

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, BCB TRANSPORT HOLDINGS, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF THAT 11.9239 ACRE TRACT IN THE CITY OF MANSFIELD, OUT OF THE THOMAS J. HANKS SURVEY, ABSTRACT NO. 644, BEING ALL OF THAT TRACT CONVEYED TO SAID BCB TRANSPORT HOLDINGS, LLC BY SPECIAL WARRANTY DEED RECORDED UNER CLERK'S FILE NO. D213080056, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A 11.9239 acre tract out of the Thomas J. Hanks Survey, Abstract No. 644, Tarrant County, Texas, being all that tract conveyed to BCB Transport Holdings, LLC by Special Warranty Deed recorded under Clerk's File No. D213080056, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a found one-half inch steel rod at the northeast corner of said BCB tract, in the south right-of-way line of Airport Drive (a 60 feet wide public street) as dedicated by the plat of Lots 1 and 2, Block 1, Mansfield Industrial Park East, an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 11415, Plat Records, Tarrant County, Texas (P.R.T.C.T.), said point also being the northerly northwest corner of Lot 1, Block 2, Mansfield Industrial Park East (hereinafter referred to as Lot 1), an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 13101, P.R.T.C.T.;

THENCE along the common line between said BCB tract and said Lot 1 the following five calls:

South 34 degrees 24 minutes 00 seconds East, departing the south right-of-way line of said Airport Drive, a distance of 217.45 feet to a found one-half inch steel rod at an angle point;
South 27 degrees 56 minutes 49 seconds East, a distance of 240.23 feet to a found one-half inch steel rod at an angle point;
South 32 degrees 22 minutes 22 seconds West, a distance of 455.40 feet to a found one-half inch steel rod at an angle point;
South 60 degrees 35 minutes 23 seconds West, a distance of 47.35 feet to a found one-half inch steel rod at an angle point;
South 60 degrees 23 minutes 08 seconds West, a distance of 72.77 feet to a found one-half inch steel rod at the westerly northwest corner of said Lot 1 and the northeast corner of the remainder of that tract conveyed to Mansfield Economic Development Corporation (hereinafter referred to as Tract 3) by General Warranty Deed recorded under Clerk's File No. D205293532, D.R.T.C.T.;

THENCE South 60 degrees 08 minutes 33 seconds West along the common line of said BCB tract and said Tract 3, a distance of 97.43 feet to a found five-eighths inch steel rod at the southerly southwest corner of said BCB tract and in the east line of that tract of land conveyed to Wesley E. Jones by Special Warranty Deed recorded in Volume 10520, Page 1449, D.R.T.C.T.;

THENCE North 22 degrees 58 minutes 40 seconds West along the common line between said BCB tract and said Jones tract, passing the northeast corner of said Jones tract and the southeast corner of the remainder of that tract conveyed to Hence Myles and wife, Addie Lee Myles by Warranty Deed recorded in Volume 1781, Page 41, D.R.T.C.T. at 75.0 feet, and continuing along the common line of said BCB tract and said Myles tract, a total distance of 155.71 feet to a found one inch steel pipe at the northeast corner of said Myles tract;

THENCE South 60 degrees 12 minutes 48 seconds West along the common line of said BCB tract and said Myles tract, a distance of 115.80 feet to a found one-half inch steel pipe at the southeast corner of that tract conveyed to Vertee Myles Mitchell by Warranty Deed recorded in Volume 8343, Page 1838, D.R.T.C.T.;

THENCE North 30 degrees 17 minutes 21 seconds West along the common line of said BCB tract and said Mitchell tract, passing the northeast corner of said Mitchell tract and the southeast corner of that tract conveyed to Michael DeJesus Robles and wife, Maria Auxilio Robles by Warranty Deed recorded in Volume 6600, Page 15, D.R.T.C.T. at 75.0 feet, and continuing along the common line of said BCB tract and said Robles tract, a total distance of 149.93 feet to a found one-half inch steel rod at the northeast corner of said Robles tract;

THENCE South 60 degrees 23 minutes 16 seconds West along the common line of said BCB tract and said Robles tract, a distance of 290.47 feet to a found three quarter inch steel rod at the westerly southwest corner of said BCB tract, the northwest corner of said Robles tract, and in the east right-of-way line of South 2nd Avenue (formerly known as F. M. Highway No. 917, a 100 feet wide public street) as conveyed to the State of Texas by Right-of-Way Deed recorded in Volume 3174, Page 578, D.R.T.C.T.;

THENCE North 29 degrees 53 minutes 14 seconds West along the west line of said BCB tract and the east right-of-way line of said South 2nd Avenue, a distance of 346.15 feet to a found one-half inch steel rod at the northwest corner of said BCB tract and in the south right-of-way line of said Airport Drive;

THENCE North 59 degrees 12 minutes 29 seconds East along the north line of said BCB tract and the south right-of-way line of said Airport Drive, a distance of 1000.35 feet to the Point of Beginning, and containing 11.9239 acres (519,407 square feet) of land.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 60°35'23" W	47.35
L2	S 60°23'08" W	72.77
L3	S 60°08'33" W	97.43
L4	N 22°58'40" W	155.71
L5	S 60°12'48" W	115.80
L6	N 30°17'21" W	149.93
L7	S 60°23'16" W	290.47
L8	N 60°08'33" E	67.00
L9	N 30°00'00" E	270.00
L10	S 63°00'00" E	160.80
L11	N 32°22'22" E	275.25
L12	N 32°22'22" E	55.12
L13	N 32°22'22" E	125.00
L14	N 03°00'00" W	127.00
L15	N 30°00'00" W	158.00
L16	N 05°30'00" W	70.71
L17	N 25°00'00" W	180.03

TRACT OWNERSHIP TABLE		
TRACT	OWNER	VOL/P
18E1	M. D. ROBLES	6600/15
18E	V. M. MITCHELL	8343/1838
18C1	HENCE MYLES	1781/41
18C	WESLEY JONES	10520/1449
21B1	STEVE PRATER	D204263686

STATE PLANE COORDINATES		
POINT	NORTHING	EASTING
1	6886198.57	2387594.92
2	6887034.04	2387707.83

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF THE PROPERTY DESCRIBED HEREON (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS:

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENTS AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENTS. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENTS CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENTS AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEANUP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENTS, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, ARE SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENTS. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENTS AND PROPERTIES.

PLAT NOTES

THE BEARING BASIS FOR THE SURVEY SHOWN HEREON WAS TAKEN FROM THE GRID BEARINGS REFERENCED IN THE CITY OF MANSFIELD HORIZONTAL AND VERTICAL CONTROL MANUAL, WHICH IS BASED UPON THE GRID BEARINGS FOR THE TEXAS STATE PLANE COORDINATE SYSTEM. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE, AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT BCB TRANSPORT HOLDINGS, LLC, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE ABOVE DESCRIBED PROPERTY AS LOT 2, BLOCK 2, MANSFIELD INDUSTRIAL PARK EAST, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE THE STREETS AND EASEMENTS SHOWN HEREON.

I HEREBY SET MY SIGNATURE HERETO FOR THE PURPOSES HEREIN EXPRESSED THIS 27 DAY OF January, 2014.

Rick Larkin
RICK LARKIN, PRESIDENT
BCB TRANSPORT HOLDINGS, LLC

ACKNOWLEDGMENT

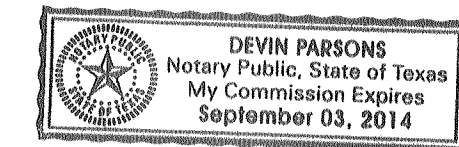
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK LARKIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED HERETO, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE 27 DAY OF January, 2014.

MY COMMISSION EXPIRES:

September 3, 2014



NOTARY PUBLIC
STATE OF TEXAS

AFTER RECORDING RETURN TO:
THE CITY OF MANSFIELD
1200 E. BROAD STREET
MANSFIELD, TEXAS 76063

Grant Engineering, Inc.

Engineers 3244 Hemphill Street
Surveyors Fort Worth, Texas 76110-4014
Planners 817-923-3131

BCB TRANSPORT HOLDINGS, LLC
RICK LARKIN, PRESIDENT
1206 ANTLER DRIVE
MANSFIELD, TEXAS 76063
682-518-1162
rick.larkin@progressivetran.com

SURVEYOR:

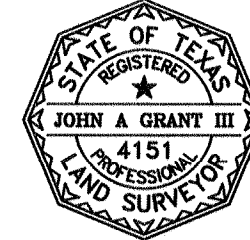
GRANT ENGINEERING, INC.
3244 HEMPHILL STREET
FORT WORTH, TEXAS 76110-4014
817-923-3131 VOICE
817-923-4141 FAX
jagrants3@aol.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN NOVEMBER, 2013, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant III

JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR 4151



PLAT RECORDED

INST. NO. D214030178

DATE 2/14/14

APPROVED BY THE CITY OF MANSFIELD

2/3, 2014 *Jo W. Webb*
APPROVED BY: P & Z COMMISSION CHAIR

2/3, 2014 *Shelia Jones*
ATTEST: P & Z SECRETARY

FINAL PLAT
LOT 2, BLOCK 2

MANSFIELD INDUSTRIAL
PARK EAST

AN ADDITION TO THE
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

11.9239 ACRES
OUT OF THE
THOMAS J. HANKS SURVEY
ABSTRACT NO. 644, TARRANT COUNTY

DECEMBER, 2013

11.9239 ACRES

1 NON-RESIDENTIAL LOT

SD13-049