCK A/6576
OF CITY POINTE GOLF CENTER TO THE CITY OF DALLAS
AND PART OF BLOCK B, WESTSIDE ADDITION, SECTION 2
TO THE CITY OF FARMERS BRANCH, AND PART OF CITY OF DALLAS
BLOCKS, SETS, AND CERTO SITUATED IN THE

ROBERT J. WEST SURVEY, ABSTRACT
DALLAS COUNTY, TEXAS

Owner:
MC13 LAND, LTD
1722 Routh Street, Suite 1313
Dallas, Texas 75201
(214) 270-1000
Contact: George Billingsley

DATE:	9/1/2015
REV:	12/28/2015
	04/15/2016
	05/12/2016
	06/6/2016
	08/16/2016

ING, LLC	2	2
Member Since 1977	2	2