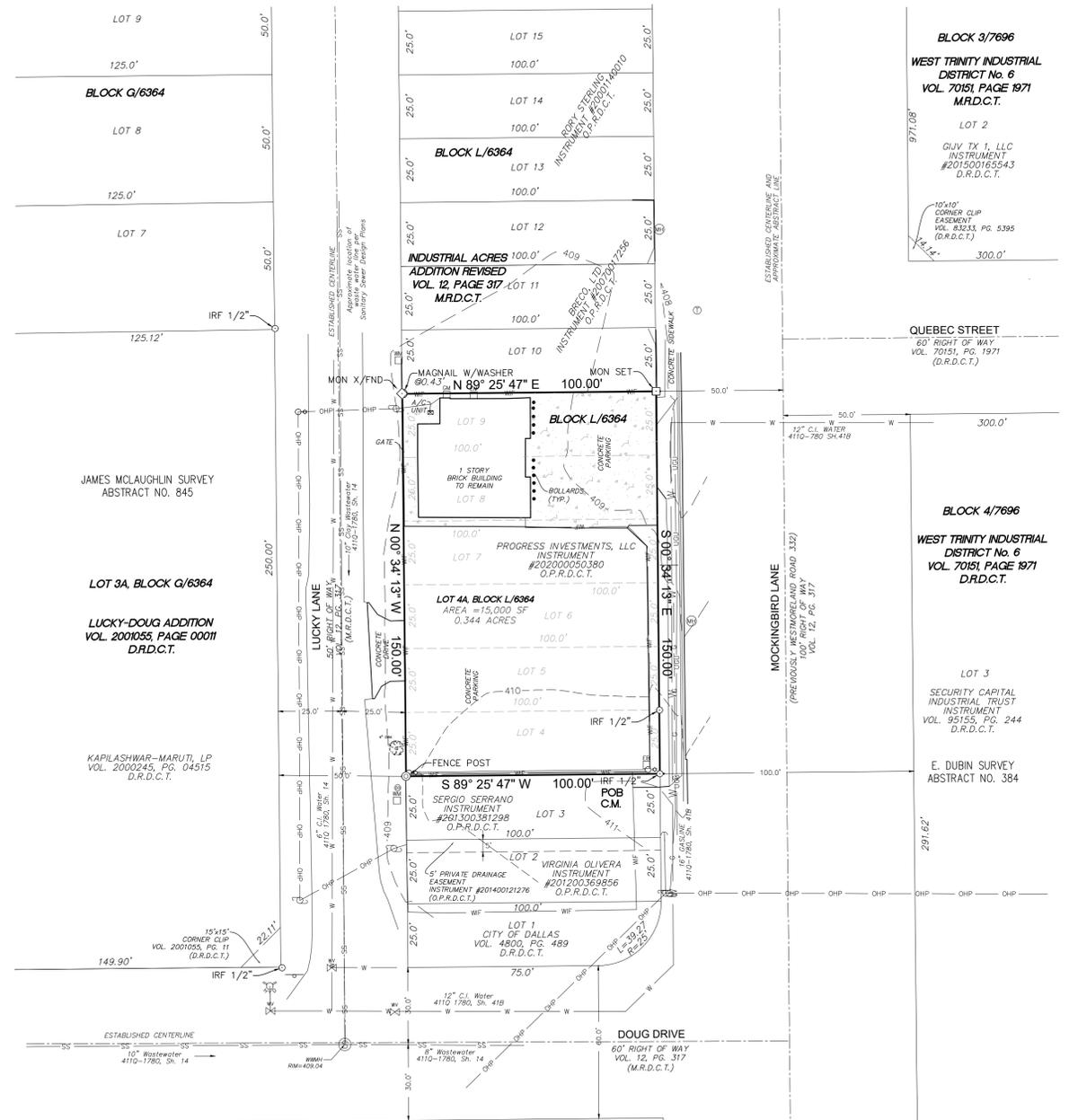
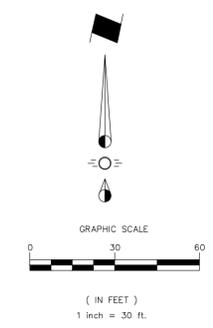


VICINITY MAP (NOT TO SCALE)



BLOCK 3/7696 WEST TRINITY INDUSTRIAL DISTRICT No. 6 VOL. 70151, PAGE 1971 MR.D.C.T.

LOT 2 GUV TX 1, LLC INSTRUMENT #201500165543 D.R.D.C.T.

10'x10' CORNER CLIP EASEMENT VOL. 81233, PG. 5395 (O.R.D.C.T.)

QUEBEC STREET 60' RIGHT OF WAY VOL. 70151, PG. 1971 (O.R.D.C.T.)

BLOCK 4/7696 WEST TRINITY INDUSTRIAL DISTRICT No. 6 VOL. 70151, PAGE 1971 D.R.D.C.T.

LOT 3 SECURITY CAPITAL INDUSTRIAL TRUST INSTRUMENT VOL. 95155, PG. 244 D.R.D.C.T.

E. DUBIN SURVEY ABSTRACT NO. 384

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Progress Investments, LLC acting by it's duly authorized officer Oscar H. Rodriguez, does hereby adopt this plat, designating the herein described property as TRUCK ECM, 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.

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, _____, 2023.

Oscar H. Rodriguez Owner Progress Investments, LLC

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Oscar H. Rodriguez, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE STATE OF TEXAS COUNTY OF DALLAS

WHEREAS Progress Investments, LLC is the owner of a 15,000 square foot or 0.344 acre tract of land, situated in the James McLaughlin Survey, Abstract Number 845, City and County of Dallas, Texas, being all of Lots 4, 5, 6, 7, 8, 9, Block L/6364 of Industrial Acres Addition Revised, an Addition to the City of Dallas, recorded in Volume 12, Page 317, Map Records, Dallas County, Texas (M.R.D.C.T.), being all of a tract of land described in a General Warranty Deed to Progress Investment, LLC, recorded in Instrument # 20200050380 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) in the West right of way line of Mockingbird Lane (Formerly Westmoreland Road 332), a 100 foot right-of-way, as shown in said Industrial Acres Addition Revised, said point being the Southeast corner of said Lot 4 and the Northeast corner of Lot 3, said Block L/6364, same being the common East corner between said Progress Investment, LLC tract, and a tract of land described in a Deed to Sergio Serrano, recorded in Instrument # 201300381298 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 89 degrees 25 minutes 47 seconds West, with the common line between said Lot 3 and Lot 4, Block L/6364, a distance of 100.00 feet to a fence corner post in the East right of way line of Lucky Lane, a 50 foot right-of-way, created in said Industrial Acres Addition Revised, same being the common West corner between said Lots 3 and 4;

THENCE North 00 degrees 34 minutes 13 seconds West, with the common line between the West line of said Block L/6364 and said East right of way line of Lucky Lane, a distance of 150.00 feet to an "X" found (Controlling Monument) for the Northwest corner of said Lot 9, same being the Southwest corner of Lot 10, said Block L/6364;

THENCE North 89 degrees 25 minutes 47 seconds East, with the common line between said Lot 9 and Lot 10, Block L/6364, at 0.43 feet passing a magnail with a washer found, continuing for a total distance of 100.00 feet to a 3" Aluminum Disk stamped "Truck ECM and ARA 6671" set in the West right of way line of Mockingbird Lane (Formerly Westmoreland Road 332), same being the common East corner between said Lots 9 and 10;

THENCE South 00 degrees 34 minutes 13 seconds East, with the common line between the East line of said Block L/6364 and said West right of way line of Lucky Lane, at 125.00 feet passing a 1/2 inch iron rod found for the Southeast corner of said Lot 5, continuing for a total distance of 150.00 feet to the POINT OF BEGINNING and containing 15,000 square feet or 0.344 acres of land more or less.

OWNER: PROGRESS INVESTMENT, LLC 315 W. MOCKINGBIRD LN DALLAS, TX 75247

PREPARED FOR: OSCAR H. RODRIGUEZ

SURVEYOR ARA SURVEYING 3615 KARNAGHAN LANE MELISSA, TEXAS 75454 TEL (972) 946-4172 TBPELS NO. 10194713 arodriguez@arasurveying.com

PRELIMINARY PLAT TRUCK ECM LOT 4-9, BLOCK L/6364 A REPLAT OF PART OF BLOCK L/6364 INDUSTRIAL ACRES ADDITION 0.344 ACRES SITUATED IN THE JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 845 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE: S223-124

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for Controlling Monument, Deed Records, Official Property Records, Map Records, Point of Beginning, Platted, Measured, Iron Rod Found, Mon Set, Iron Pipe Found, X Found in Concrete, Overhead Power Line, Gas Line, Wrought Iron Fence, Underground Utility, Gas Marker, AC Unit, Fire Hydrant, Sign, Light Pole, Utility Pole, Electric Box, Oak Tree, Bollard, Cleanout, Gas Meter, Water Valve, Guy Anchor, Water Meter, Gas Manhole, Sanitary Sewer Manhole, Telephone Manhole.

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 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.

Dated this the ____ day of _____, 2023.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez Texas Registered Professional Land Surveyor No. 6671

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas