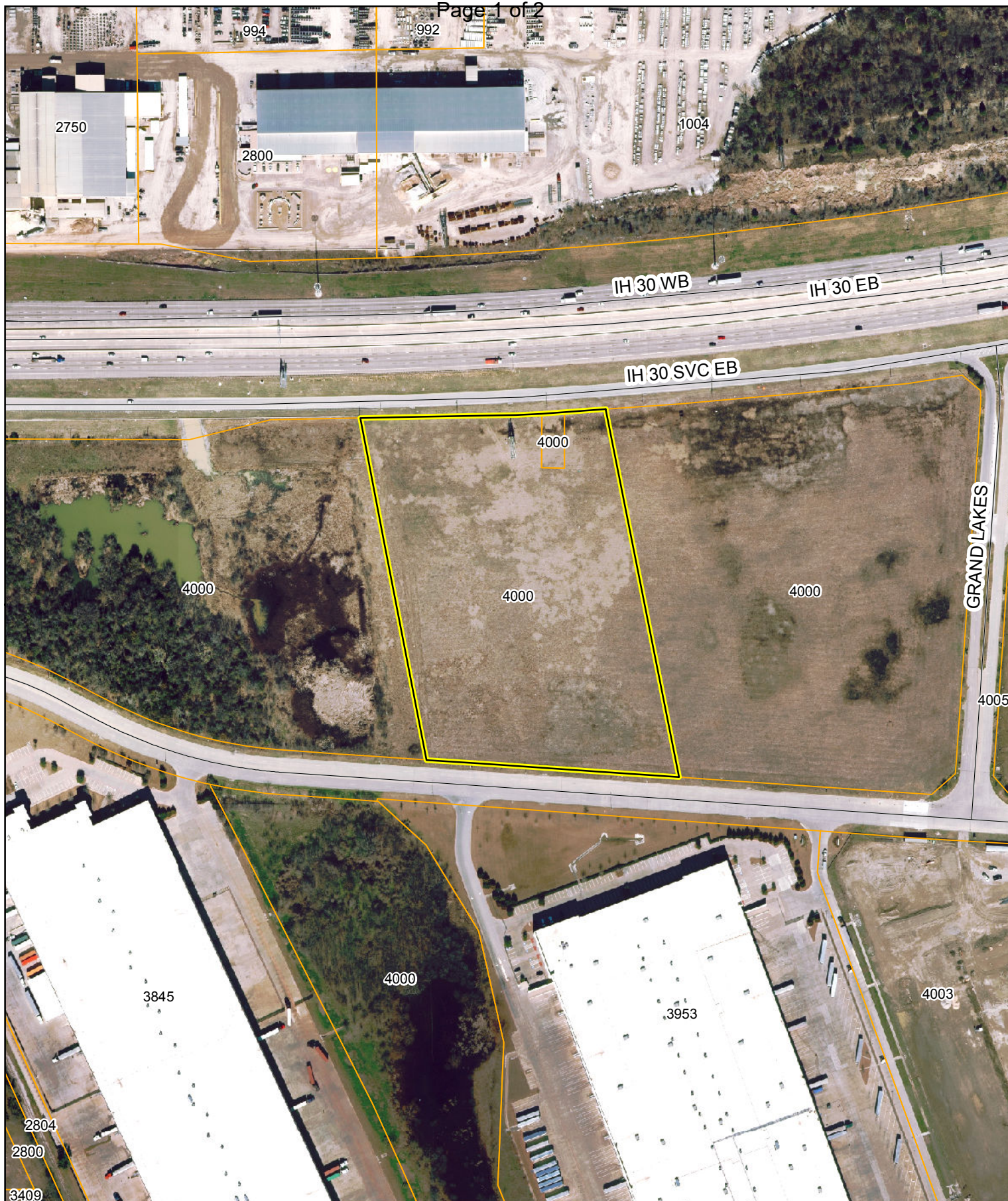




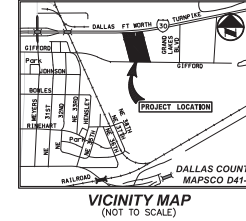
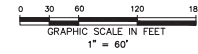
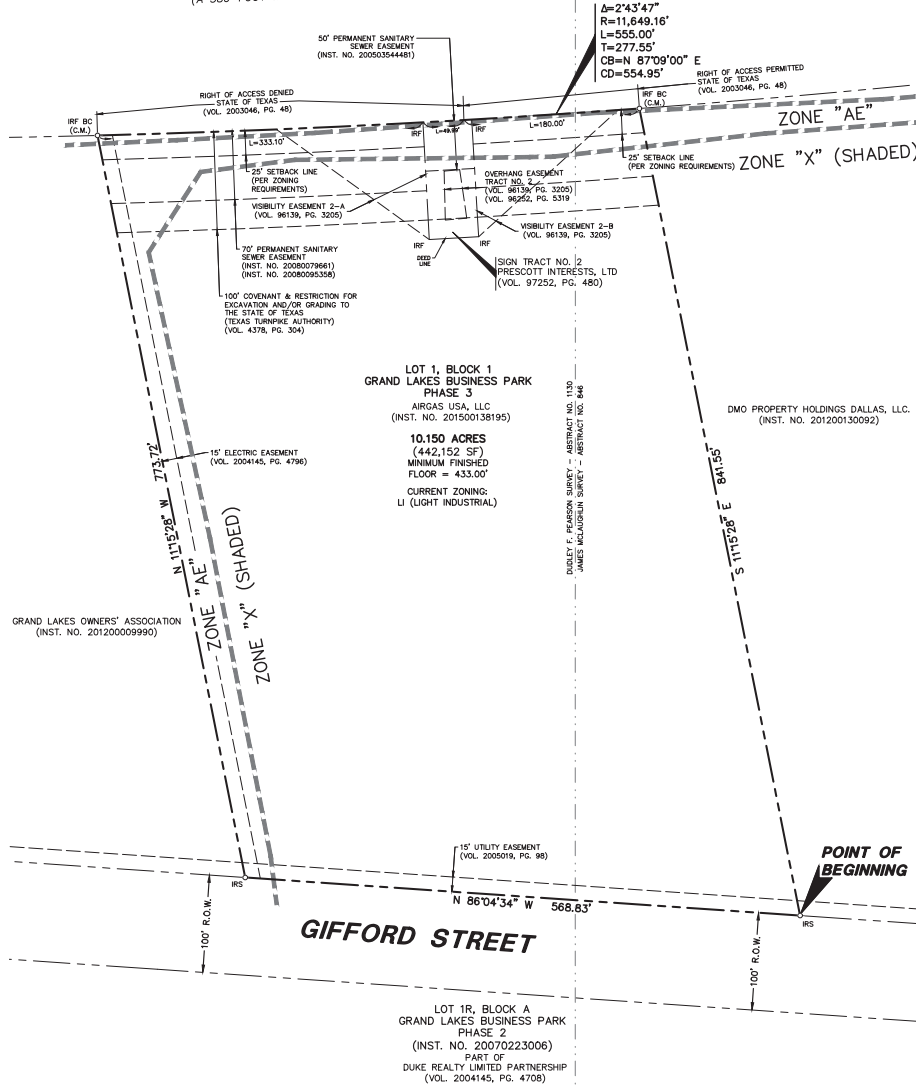
CASE LOCATION MAP
Case Number: SU181006/S181007
 Grand Lakes Business Park, Phase 3, Block 1, Lot 1



City of Grand Prairie
 Planning and Development
 (972) 237-8257 www.gptx.org

Exhibit A - Location Map
Page 2 of 2

INTERSTATE HIGHWAY NO. 30
FRONTAGE ROAD
(A 380-FOOT WIDE RIGHT-OF-WAY)



- NOTES**
- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on June 22, 2018 with a combined scale factor of 1.000136506.
 - Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
 - The purpose of this plat is to define Lot 1, Block 1, GRAND LAKES BUSINESS PARK PHASE 3.
 - Zoning classifications indicated on this Plat reflect Zoning in place at the time this Plat was approved and does not represent a vested right to the zoning indicated.
 - Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this Plat.
 - Sidewalks required along all street frontages at the time of site development per UDC. Sidewalks shall be constructed 1' from right-of-way lines.
 - The Maintenance Association will be responsible for all maintenance in the private drainage easements.
 - The survey abstract lines shown hereon are approximate and are not located on the ground.

STATE OF TEXAS -
COUNTY OF DALLAS -

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Dustin C. Pustejovsky, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Grand Prairie, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A PRACTICE SURVEY DOCUMENT.

RELEASED 8/21/18.
Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690

STATE OF TEXAS -
COUNTY OF DALLAS -

OWNER'S CERTIFICATION

WHEREAS, Airgas USA, LLC and Prescott Interests, LTD are the owners of a 10.150 acre (442,152 square foot) tract of land situated in the Dudley F. Pearson Survey, Abstract No. 1130 and the James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, said tract being all of that tract of land described in Special Warranty Deed to Airgas USA, LLC recorded in Instrument No. 201500138195 of the Official Public Records of Dallas County, Texas and all of that tract of land described in General Warranty Deed (With Limitation of Warranty) to Prescott Interests, LTD recorded in Volume 97252, Page 480 of the Deed Records of Dallas County, Texas; said 10.150 acre (442,152 square foot) being more particularly described as follows:

COMMENCING, at a point for the west end of a right-of-way corner clip at the intersection of the north right-of-way line of Gifford Street (a 100-foot wide right-of-way) and the west right-of-way line of Grand Lakes Boulevard (an 86-foot wide right-of-way); said point being the most southerly southwest corner of that tract of land described in Special Warranty Deed to DMO Property Holdings Dallas, LLC recorded in Instrument No. 201500130092 of the said Official Public Records;

THENCE, North 86 degrees, 04 minutes, 34 seconds West, along the said north right-of-way line of Gifford Street, a distance of 568.83 feet to a 1/2-inch iron rod with PACHECO KOCH cap set for the southwest corner of said Airgas USA, LLC tract and the POINT OF BEGINNING;

THENCE, North 86 degrees, 04 minutes, 34 seconds West, continuing along the said north line of Gifford Street, a distance of 568.83 feet to a 1/2-inch iron rod with PACHECO KOCH cap set for the southwest corner of said Airgas USA, LLC tract and the southwest corner of that tract of land described in Deed Without Warranty (Conveyed) to Grand Lakes Owners Association, Inc. recorded in Instrument No. 20150009590 of the said Official Public Records;

THENCE, North 11 degrees, 15 minutes, 28 seconds West, departing the said north line of Gifford Street, a distance of 73.72 feet to a 1/2-inch iron rod with BRITTAN & DRAWFOOD cap found for the northwest corner of said Airgas USA, LLC tract and the northeast corner of said Grand Lakes Owners Association tract; said point being the beginning of a non-tangent curve to the left in the south right-of-way line of Interstate Highway No. 30 Frontage Road (a 380-foot wide right-of-way);

THENCE, in an easterly direction along the said south line of Interstate Highway and said curve, having a central angle of 02 degrees, 43 minutes, 47 seconds & a radius of 11,648.18 feet, a chord bearing and distance of North 07 degrees, 08 minutes, 00 seconds East, 554.95 feet, on a distance of 555.00 feet to a 1/2-inch iron rod with BRITTAN & DRAWFOOD found for the northeast corner of said Airgas USA, LLC tract and the northeast corner of said DMO Property Holdings Dallas, LLC tract;

THENCE, South 11 degrees, 15 minutes, 28 seconds East, departing the said south line of Interstate Highway No. 30 Frontage Road, a distance of 841.55 feet to the POINT OF BEGINNING.

CONTAINING: 442,152 square feet or 10.150 acres of land, more or less.

STATE OF TEXAS -
COUNTY OF DALLAS -

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That IRONWOOD INTERESTS, LLC do hereby dedicate the herein above described property as LOT 1, BLOCK 1, GRAND LAKES BUSINESS PARK PHASE 3 in addition to the City of Grand Prairie, Texas and do hereby dedicate to the City of Grand Prairie in the aforesaid street, streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and the same easements shall be open to the public and private utility for each particular use. The maintenance of paving on the utility, access and fire line easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or other improvements or structures, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown, except as permitted by City Ordinance. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and leave removed all or parts of the improvements shown which in any way 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 and from the 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 of any time of providing 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 and service required or ordinarily performed by that utility.

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any drainage channel, lining, retaining walls, culvert, bridge, or drainage system, hereinafter referred to as Drainage Facility to be developed and constructed by Owner or his successors, assigns, or heirs. Owner shall indemnify, defend, and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense, or attorney fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the Drainage Facility, not including any non-performance of the foregoing. Owner shall impose these covenants upon Lot 1, Block 1 of this plat and the easements adjacent to or served by the Drainage Facility. It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns, or heirs in interest the full obligation and responsibility of maintaining and operating said Drainage Facility. Owner shall require any successor, assigns, or heirs in interest to accept full responsibility and liability for the Drainage Facility. All of the above shall be covenants running with the land.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND this ____ day of _____, 2018.

IRONWOOD INTERESTS, LLC

By: _____
Name: Robert Rice
Title: President

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert Rice, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires: _____

FINAL PLAT
LOT 1, BLOCK 1
GRAND LAKES
BUSINESS PARK PHASE 3

1 LOT - 10.150 ACRES
LOCATED IN THE CITY OF GRAND PRAIRIE
AND BEING OUT OF THE
DUDLEY F. PEARSON SURVEY, ABSTRACT NO. 1130
AND THE
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 846,
DALLAS COUNTY, TEXAS
CASE NUMBER: _____

Pacheco Koch					6100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10000001
DRAWN BY ET	CHECKED BY DOP/PMO	SCALE 1"=60'	DATE AUG. 2018	JOB NUMBER 33334-18.204	

THIS PLAT FILED IN:

INSTRUMENT NO. _____

DATE: _____

OWNER:
AIRGAS USA, LLC
110 WEST 7TH STREET, SUITE 1400
TULSA, OK 74119

DEVELOPER:
IRONWOOD INTERESTS, LLC
3030 LBJ FREEWAY, STE 1390
FORT WORTH, TX 76107
PH: (214) 264-7423
CONTACT: ROBERT RICE

OWNER:
PRESCOTT INTERESTS, LTD.
P.O. BOX 7270
DALLAS, TX 75209

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TX 76107
PH: (817) 412-7155
CONTACT: DUSTIN C. PUSTEJOVSKY

FLOODPLAIN NOTE
Part of the subject property is located within the 100-year floodplain per the National Flood Insurance Rate Map for Dallas County, Texas, Map No. 4815203154, Community-Panel No. 480472 (2015). Effective Date: July 01, 2016. Subject property is shown to be located in Zone "AE" and Zone "X" (shaded) on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "AE" - Special Flood Hazard Areas (SFHA) Subject to Inundation by the 1% Annual Chance Flood. Base flood elevations determined.
Zone "X" (shaded) - Other Flood Areas: Areas of 0.2% annual chance flood; areas 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

FINAL PLAT - LOT 1, BLOCK 1 GRAND LAKES BUSINESS PARK PHASE 3

DUSTIN C. PUSTEJOVSKY, L.S. 6690
110 WEST 7TH STREET, SUITE 1400
TULSA, OK 74119
DUSTIN C. PUSTEJOVSKY, L.S. 6690
110 WEST 7TH STREET, SUITE 1400
TULSA, OK 74119