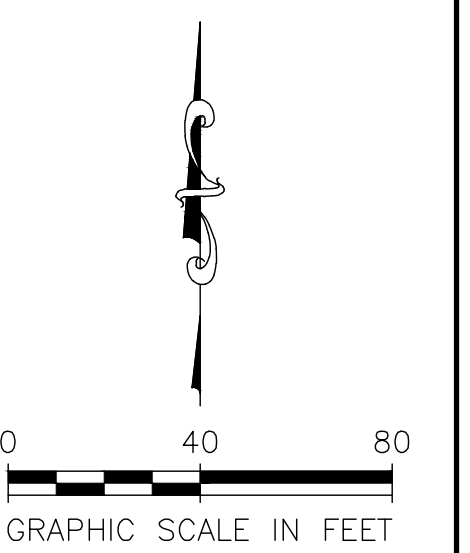


VICINITY MAP  
NOT TO SCALE



COCKRELL HILL ROAD

SHIELD

ENGINEERING

TBPELS ENGINEERING #F-11039, SURVEYING #10193890  
1600 WEST 7TH STREET, SUITE 200  
FORT WORTH, TEXAS 76102  
817-810-0696

LEGEND

DE = INDICATES A DRAINAGE EASEMENT

SSE = INDICATES A SANITARY SEWER EASEMENT

UE = INDICATES A UTILITY EASEMENT

BL = INDICATES A BUILDING LINE

XCF = INDICATES "X" CUT IN CONCRETE; FOUND

XCS = INDICATES "X" CUT IN CONCRETE SET

IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"

CIRF = CAPPED IRON ROD FOUND

IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

UTILITY POLE

GUY WIRE

LIGHT POLE

ELECTRIC METER

ELECTRIC BOX

ELECTRIC VAULT

GAS VALVE

GAS METER

WATER VALVE

WATER METER

IRRIGATION CONTROL VALVE

SANITARY SEWER MANHOLE

SANITARY SEWER CLEANOUT

STORM DRAIN MANHOLE

BOLLARD

SIGN

MAILBOX

FIRE HYDRANT

FIRE DEPARTMENT CONNECT

TELEPHONE RISER

TELEPHONE VAULT

TRANSFORMER

WATER MANHOLE

AREA TABLE

LOT 1R = 210,674 SQUARE FEET OR 4.836 ACRES

+ LOT 2R = 50,689 SQUARE FEET OR 1.164 ACRES

TOTAL = 261,363 SQUARE FEET OR 6.00 ACRES

ENGINEER/SURVEYOR

SHIELD ENGINEERING GROUP, PLLC  
1600 WEST 7TH STREET, SUITE 200  
FORT WORTH, TEXAS 76102  
(817) 810-0696

OWNER

MIZKAN AMERICAS, INC.  
1601 TEANVILLE DR  
MOUNT PROSPECT, ILLINOIS  
(815) 810-0696

PRELIMINARY PLAT OF  
**LOTS 1R & 2R, BLOCK 2/6952**  
**SIXTH SECTION**  
**RED BIRD INDUSTRIAL PARK**  
BEING A REPLAT OF A PART OF BLOCK 2/6952  
AN ADDITION TO  
THE CITY OF DALLAS,  
DALLAS COUNTY, TEXAS  
BEING 6.00 ACRES OF LAND  
PLAT - 25 - 000007  
S245-175  
SITUATED IN THE NATHAN SCREECH SURVEY,  
ABSTRACT NO. 1281.  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DRAWING: 2420001 PP-1 TWO LOTS.DWG SAVED: 05/16/2025  
COPYRIGHT © 2025 by SHIELD ENGINEERING GROUP, PLLC, TBPE F-11039 & TBPLS 10193890

PREPARED May, 2025

OWNER'S DEDICATION:

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS MIZKAN AMERICAS, INC., A MICHIGAN CORPORATION, IS THE OWNER OF TWO TRACTS OF LAND SITUATED IN THE NATHAN SCREECH SURVEY, ABSTRACT NUMBER 1281, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS DESCRIBED AS TRACT 1 AND TRACT 2 IN A DEED RECORDED UNDER INSTRUMENT NUMBER 200402968379, OFFICAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.T.C.T.), SAID TRACT OF LAND BEING IN DALLAS CITY BLOCK 2/6952, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD CAP STAMPED 'SHIELD ENGINEERING' SET BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF JOSEPH HARDIN DRIVE (FORMERLY ALLOY DRIVE) (HAVING A RIGHT-OF-WAY (R.O.W.) WIDTH OF 80-FEET), AS SHOWN ON RED BIRD INDUSTRIAL PARK, SIXTH SECTION, AS SHOWN ON A CITY OF DALLAS PLAT FILED IN VOLUME 67014, PAGE 1298, PLAT RECORDS, DALLAS COUNTY, TEXAS (P.R.D.C.T.), AND THE NORTH R.O.W. LINE OF BRONZE WAY (HAVING A R.O.W. WIDTH OF 80-FEET), AND BEING THE SOUTHWEST CORNER OF DALLAS CITY BLOCK 2/6952;

THENCE NORTH 01°17'45" WEST, WITH THE COMMON EAST R.O.W. LINE OF SAID JOSEPH HARDIN DRIVE AND THE WEST LINE OF SAID BLOCK 2/6952, A DISTANCE OF 360.60 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID BLOCK 2/6952 IN THE SHOULD R.O.W. LINE OF A BURLINGTON NORTHERN AND SANTA FE RAILROAD SPUR (HAVING A R.O.W. WIDTH OF 34-FEET) DESCRIBED IN A DEED FILED IN VOLUME 67014, PAGE 1298, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) FROM WHICH A 5/8 IRON ROD FOUND BEARS NORTH 88°42'15" E, A DISTANCE OF 0.41-FEET;

THENCE NORTH 88°42'15" EAST, WITH THE COMMON NORTH LINE OF SAID CITY BLOCK 2/6952, BEING THE NORTH LINE OF THE AFOREMENTIONED TRACT 1 AND 2, AND THE SOUTH R.O.W. LINE OF SAID OF SAID RAILROAD, A DISTANCE OF 724.79 FEET TO A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED 'COTTON SURVEYING' BEING THE COMMON NORTHEAST CORNER OF SAID TRACT 2 AND THE NORTHEAST CORNER OF LOT 1, BLOCK 2/6952, SIXTH SECTION, RED BIRD INDUSTRIAL PARK, AS SHOWN ON A CITY OF DALLAS PLAT FILED IN VOLUME 88083, PAGE 5031, PLAT RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A 1-INCH CAPPED IRON FOUND AT THE NORTHEAST CORNER OF LOT 1 BEARS NORTH 88°42'15" EAST, A DISTANCE OF 485.00 FEET;

THENCE SOUTH 01°17'45" EAST, WITH THE COMMON EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF LOT 1, A DISTANCE OF 360.60 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED 'SHIELD ENGINEERING' SET BEING THE COMMON SOUTHEAST CORNER OF SAID TRACT 2, AND THE SOUTHWEST CORNER OF SAID LOT 1, IN THE AFOREMENTIONED NORTH R.O.W. LINE OF BRONZE WAY FROM WHICH A 1-INCH CAPPED IRON FOUND AT THE SOUTHEAST CORNER OF LOT 1 BEARS NORTH 88°42'15" EAST, A DISTANCE OF 484.99 FEET;

THENCE SOUTH 88°42'15" WEST, WITH THE COMMON SOUTH LINE OF SAID TRACT 2 AND NORTH RIGHT-OF-WAY LINE OF BRONZE WAY, AND CONTINUING ALONG THE COMMON SOUTH LINE OF TRACT 1 AND NORTH R.O.W. LINE OF BRONZE WAY, A TOTAL DISTANCE OF 724.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 261,363 SQUARE FEET OR 6.000 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION:

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MIZKAN AMERICAS, INC., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1R & 2R BLOCK 2, CITY BLOCK 6952, SIXTH SECTION, RED BIRD INDUSTRIAL PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, EASEMENTS AND COMMON AREAS SHOWN HEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE 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 THE 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 OF 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 IN SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER AND MAIN 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, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
MIZKAN AMERICAS, INC. A MICHIGAN CORPORATION

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOODPLAIN NOTE:

BY GRAPHICAL PLATTING, THE PARCEL DESCRIBED HEREIN LIES WITHIN ZONE "X" AS DELINEATED ON THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP, NO. 48113C0460K, REVISED JULY 7, 2014. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS OR HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER SOURCE.

GENERAL PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO REVISED LOTS.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING AND DRAINAGE ENGINEERING SECTION APPROVAL
3. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS.
4. BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011.
5. ALL CORNERS ARE MARKED WITH A 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "SHIELD ENGINEERING" UNLESS OTHERWISE NOTED.
6. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS OR ENCUMBRANCES AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
7. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE
8. EXISTING STRUCTURE TO REMAIN

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ERIC M. WARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN 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 THE 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 PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT

ERIC M. WARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION No. 6217

PLACE COUNTY  
RECORDING LABEL HERE

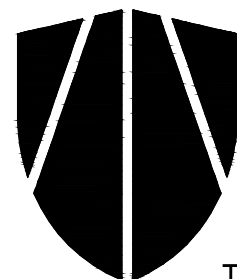
CERTIFICATE OF APPROVAL

I, TONY SHIDIO, CHAIRPERSON OR BRENT RUBIN, VICE CHAIRPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ BY SAID COMMISSION.

CHAIRPERSON OR VICE CHAIRPERSON CITY PLAN  
COMMISSION DALLAS, TEXAS

ATTEST:

SECRETARY



**SHIELD  
ENGINEERING**

TBPELS ENGINEERING #F-11039, SURVEYING #10193890  
1600 WEST 7TH STREET, SUITE 200  
FORT WORTH, TEXAS 76102  
817-810-0696

ENGINEER/SURVEYOR

SHIELD ENGINEERING GROUP, PLLC  
1600 WEST 7TH STREET, SUITE 200  
FORT WORTH, TEXAS 76102  
(817) 810-0696

OWNER

MIZKAN AMERICAS INC  
1601 FRESHVILLE DR  
MOUNT PROSPECT, ILLINOIS

PREPARED May, 2025

PRELIMINARY PLAT OF  
**LOTS 1R & 2R, BLOCK 2/6952**  
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BEING A REPLAT OF A PART OF BLOCK 2/6952  
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SITUATED IN THE NATHAN SCREECH SURVEY,  
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