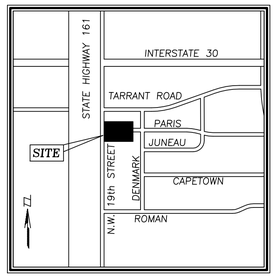
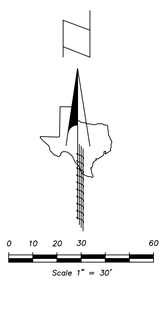
EXHIBIT A



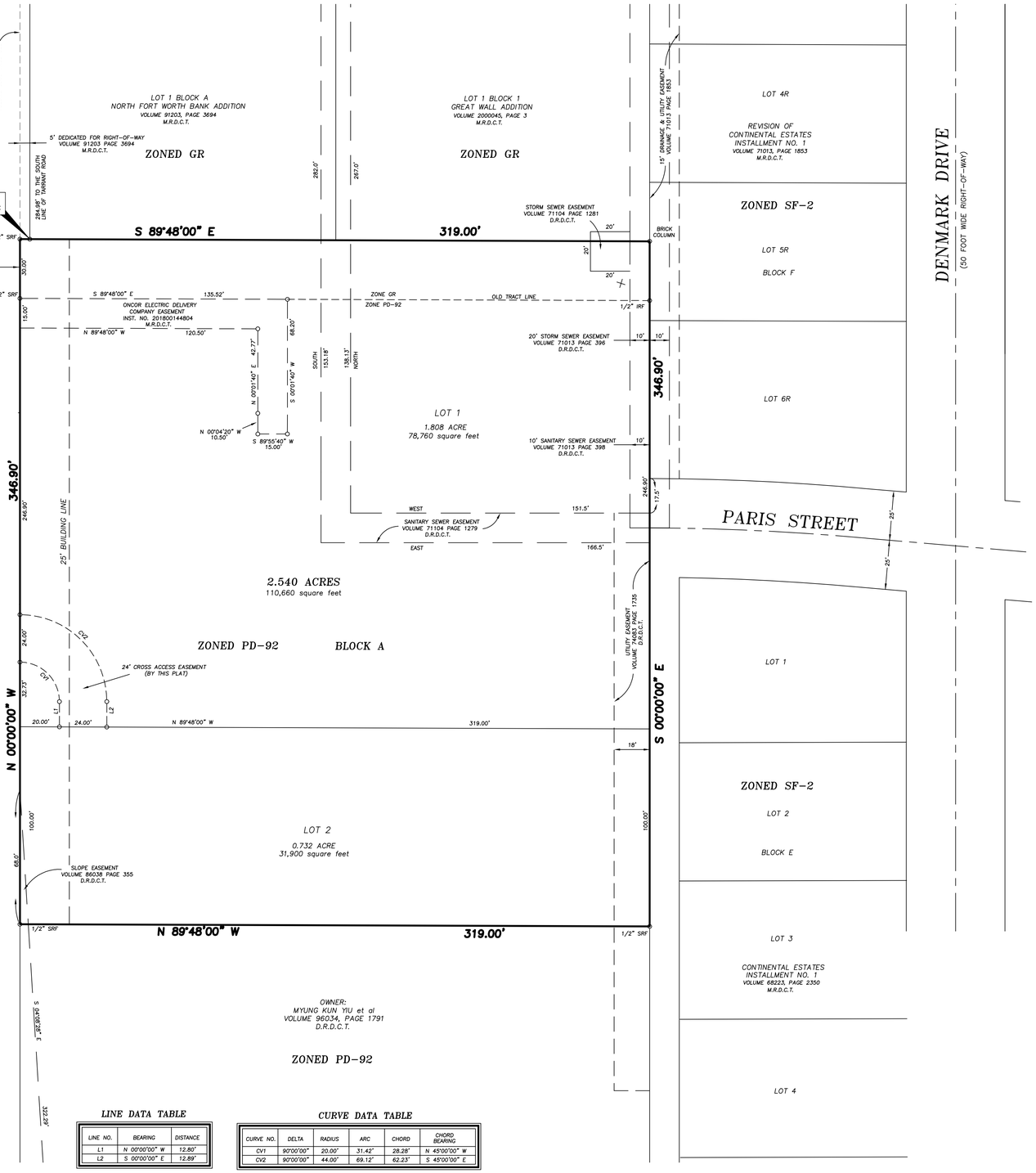
VICINITY MAP
(NOT TO SCALE)



STATE HIGHWAY NO. 161
(A VARIABLE WIDTH RIGHT-OF-WAY)

NORTH BOUND STATE HIGHWAY 161
SERVICE ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY, FORMERLY KNOWN AS N.W. 19TH STREET)

JOSEPH C. REED SURVEY, ABSTRACT NO. 1729
HENRY BILSMIRER (BELSMIRER) SURVEY ABSTRACT NO. 111



LINE DATA TABLE

LINE NO.	BEARING	DISTANCE
L1	N 00°00'00" W	12.80'
L2	S 00°00'00" E	12.89'

CURVE DATA TABLE

CURVE NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CV1	90°00'00"	20.00'	31.42'	28.28'	N 45°00'00" W
CV2	90°00'00"	44.00'	69.12'	62.23'	S 45°00'00" E

FLOOD STATEMENT:
By graphic scaling only from the Flood Insurance Rate Maps for Dallas County Texas, and Incorporated Areas, no portion of this property lies within a special flood hazard area, the property lies in Zone X (unshaded). Map Number 48113C0295K Map Revised: July 7, 2014.

DATE: MAY 15, 2018

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

WHEREAS, we JB Investments LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 2.540 acre tract of land situated in the H. Bilsmirer Survey Abstract No. 111, in the City of Grand Prairie, Dallas County, Texas as evidenced by the Deed recorded under Clerk's File No. 20070069707 of the Deed Records of Dallas County, Texas, and being more fully described as follows:

BEGINNING at a 1/2-inch steel rod found for corner at the northwest corner of said JB Investments LLC tract being on the east line of NW 19th Street (a variable width right-of-way also known as State Highway No. 161 north bound service road);

THENCE South 89 deg.. 48 min. 00 sec. East, at 5.00 feet passing the Southwest corner of Lot 1, Block A of North Fort Worth Bank Addition an addition to the City of Grand Prairie, Dallas County, Texas as shown on the Plat recorded in Volume 91203, at Page 3694 of the Map Records of Dallas County, Texas and continuing for a total distance of 319.00 feet to a point in a brick column at the northeast corner of the tract being described and being the southeast corner of Lot 1, Block 1, Great Wall, an addition to the City of Grand Prairie, Dallas County, Texas, as shown on the Plat recorded in Volume 2000045, at Page 3 of the Map Records of Dallas County, Texas, and lying in the west line of Continental Estates, an addition to the City of Grand Prairie, Dallas County, Texas as shown on the Plat recorded in Volume 71013, at Page 1853 of the Map Records of Dallas County, Texas;

THENCE South 00 deg. 00 min. 00 sec. East, along the west line of said Continental Estates, a distance of 346.90 feet to a 1/2-inch steel rod found for corner on the east line of a 15 foot alley as shown on the Plat entitled Colonial Estates as recorded in Volume 68223, at Page 2350 of the Map Records of Dallas County, Texas, said corner being the northeast corner of a tract of land described in a deed to Myung Kun Yiu et al as evidenced by the Deed recorded in Volume 96034, at Page 1791 of the Deed Records of Dallas County, Texas;

THENCE North 89 deg. 48 min. 00 sec. West, departing said Continental Estates and along the north line of said Myung Kun Yiu tract, a distance of 319.00 feet to a 1/2-inch steel rod found for corner on the previously mentioned east right-of-way line of NW 19th Street;

THENCE North 00 deg. 00 min. 00 sec. West, departing said Myung Kun Yiu tract and along said east right-of-way line, a distance of 346.90 feet to the POINT OF BEGINNING;

and containing 2.540 acres or 110,880 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That JB Investments, LLC does hereby adopt this plat designating the hereon above described property as **PEPPER FLATS** *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, OPS 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.

WITNESSED MY HAND THIS _____DAY OF _____, 2018.

JB Investments, a Texas limited liability company

By: Jacob Kohannim
(Owner)

NOTARY CERTIFICATE

State of Texas:
County of Dallas:

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Jacob Kohannim, 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 and considerations therein expressed.

Given under my hand and seal of office, this_____day of _____, 2018.

Notary Public in and for the State of Texas.

My commission expires:_____

SURVEYOR'S CERTIFICATE

THAT I, Michael Dale Linke, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown therein were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Grand Prairie, Texas.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508

NOTARY CERTIFICATE

State of Texas:
County of Dallas:

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Michael Dale Linke, 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 and considerations therein expressed.

Given under my hand and seal of office, this_____day of _____, 2018.

Notary Public in and for the State of Texas.

My commission expires:_____

NOTES:

1) *The basis of bearings as described hereon is the south line of Lot 1, Block A of North Fort Worth Bank Addition, as recorded in Volume 91203 at Page 3694 of the Plat Records of Dallas County, Texas.*

2) *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.*

3) *Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on the plat.*

FINAL PLAT
OF
PEPPER FLATS
LOT 1 & LOT 2, BLOCK A
TWO LOTS
2.540 ACRES
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PREPARED: MAY 15, 2018
DATE OF LAST REVISION:

CASE NO. P180702

OWNER/AGENT:

JB INVESTMENTS LLC
7240 RETTA MANSFIELD ROAD
MANSFIELD, TEXAS 76063
PHONE: 214-530-7535
CONTACT: MR. RONNYE HOSKINS

SURVEYOR:

PRISM SURVEYS, INC.
FIRM NO.: 101325-00
COMMERCIAL, RESIDENTIAL, BOUNDARY, TOPOGRAPHIC, TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
817-540-8048
EMAIL: mike@prism-surveys.com
CONTACT: MR. MIKE LINKE

SCALE 1"= 30' *DATE: MAY 15, 2018* *LAST REVISED:* *DRAWN BY: MDL* *PROJECT NO. 18-0688* ***SHEET 1 of 1***

S-1685