



Exhibit A - Plat

LEGAL DESCRIPTION

Being a tract of land situated in the Benjamin S. Reed Survey, Abstract No. 1225, in the City of Grand Prairie, Dallas County, Texas, and being a part that called 19.63 acre tract of land described Special Warranty Deed to CHI Wildlife Land, L.P., as recorded in County Clerk's Document No. 20130574966, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), CHI Wildlife Land, L.P., now merged into CHI Wildlife Land, L.P., as recorded in County Clerk's Document No. 201400106278 O.P.R.D.C.T., being a part of Tract 2 as described in Special Warranty Deed to CHI Wildlife Land, L.P., as recorded in County Clerk's Document No. 201400233661 O.P.R.D.C.T., and part of that called 14.57 acre tract of land described in Special Warranty Deed to CHI Wildlife Land, L.P., as recorded in County Clerk's Document No. 2008017693, O.P.R.D.C.T., and being a part of Lot 4, Block 1 of Block 1 Lot 3 and Block 1 Lot 4 Wildlife Commerce Park, an addition to the City of Grand Prairie Texas, as recorded in Document No. 201500210935 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a found X-cut for the common northwest corner of said Lot 4, Block 1 and the northeast corner of Block 1, Lot 1R, Wildlife Commerce Park Addition, an addition to the City of Grand Prairie, Texas as recorded in Document No. 201400191576 O.P.R.D.C.T., and being on the south right-of-way line of Wildlife Parkway (variable width right-of-way);

THENCE North 89 degrees 30 minutes 40 seconds East, along said south right-of-way line, a distance of 85.31 feet to the point of curvature of a circular curve to the right, having a radius of 483.00, whose chord bears South 87 degrees 03 minutes 53 seconds East, a distance of 57.70 feet;

THENCE Southeasterly, continuing along said south right-of-way line and along said circular curve to the right, through a central angle of 06 degrees 50 minutes 55 seconds, an arc length of 57.73 feet to point for corner;

THENCE South 00 degrees 04 minutes 52 seconds East, departing said south right-of-way line, a distance of 274.71 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") cap for corner;

THENCE North 89 degrees 55 minutes 32 seconds East, a distance of 270.87 feet to a 1/2-inch found iron rod with cap for corner on the west right-of-way line of Bellline Road (variable width right-of-way);

THENCE South 00 degrees 04 minutes 52 seconds East, along said west right-of-way line, a distance of 999.72 feet to the point of curvature of a circular curve to the right, having a radius of 11,389.16 feet, whose chord bears South 00 degrees 08 minutes 31 seconds West, a distance of 88.65 feet;

THENCE Southwesterly, along said circular curve to the right, through a central angle of 00 degrees 26 minutes 45 seconds, an arc length of 88.65 feet to a point on a circular curve to the right, not being compound to the preceding course, having a radius of 456.50 feet, whose chord bears South 05 degrees 17 minutes 44 seconds West, a distance of 74.07 feet;

THENCE Southwesterly, along said circular curve to the right, through a central angle of 09 degrees 18 minutes 24 seconds, an arc length of 74.15 feet to the point of reverse curvature of a circular curve to the left, having a radius of 493.50 feet, whose chord bears South 05 degrees 38 minutes 55 seconds West, a distance of 74.01 feet;

THENCE Southwesterly, along said circular curve to the left, through a central angle of 08 degrees 36 minutes 01 second for a distance of 74.07 feet to a point for corner;

THENCE South 01 degree 20 minutes 55 seconds West, a distance of 110.34 feet to a point for corner at the north end of a corner clip between said west right-of-way line and said north right-of-way line;

THENCE South 44 degrees 37 minutes 49 seconds West, departing said west right-of-way line and along said corner clip, a distance of 44.09 feet to the point of curvature of a circular curve to the left, not being tangent to the preceding course, having a radius of 637.50 feet, whose chord bears South 71 degrees 59 minutes 50 seconds West, a distance of 386.22 feet;

THENCE Southwesterly, departing said corner clip, along said north right-of-way line and along said circular curve to the left, through a central angle of 35 degrees 15 minutes 58 seconds, an arc length of 392.39 feet to a found X-cut at the common southwest corner of said Block 1, Lot 4 and the southeast corner of Block 1, Lot 3 of said Block 1 Lot 3 and Block 1 Lot 4 Wildlife Commerce Park and being on the north right-of-way line of Commerce Park Drive (75 foot wide right-of-way);

THENCE North 00 degrees 10 minutes 24 seconds East, a distance of 1,041.58 feet to a point for corner on the common east line of said Block 1, Lot 1R and the west corner of said Block 1, Lot 4;

THENCE North 00 degrees 29 minutes 20 seconds West, along said common line, a distance of 717.44 feet to the point of curvature of a circular curve to the right, having a radius of 39.50 feet, whose chord bears North 10 degrees 11 minutes 40 seconds East, a distance of 14.65 feet;

THENCE Northeasterly, continuing along said common line and along said circular curve to the right, through a central angle of 21 degrees 22 minutes 01 second, an arc length of 14.73 feet to the POINT OF BEGINNING AND CONTAINING 619,397 square feet or 14.22 acres of land, more or less.

PLAT NOTES

- The purpose of this plat is to establish utility easements.
- The subject property was located within the 100 year floodplain per FIRM Panels 48113C0295K and 48113C0315K, dated July 7, 2014. The site has been filled and is no longer in the 100 year floodplain based on the LOMR approved by FEMA case number 17-06-0542P issue date of January 17, 2017, effective date of June 8, 2017 and per LOMR case #16-06-1079P approval letter issue date of April 20, 2016, effective date of September 12, 2016.
- Base of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Western Data Systems Dallas/Fort Worth area RTK Cooperative Network using base stations DMLN, DTNA, and DUNP.
- This property is affected by the Dallas-Fort Worth Regional Airport Ordinance No. 71-100 as recorded in Volume 82173, Page 178 D.R.D.C.T.
- 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.
- Site is currently under construction.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

- That CHI Wildlife Land, L.P., a Texas limited partnership, does hereby adopt this plat designating the hereon above described property as Block 1 Lot 4R-1 and Lot 4R-2 Wildlife Commerce Park, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the 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 fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane 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 growths, 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 Ordinances. 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 keep removed all or parts of the encroachments allowed above 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 or from and upon 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 and service required or ordinarily performed by that utility.

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

CHI Wildlife Land, L.P., a Texas limited partnership
CHI Investor GP, L.L.C., a Texas limited liability company, its general partner
CH Industrial GP, L.L.C., a Delaware limited liability company, its manager

Date: _____, 2018

By: William G. Munding III, Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William G. Munding III, Vice President of CH Industrial GP, L.L.C., the manager of CHI Investor GP, L.L.C., the general partner of CHI Wildlife Land, L.P., 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public (Agent's Name)

My Commission Expires _____.

SURVEYOR CERTIFICATE

I, Douglas A. Calhoun, do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed or found under my personal supervision.

Registered Professional Land Surveyor
State of Texas No. 5619

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public (Agent's Name)

My Commission Expires _____.

FINAL PLAT
OF
BLOCK 1, LOT 4-R-1 AND
BLOCK 1, LOT 4-R-2
WILDLIFE COMMERCE PARK ADDITION
TWO NON-RESIDENTIAL LOTS
BEING A RE-PLAT OF
BLOCK 1, LOT 4
WILDLIFE COMMERCE PARK ADDITION
BEING A TOTAL OF
14.22 ACRES
SITUATED IN THE
BENJAMIN REED SURVEY, ABSTRACT NO. 1225
IN THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
FOR
CHI/WILDLIFE LAND, L.P.



4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 845-1422
TSP/L FIRM NO. 1020605
MAY 21, 2018

2 OF 2

CASE NO. P180601

OWNER / DEVELOPER
CHI/WILDLIFE LAND L.P.
WILL MUNDINGER
CROW HOLDINGS INDUSTRIAL
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DALLAS, TEXAS 75219
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