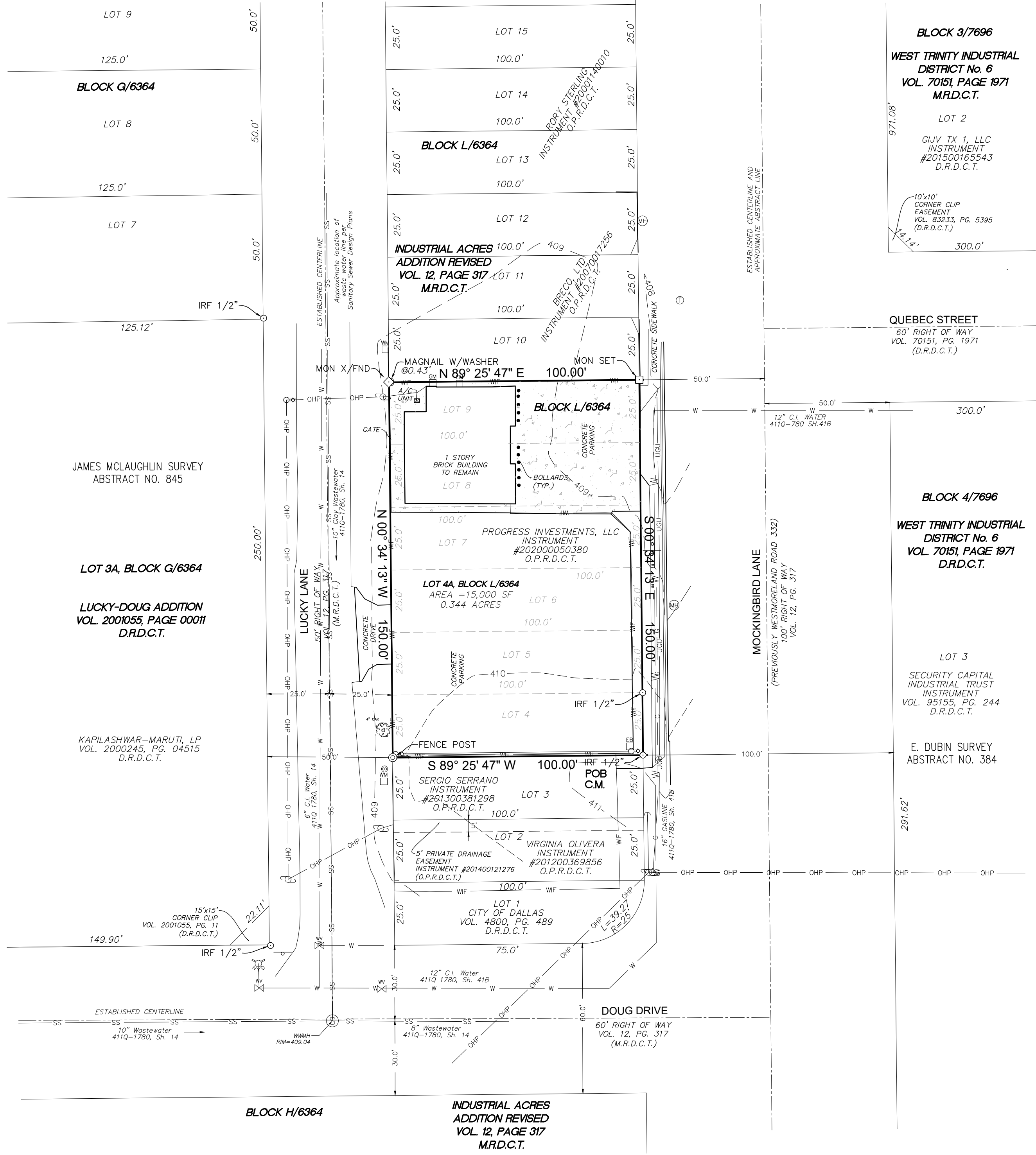


Drawing: G:\My Drive\Survey\23001-307 W Mockingbird Ln Dallas.dwg Saved By: 12147 Save Time: 4/7/2023 11:22 AM
Plotted by: 12147 Plot Date: 4/7/2023 11:24 AM



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

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

10'x10'
CORNER CLIP
EASEMENT
VOL. 83233, PG. 5395
(D.R.D.C.T.)

QUEBEC STREET
60' RIGHT OF WAY
VOL. 70151, PG. 1971
(D.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

Oscar H. Rodriguez
Owner
Progress Investments, LLC

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. 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 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 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 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

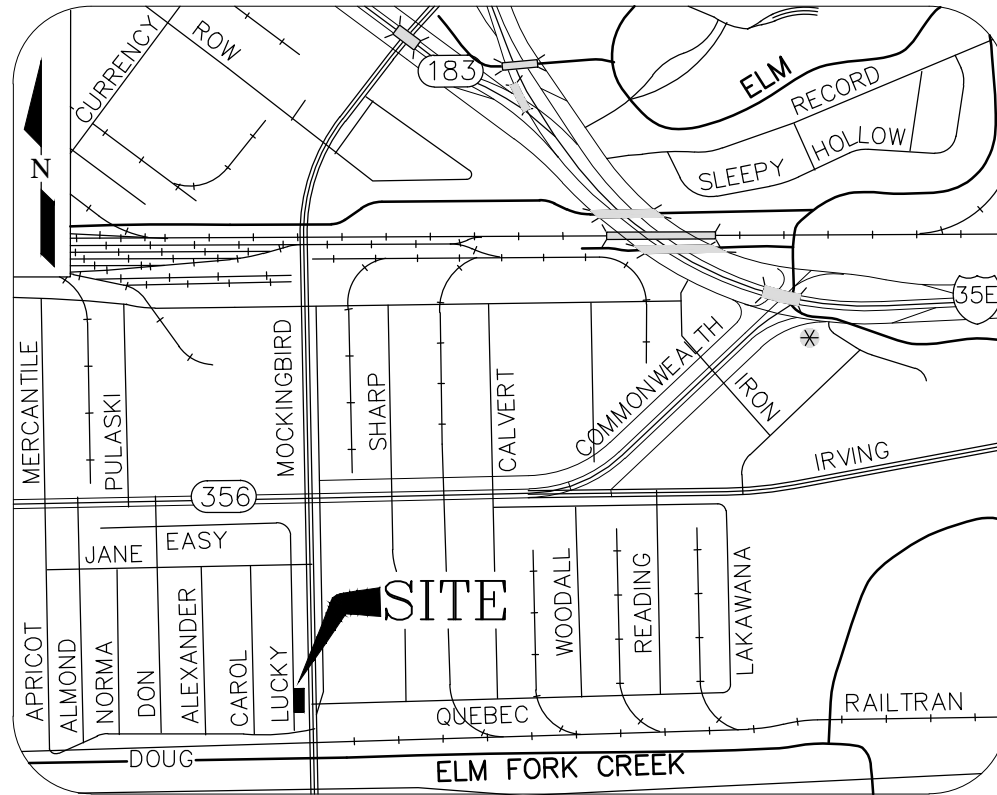
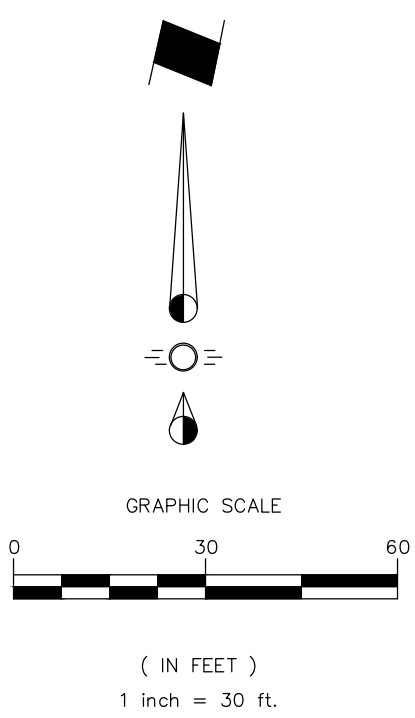
STATE OF TEXAS

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



VICINITY MAP
(NOT TO SCALE)

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



3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL (972) 946-4172
TBPCL3 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

(C.M.)	CONTROLLING MONUMENT		GAS MARKER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS		AC UNIT
O.P.R.D.C.T.	OFFICIAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS		FIRE HYDRANT
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS		SIGN
POB	POINT OF BEGINNING		LIGHT POLE
p, m	PLATTED, MEASURED		UTILITY POLE
○ IRF	IRON ROD FOUND (AS NOTED)		ELECTRIC BOX
☐ MON SET	3" ALUMINUM DISK SET ON A 1/2" IRON ROD STAMPED TRUCK ECM AND "ARA 6671"		OAK TREE
○ IPF	IRON PIPE FOUND (AS NOTED)		BOLLARD
◇ MON X/FND	X FOUND IN CONCRETE		CLEANOUT
—OHP—	OVERHEAD POWER LINE		GAS METER
—G—	GAS LINE		WATER VALVE
—WF—	WROUGHT IRON FENCE		GUY ANCHOR
—UGU—	UNDERGROUND UTILITY		WATER METER
			GAS MANHOLE
			SANITARY SEWER MANHOLE
			TELEPHONE MANHOLE

SURVEYOR'S STATEMENT

I, Anel Rodríguez, 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 Rodríguez
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 Rodríguez, 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