

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983, Adjusted Realization 2011.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create four (4) lots from a previously recorded two (2) lots.
4. Lot-to Lot drainage will not be allowed without proper City of Dallas Engineering Division Approval.

PRELIMINARY PLAT
DALLAS GLOBAL
INDUSRIAL CENTER
LOTS 3R, 4R, 5 AND 6
BLOCK 222/6113

Being a 136.503 Acre Tract of Land
Situated in the
Elizabeth Crockett Survey, Abstract Number 222
The Roland Huitt Survey, Abstract Number 616
The John W. Kirk Survey, Abstract Number 726
and the Perry Linney Survey, Abstract Number 777
Being a Replat of Lots 3 and 4, Block 222/6113
Dallas Global Industrial Center, an addition
to the City of Dallas, as recorded in
Inst. No. 202000197380, P.R.D.C.T.
City of Dallas, Dallas County, Texas
S223-058



1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 12/21/2022 CHECKED BY: M.P. JOB NO.: D58357

-- 2023 --

SHEET 2 OF 4

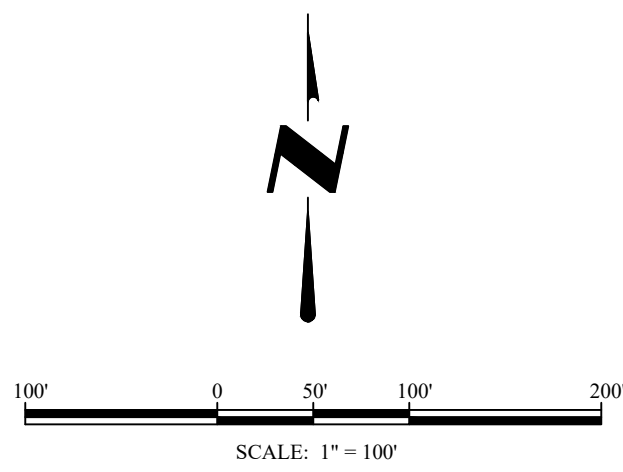
ENGINEER

Macatee Engineering
12655 N. Central
Expressway, Suite 420
Dallas, Texas 75243

OWNER/DEVELOPER

DGIC, LLC
5430 Lyndon B. Johnson
Freeway, Suite 1200
Dallas, Texas 75240

Duval Semi Trailers, Inc.
3752 Dumbarton Road
Atlanta, GA 30327



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MATCHLINE SEE SHEET 4

PART OF CITY OF DALLAS
VOL. 2274, PG. 629
D.R.D.C.T.

LOT 1, BLOCK 222/6113
DALLAS GLOBAL INDUSTRIAL CENTER
INST. NO. 202000197380
P.R.D.C.T.
VEREIT/DW DALLAS TX, LLC
INST. NO. 202000022533
O.P.R.D.C.T.

PART OF CITY OF DALLAS
VOL. 2691, PG. 315
D.R.D.C.T.

LOT 5, BLOCK
222/6113
1,918,063 SF
44.033 Acres

REMAINDER OF "TRACT I"
NOW KNOWN AS DGIC, LLC AS
REFERENCED IN FILE NO. 801434468
IN THE OFFICE OF THE SECRETARY
OF STATE, STATE OF TEXAS
AMERICAN BROWNFIELD MCIC, LLC
INST. NO. 201200297936
O.P.R.D.C.T.

"TRACT II"
AMERICAN BROWNFIELD MCIC, LLC
INST. NO. 201200297936
O.P.R.D.C.T.

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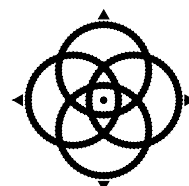
Line Data Table		
Line #	Distance	Bearing
L1	45.00'	N03°55'55"W
L2	136.92'	S86°04'05"W
L3	45.00'	S03°55'55"E
L4	2.50'	S03°55'55"E
L5	2.50'	N03°55'55"W
L6	66.52'	S86°04'05"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	265.93'	400.00'	038°05'31"	N18°35'45"E	261.06'

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WINDROSE
LAND SURVEYING & PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
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-- 2023 --

SHEET 3 OF 4

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Duval Semi Trailers, Inc. and DGIC, LLC are the owners of a 136.503 acre tract of land situated in the Elizabeth Crockett Survey, Abstract Number 222, the Roland Huitt Survey, Abstract Number 616, the John W. Kirk Survey, Abstract Number 726, and the Perry Linney Survey, Abstract Number 777, being all of Lots 3 and 4, Block 222/6113 of the Dallas Global Industrial Center, an addition to the City of Dallas, as recorded in Instrument Number 202000197380, Official Public Records, Dallas County, Texas also being all of a tract of land described to Duval Semi Trailers, Inc. by Special Warranty Deed recorded in Instrument Number 20210021237, Official Public Records, Dallas County, Texas also being a portion of a Deed Without Warranty as described to DGIC, LLC as referenced in File Number 80144468 in the Office of the Secretary of State, State of Texas, previously known as American Brownfield MCIC, LLC in Instrument Number 201200297936, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an Aluminum Disk found for the westernmost southwest corner of said Lot 4, said point lying on the east right-of-way line of SE 14th Street (Formerly Fish Creek Road (100 foot right-of-way Volume 2199, Page 12, Deed Records, Dallas County, Texas, also being the northwest corner of Lot 1R of Sol Spigel Village, First Increment, an addition to the City of Grand Prairic, as recorded in Volume 81003, Page 495, Plat Records, Dallas County, Texas;

THENCE North 00 degrees 26 minutes 56 seconds West, with the east right-of-way line of said SE 14th Street, same being the westernmost line of said Lot 4, a distance of 2185.81 feet to a PK Nail found for corner and being the beginning of a curve to the right with a radius of 400.00 feet, a central angle of 38 degrees 05 minutes 31 seconds, and a chord bearing and distance of North 18 degrees 35 minutes 45 seconds East, a distance of 261.06 feet;

THENCE with said curve to the right, with the east right-of-way line of said SE 14th Street, an arc length of 265.93 to a 3/4 inch aluminum monument stamped "DGIC WINDROSE" set for corner;

THENCE North 37 degrees 38 minutes 32 seconds East, with an east right-of-way line of said SE 14th Street, a distance of 48.92 feet to a 3/4 inch aluminum monument stamped "DGIC WINDROSE" set for corner, said corner being at the intersection of the east right-of-way line of said SE 14th Street and the south right-of-way line of Jefferson Boulevard (Formerly the Dallas-Fort Worth Interurban(George S Bishop, Volume 257, Page 371, Deed Records, Dallas County, Texas (Dallas County, Tract No. 11, Volume 1944, Page 442, Deed Records, Dallas County, Texas)));;

THENCE North 61 degrees 51 minutes 19 seconds East, with said intersection of Jefferson Boulevard and SE 14th Street, a distance of 27.36 feet to an Aluminum Disk stamped "PACHECO KOCH" found for a northwest corner of said Lot 4;

THENCE North 86 degrees 04 minutes 05 seconds East with the south right-of-way line of said Jefferson Boulevard, a distance of 2151.39 feet to a Mag Nail with a washer stamped "DGIC WINDROSE" set for a northeast corner of said Lot 4, same being a northwest corner of Lot 2, Block 222/6113 of said Dallas Global Industrial Center;

THENCE South 03 degrees 55 minutes 55 seconds East, departing the south right-of-way line of said Jefferson Boulevard, with a west line of said Lot 2, a distance of 213.04 feet to a 1/2 inch rebar with a cap stamped "WINDROSE" set for corner and said corner being the beginning of a curve to the right with a radius of 260.50 feet, a central angle of 15 degrees 21 minutes 31 seconds and a chord bearing and distance of South 03 degrees 44 minutes 51 seconds West, a distance of 69.62 feet;

THENCE with said curve to the right, with a west line of said Lot 2, an arc length of 69.83 feet to a 1/2 inch rebar capped "WINDROSE" set for corner and being the beginning of a curve to the left with a radius of 187.50 feet, a central angle of 15 degrees 21 minutes 30 seconds and a chord bearing and distance of South 03 degrees 44 minutes 51 seconds West, a distance of 50.11 feet;

THENCE South 03 degrees 55 minutes 55 seconds East, with a west line of said Lot 2, a distance of 760.32 feet to a 1/2 inch rebar capped "WINDROSE" set for a northeast corner of Lot 1, Block 222/6113 of said Dallas Global Industrial Center;

THENCE South 86 degrees 04 minutes 05 seconds West, departing the west line of said Lot 2, with a north line of said Lot 1, a distance of 160.24 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE the following calls with a north and west line of said Lot 1 to a 1/2 inch rebar capped "WINDROSE" set:

North 03 degrees 55 minutes 55 seconds West, 45.00 feet;
South 86 degrees 04 minutes 05 seconds West, 136.92 feet;
South 03 degrees 55 minutes 55 seconds East, 45.00 feet;
South 86 degrees 04 minutes 05 seconds West, 368.50 feet;
South 03 degrees 55 minutes 55 seconds East, 262.00 feet;
South 86 degrees 04 minutes 05 seconds West, 88.03 feet;
South 03 degrees 55 minutes 55 seconds East, 2.50 feet;
North 03 degrees 55 minutes 55 seconds West, 2.50 feet;
South 86 degrees 04 minutes 05 seconds West, 66.52 feet;
South 86 degrees 04 minutes 05 seconds West, 871.20 feet;
South 16 degrees 03 minutes 27 seconds West, 141.29 feet;
South 86 degrees 04 minutes 05 seconds West, 239.50 feet;

THENCE South 03 degrees 55 minutes 55 seconds East, with a west line of said Lot 1, a distance of 633.78 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE North 86 degrees 04 minutes 05 seconds East, with a south line of said Lot 1, a distance of 127.42 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE South 03 degrees 55 minutes 55 seconds East, with a west line of said Lot 1, a distance of 290.46 feet to a 1/2 inch rebar capped "PACHECO KOCH" found for a southwestern corner of said Lot 1;

THENCE South 87 degrees 34 minutes 20 seconds East, with a south line of said Lot 1, a distance of 94.58 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE North 86 degrees 04 minutes 05 seconds East, with a south line of said Lot 1, a distance of 2408.23 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE South 03 degrees 55 minutes 55 seconds East, with a west line of said Lot 1, a distance of 53.42 feet to a 1/2 inch rebar capped "PACHECO KOCH" found for corner;

THENCE South 87 degrees 34 minutes 20 seconds East, with a south line of said Lot 1, a distance of 331.63 feet to a 1/2 inch rebar capped "PACHECO KOCH" found for corner and being the beginning of a curve to the right with a radius of 799.81 feet, a central angle of 07 degrees 25 minutes 54 seconds and a chord bearing and distance of South 83 degrees 51 minutes 24 seconds East, a distance of 103.67 feet;

THENCE with said curve to the right, with a south line of said Lot 1, an arc length of 103.74 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE South 80 degrees 08 minutes 27 seconds East, with a south line of said Lot 1, a distance of 354.42 feet to a 1/2 inch rebar capped "WINDROSE" set for corner; and being the beginning of a curve to the left with a radius of 574.69 feet, a central angle of 100 degrees 18 minutes 29 seconds and a chord bearing and distance of North 49 degrees 42 minutes 19 seconds East, a distance of 882.46 feet;

THENCE with said curve to the left, with a southeast line of said Lot 1, an arc length of 1006.11 feet to a 5/8 inch rebar capped "PACHECO KOCH" found for corner;

THENCE North 00 degrees 26 minutes 55 seconds West, with an east line of said Lot 1, a distance of 1291.79 feet to a PK Nail with a shiner stamped "PACHECO KOCH" found for corner;

THENCE North 89 degrees 33 minutes 05 seconds East, with a south line of said Lot 1, a distance of 48.79 feet to a 1/2 inch rebar capped "WINDROSE" set for corner;

THENCE North 00 degrees 26 minutes 55 seconds West, with an east line of said Lot 1, a distance of 806.13 feet to a 1/2 inch rebar capped "WINDROSE" set for corner at the northeast corner of said Lot 1, same being a point on the south right-of-way line of said Jefferson Boulevard;

THENCE North 86 degrees 04 minutes 05 seconds East, with a south right-of-way line of said Jefferson Boulevard, a distance of 12.02 feet to an aluminum monument stamped "DGIC WINDROSE" set for the northeastern most corner of said Lot 4, same being a northwest corner of a portion of a tract of land described to the City of Dallas as recorded in Volume 2274, Page 632, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 26 minutes 55 seconds West, with a west line of said City of Dallas tract, continuing with a portion of a City of Dallas tract as described deed recorded in Volume 2274, Page 629, Deed Records, Dallas County, Texas, also continuing with a west line of a portion of a City of Dallas tract as described in deed recorded in Volume 2691, Page 315, Deed Records, Dallas County, Texas a total distance of 2787.62 feet to an aluminum monument stamped "DGIC WINDROSE" set for the southeastern most corner of said Lot 4, said point lying on the north line of "Tract II" of said American Brownfield MCIC, LLC tract;

THENCE North 80 degrees 22 minutes 38 seconds West, with a north line of said "Tract II", a distance of 329.47 feet to a point for corner from which an aluminum moment found bears South 09 degrees 04 seconds East, a distance of 0.3 feet;

THENCE South 56 degrees 01 minutes 19 seconds West, with a north line of said "Tract II", a distance of 92.10 feet to a point for corner from which an aluminum monument found bears South 13 degrees 31 minutes, a distance of 0.2 feet;

THENCE South 89 degrees 54 minutes 19 seconds West, with a north line of said "Tract II", a distance of 314.70 feet to an aluminum monument stamped "DGIC WINDROSE" set for corner;

THENCE North 80 degrees 08 minutes 27 seconds West, with a north line of said "Tract II" a distance of 358.31 feet to an aluminum monument stamped "DGIC WINDROSE" set for corner;

THENCE North 71 degrees 54 minutes 02 seconds West, with a north line of said "Tract II", a distance of 349.03 feet to an aluminum monument stamped "DGIC WINDORSE" set for a northwest corner of said "Tract II";

THENCE South 00 degrees 21 minutes 11 seconds East, with a west line of said "Tract II" a distance of 508.76 feet to a 1/2 inch rebar capped found for corner;

THENCE South 89 degrees 24 minutes 06 seconds West, with a north line of said "Tract II" a distance of 128.65 feet to an aluminum monument stamped "DGIC WINDROSE" set for corner;

THENCE South 29 degrees 25 minutes 06 seconds West, with a northwest line of said "Tract II" a distance of 334.96 feet to an aluminum moment stamped "DGIC WINDROSE" set for corner;

THENCE South 68 degrees 13 minutes 33 seconds West, with a north line of said "Tract II", a distance of 272.91 feet to an aluminum moment stamped "DGIC WINDROSE" set for the easternmost corner of a tract of land described to Lockheed Martin Corporation by deed recorded in Instrument Number 201500082129, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 17 degrees 29 seconds West, departing a north line of said "Tract II", with an east line of said Lockheed tract, a distance of 265.98 feet to a 1/2 inch rebar found for corner;

THENCE South 88 degrees 40 minutes 48 seconds West, with a north line of said Lockheed Martin tract, a distance of 511.33 feet to an aluminum moment stamped "DGIC WINDROSE" set for the northwest corner of said Lockheed Martin tract;

THENCE South 01 degrees 14 minutes 11 seconds East, with the west line of said Lockheed Martin tract, a distance of 648.21 feet to a 5/8 inch rebar found for the southeastern most corner of said Lot 4, same being a northeast corner of Skyline Road (100 foot right-of-way, Volume 2199, Page 12, Deed Records, Dallas County, Texas);

THENCE South 89 degrees 48 minutes 10 seconds West, departing a west line of said Lockheed Martin tract, with the north right-of-way line of said Skyline Road, a distance of 1002.47 feet to a point for the southeast corner of a portion of a tract of land described to the City of Grand Prairie by deed recorded in Volume 792, Page 252, Deed Records, Dallas County, Texas;

THENCE North 01 degrees 23 minutes 56 seconds West, with the east line of said City of Grand Prairie tract, continuing with the east line of a Common Area as dedicated by Sol Spigel Village 1st Increment, an addition to the City of Grand Prairie, as recorded in Volume 81003, Page 495, Deed Records, Dallas County, Texas, a total distance of 1133.21 feet to an aluminum disk stamped "DGIC PACHECO KOCH" found for the northeast corner of said Common Area;

THENCE South 89 degrees 34 minutes 04 seconds West, with the north line of said Common Area, continuing with the north line of said Lot 1R, a total distance of 1114.50 feet to THE POINT OF BEGINNING and containing 5,946,082 square feet or 136.503 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **DGIC, LLC and Duval Semi Trailers, Inc.**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **Dallas Global Industrial Center**, 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 hereon. The easements shown thereon are hereby reserved for the purposes indicated. 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 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 buildings, 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 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 or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to 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 _____, 202_____.

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Authorized Representative - DGIC, LLC

Printed Name

Title / Date

Authorized Representative - Duval Semi Trailers, Inc.

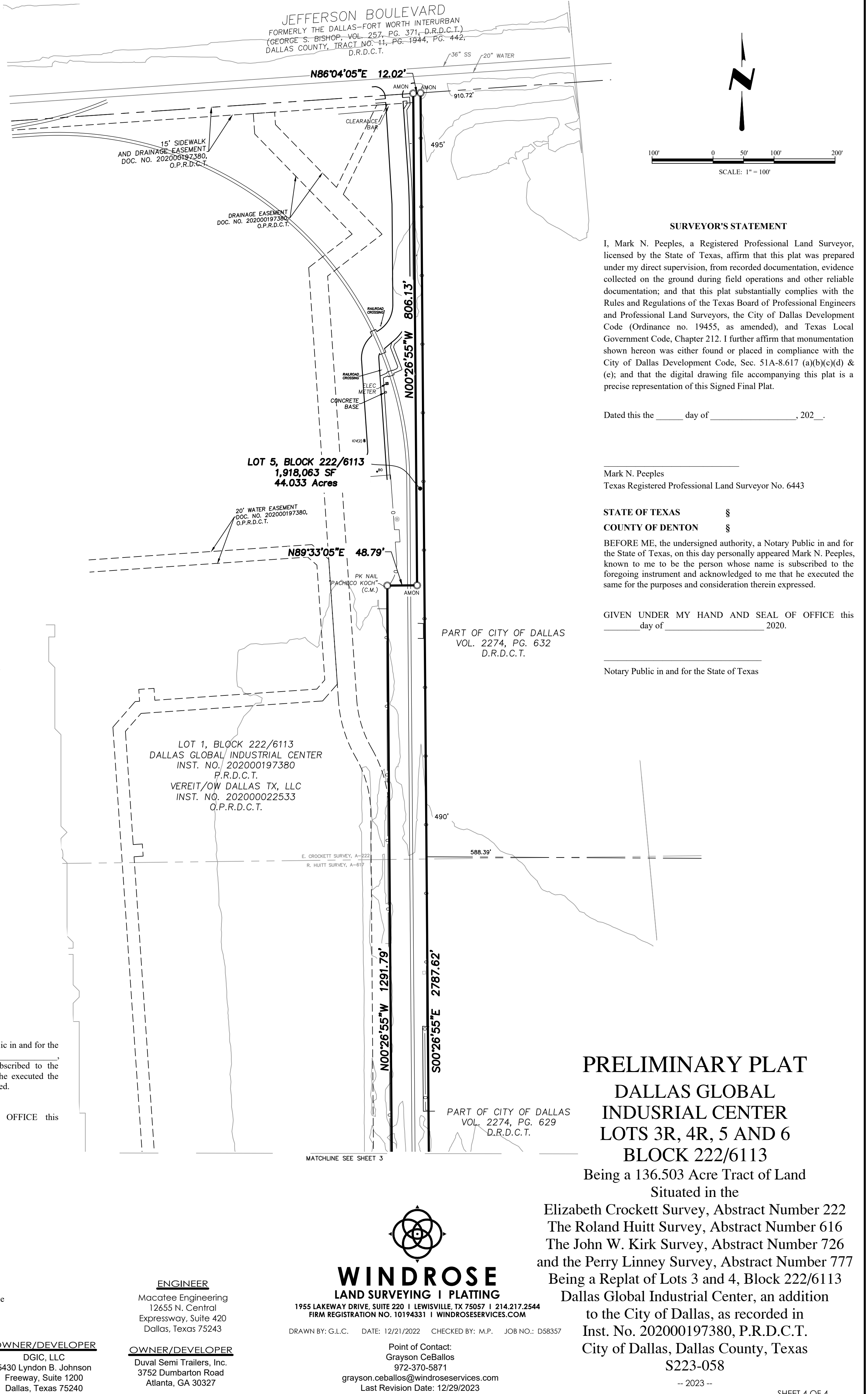
Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a 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 she executed the same for the purposes and consideration therein expressed.

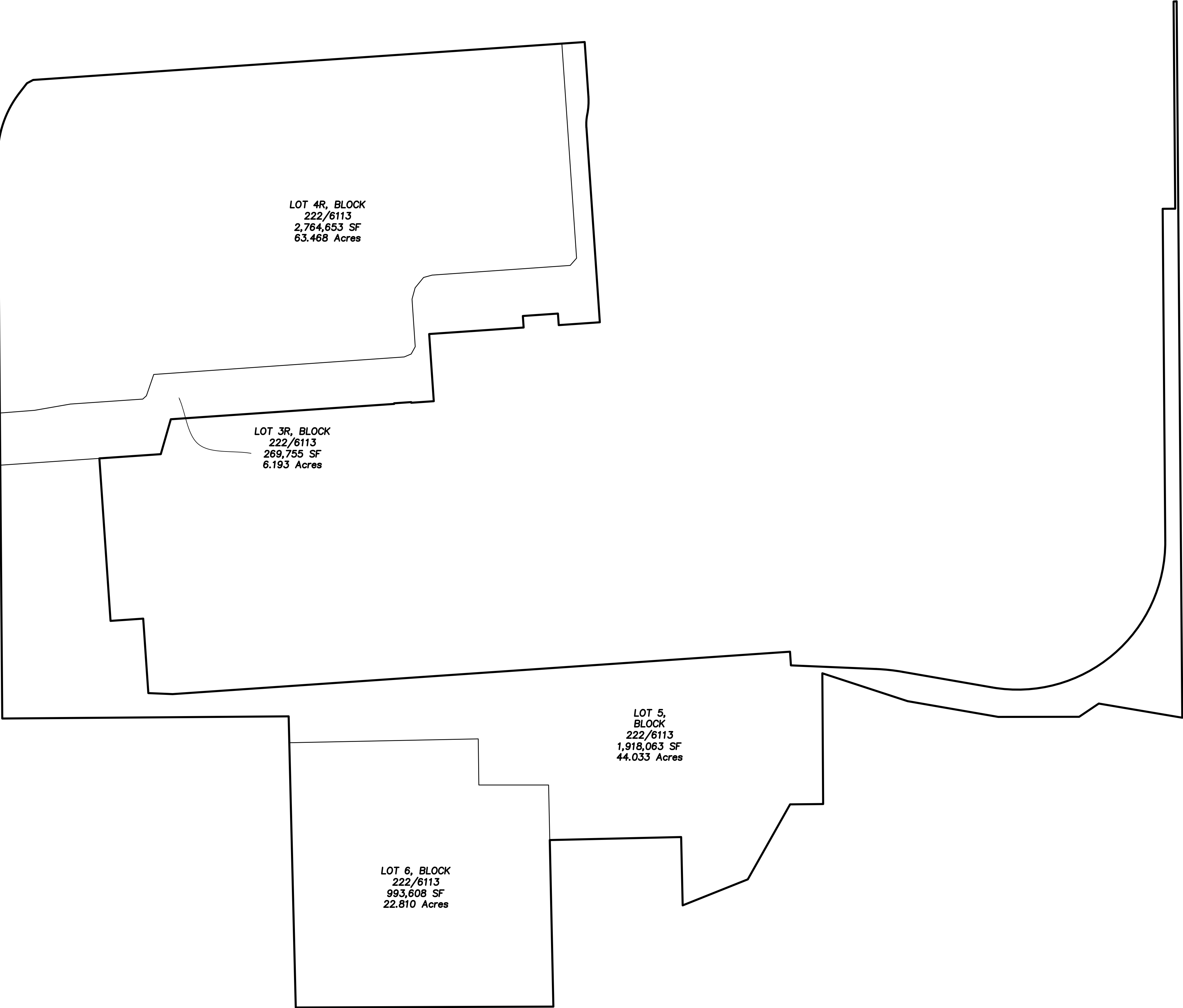
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas





NOT TO SCALE



OWNER/DEVELOPER
DGIC, LLC
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Dallas, Texas 75240

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Macatee Engineering
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