

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0170K for Dallas, Dallas County, Texas and incorporated areas, dated June 7, 2014, as affected by LOMR 17-06-3383P, effective 5/29/2018, this property is located within:

ZONE X (UNSHADED) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

ZONE X (SHADED) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

ZONE AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

GENERAL NOTES:

- Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
- The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering section approval.
- The purpose of this plat is to create one lot from a 36.2936 acre tract of land.
- No existing buildings located on property.

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, _____, Chairperson or 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

PRELIMINARY PLAT
LOT 1, BLOCK A/6556
635 EXCHANGE ADDITION
PART OF CITY BLOCKS 6555 AND 6556
AND BEING 36.2936 ACRES OUT OF THE
WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-174
WASTEWATER NO. _____
PAVING AND DRAINAGE NO. _____

Kimley»Horn

2500 Pacific Ave., Suite 1100
Dallas, Texas 75226

FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JAN	JAD	Aug. 2024	068914806	1 OF 2

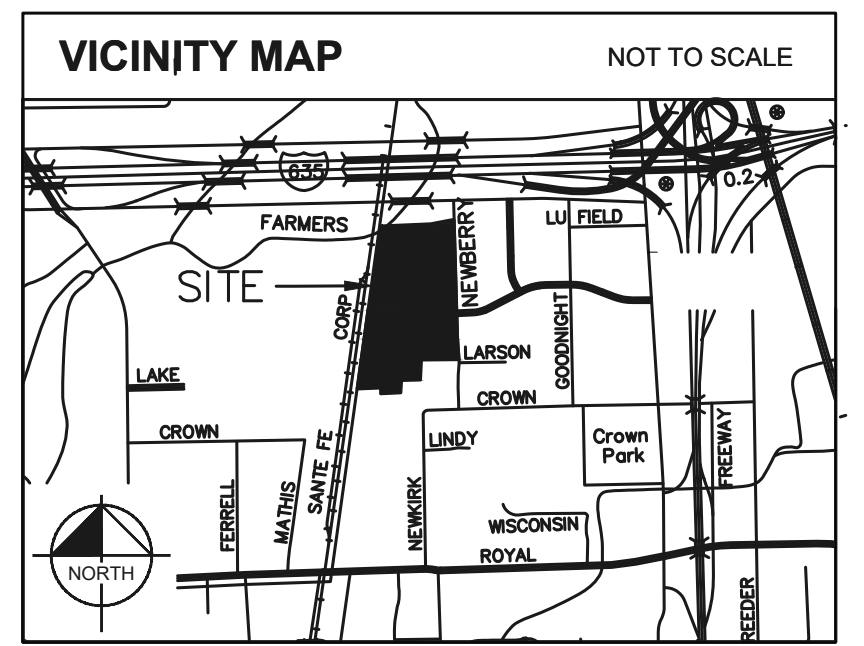
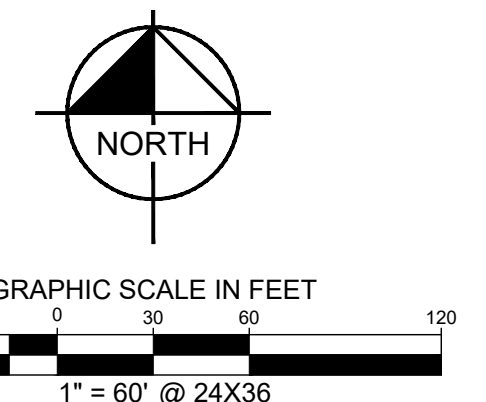
MATCHLINE SEE SHEET 2

DRAWN: KIMLEY HORN SURVEYING INC. DATE: 08/08/24 10:00 AM FILE: P:\2024\068914806\635 EXCHANGE ADDITION\635 EXCHANGE ADDITION.DWG PLOTTED BY: JAD 08/08/24 12:31 PM LAST SAVED: 07/26/24 12:26 PM

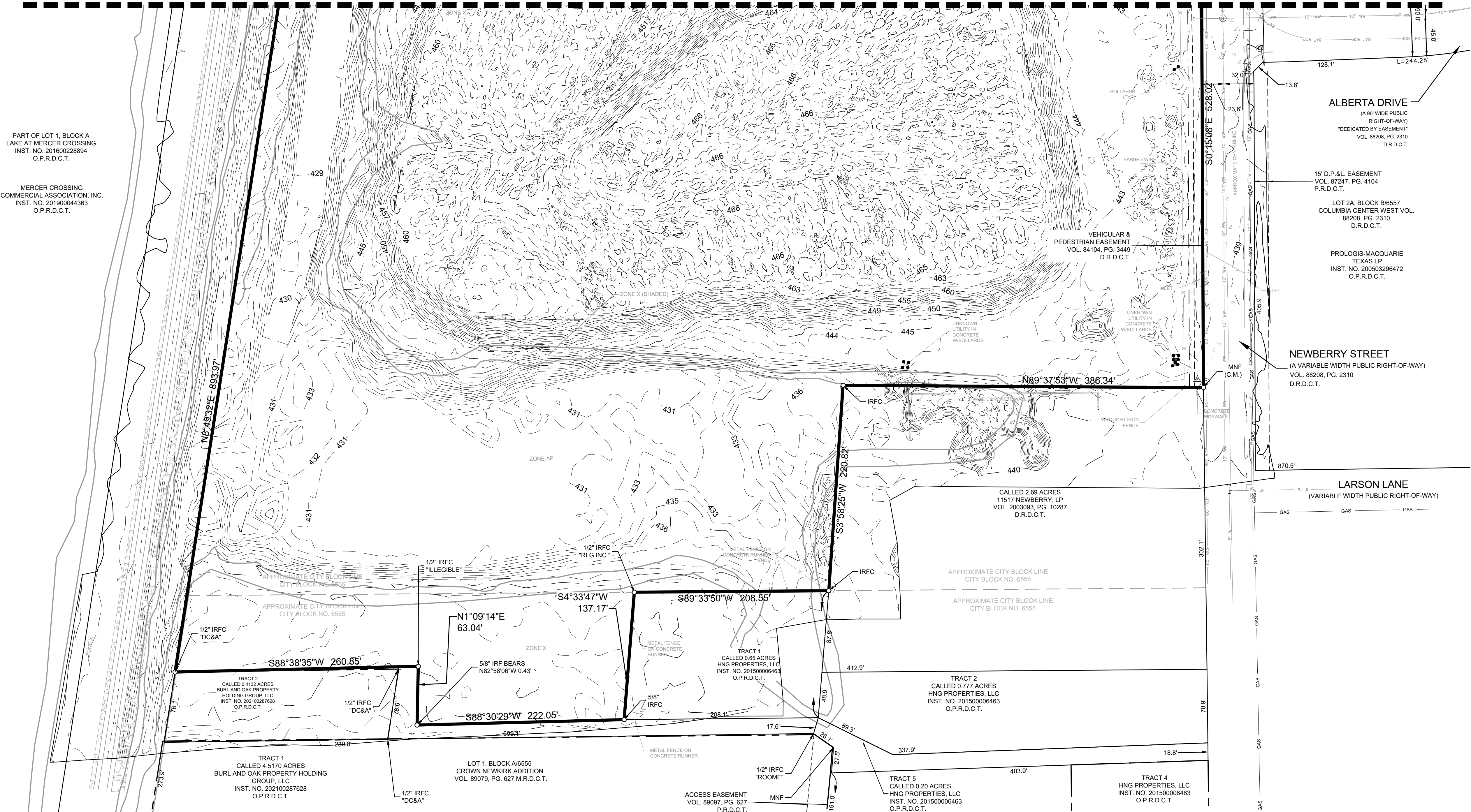
MATCHLINE SEE SHEET 1

PART OF LOT 1, BLOCK A LAKE AT MERCER CROSSING INST. NO. 201600228894 O.P.R.D.C.T.

MERCER CROSSING COMMERCIAL ASSOCIATION, INC. INST. NO. 201500044363 O.P.R.D.C.T.



LINE TYPE LEGEND table with symbols for Boundary Line, Easement Line, Building Line, etc.



OWNER CERTIFICATE

WHEREAS, NEWBERRY DISTRIBUTION OWNER, LLC, are the owners of the tract of land situated in the William M. Cochran Survey, Abstract No. 279, City of Dallas, Dallas County, Texas...

BEGINNING at a mag nail found at the intersection of the west right-of-way line of Newberry Street (a variable width right-of-way) and the south right-of-way line of Interstate Highway 635...

THENCE with said west right-of-way line of Newberry Street, the following courses and distances:

South 00°54'04" East, a distance of 1,017.63 feet to a mag nail found for corner; South 00°15'08" East, a distance of 528.02 feet to a mag nail found for the southeast corner of said 36.2936 acre tract;

THENCE departing said west right-of-way line of Newberry Street and with the south lines of said 36.2936 acre tract, the following courses and distances:

North 89°37'53" West, a distance of 386.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner; South 03°58'25" West, a distance of 220.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner; South 89°33'50" West, a distance of 208.55 feet to a 1/2-inch iron rod with plastic cap stamped "RLG INC." found for corner;

THENCE with said east line of the DART tract, the following courses and distances:

North 08°49'32" East, a distance of 893.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner; North 89°50'32" East, a distance of 25.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE departing said east line of the DART tract and with said south right-of-way line of Interstate Highway 635, the following courses and distances:

North 88°31'26" East, a distance of 539.38 feet to a 1/2-inch iron rod with "RLG INC." cap found for corner; North 80°18'18" East, a distance of 234.09 feet to a 1/2-inch iron rod found for corner;

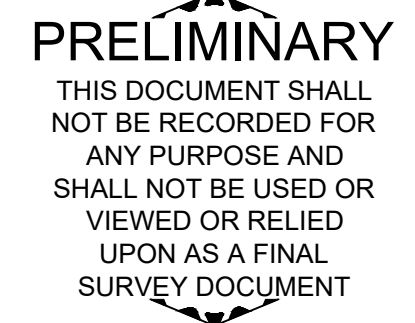
Bearings are based State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).

SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas, Texas.

Dated this the ___ day of _____, 2024.

J. Andy Dobbs Registered Professional Land Surveyor No. 6196 Kimley-Horn and Associates, Inc. 2500 Pacific Ave., Suite 1100 Dallas, Texas 75226 (469) 718-8849 andy.dobbs@kimley-horn.com



STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ___ day of _____, 2024.

Notary Public in and for the State of Texas

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD 2600 N CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TEXAS, 75080 PHONE: 972-770-1300 CONTACT: DAN GALLAGHER, P.E. EMAIL: DAN.GALLAGHER@KIMLEY-HORN.COM

OWNER: NEWBERRY DISTRIBUTION OWNER, LLC 10210 NORTH CENTRAL EXPRESSWAY SUITE 300 DALLAS, TEXAS 75231 CONTACT: CASE VAN LARE PHONE: (972) 385-4106 EMAIL: CVANLARE@PROVIDENTREALTY.NET

SURVEYOR: KIMLEY-HORN AND ASSOC., INC. 2500 PACIFIC AVE., SUITE 1100, DALLAS, TEXAS 75226 CONTACT: J. ANDY DOBBS, R.P.L.S. PHONE: (469) 718-8849 EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, NEWBERRY DISTRIBUTION OWNER, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as 635 EXCHANGE 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.

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 ___ day of _____, 2024.

NEWBERRY DISTRIBUTION OWNER, LLC

Name: Taylor Mitcham Title:

STATE OF TEXAS COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Taylor Mitcham, 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 the ___ day of _____, 2024.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL I, Tony Shidd, Chairperson or Brett 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

PRELIMINARY PLAT LOT 1, BLOCK A/6556 635 EXCHANGE ADDITION PART OF CITY BLOCKS 6555 AND 6556 AND BEING 36.2936 ACRES OUT OF THE WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S234-174 WASTEWATER NO. PAVING AND DRAINAGE NO.

Kimley Horn logo and contact information: 2500 Pacific Ave., Suite 1100 Dallas, Texas 75226. FIRM # 10115500. Tel. No. (469) 718-8849. Scale 1"=60'. Drawn by JAN. Checked by JAD. Date Aug. 2024. Project No. 068914806. Sheet No. 2 OF 2.

Vertical text on the right edge: NICHOLSON, JOHN 8/7/2024 12:31 PM LAST SAVED 8/7/2024 12:26 PM