

Planned Development

On behalf of Flex N Gate Corporation we are requesting a planned development for the following property which has been submitted for re-zoning "Flex-N-Gate

Lot 1, Block D, Bardin Road Addition and Tracts 2, 2.3 and 2.4, Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, Texas and Tract 1P, Memucan Hunt Survey, Abstract No. 757, Tarrant County, Texas, a total of 28.01 acres

Please see attached legal description, and plat

Development and use of the property described above shall follow the requirements of the LI, Light Industrial zoning district and the Interstate 20 Corridor Overlay District with the following exceptions:

1. Use of EIFS in lieu of masonry/stone in a building location that is cantilevered, where masonry/stone cannot be reasonably be supported..
2. A 10'-0" wide landscaping buffer (versus 30' landscaping buffer) from Bardin Road for the parking, to allow for the owner required parking.

Legal Description

Being a tract or parcel of land situated in the Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, Texas, and the Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, being all of Lot 1, Block D, Bardin Road Addition, an addition to the City of Grand Prairie according to the plat recorded in Instrument No. 201600328446, Official Public Record, Dallas County, Texas and all of Tracts 1, 2, 3 and 4 conveyed to Flex-N-Gate Texas, LLC by Special Warranty Deed recorded in Instrument No. 201700215451, Official Public Records, Dallas County, Texas, and by Special Warranty Deed recorded in Instrument No. D217175660, Real Property Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "PACHECO KOCH" found in the west line of Matthew Road (a 100' right-of-way), said rod being the northeast corner of said Lot 1, Block D and the southeast corner of Lot 2-C, Block C, Great Southwest Crossing Addition, an addition to the City of Grand Prairie according to the plat recorded in Instrument No. 200900057178, Official Public Records, Dallas County, Texas, as conveyed to I-20/Matthew Road Partners, LLC by Special Warranty Deed recorded in Instrument No. 20070373942, Official Public Records, Dallas County, Texas;

THENCE South 00° 29' 49" East, along the west line of said Matthew Road, a distance of 858.50 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner at the most easterly southeast corner of said Lot 1, Block D and the northeast corner of said Tract 2;

THENCE South 00° 29' 49" East, continuing along the west line of said Matthew Road, a distance of 103.81 feet to a 1/2" iron rod with orange plastic cap stamped "BROOKES BAKER SURV" found for corner;

THENCE South 05° 19' 29" West, continuing along the west line of said Matthew Road, a distance of 120.12 feet to a 1/2" iron rod with yellow plastic cap (stamping illegible) found for corner at the intersection of the west line of said Matthew Road and the cut-off line between said west line and the north line of Bardin Road (a 100' right-of-way);

THENCE South 47° 15' 19" West, along said cut-off line, a distance of 22.45 feet to a 1/2" iron rod with orange plastic cap stamped "BROOKS BAKER SURV" found at the intersection of said cut-off line and the north line of said Bardin Road;

THENCE along the north line of said Bardin Road the following courses and distances:

South 89° 11' 14" West, a distance of 129.72 feet to a 1/2" iron rod with orange plastic cap stamped "BROOKS BAKER SURV" found at the beginning a non-tangent curve to the right;

In a northwesterly direction, along said non-tangent curve to the right, whose chord bears North 82° 12' 18" West a distance of 299.35 feet, having a radius of 1000.00' feet, a central angle of 17° 12' 58", passing at and arc length of 21.50 feet the southeast corner of said

Tract 2 and the most southerly southeast corner of said Lot 1, Block D, continuing a total arc length of 300.48 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC." found at the end of said non-tangent curve to the left, being the most southerly southwest corner of said Lot 1, Block D;

North 18° 15' 35" East, a distance of 3.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner at the beginning of a non-tangent curve to the right, at the most southerly southeast corner of said Tract 3;

In a northwesterly direction, along said non-tangent curve to the right whose chord bears North 66° 58' 10" East a distance of 230.34 feet, having a radius of 997.00 feet, a central angle of 13° 16' 00" and an arc length of 230.85 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner at the end of said non-tangent curve to the right, at the southwest corner of said Tract 3;

South 29° 39' 50" West, a distance of 3.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner at the beginning of a non-tangent curve to the right, at the most westerly southeast corner of said Lot 1, Block D;

In a northwesterly direction, along said non-tangent curve to the right, whose chord bears North 52° 39' 59" West a distance of 266.92 feet, having a radius of 1000.00 feet, a central angle of 15° 20' 21" and an arc length of 267.72 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 1890" found for corner at the end of said non-tangent curve to the right;

North 44° 58' 59" West, passing at a distance of 290.81 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the southwest corner of said Lot 1, Block D and the southeast corner of said Tract 1, continuing a total distance of 660.99 feet to a 5/8" iron rod found for corner, at the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said non-tangent curve to the left, whose chord bears North 67° 44' 28" West a distance of 849.60 feet, having a radius of 1100.03 feet, a central angle of 45° 25' 58" and an arc length of 872.27 feet to a chiseled "X" in concrete found for corner at the intersection of the north line of said Bardin Road and northeast line of SGT. Greg L. Hunter Lane (a 70' right-of-way), said "X" being the west corner of said Tract I and the end of said non-tangent curve to the left;

THENCE North 89° 32' 51" East, departing the north line of said Bardin Road and along the north line of said Tract 1 and the south line of Lot 1, Block B, Great Southwest Crossing Addition, an addition to the City of Grand Prairie according to the plat recorded in Volume 2001100, Page 2863, Deed Records, Dallas County, Texas, as conveyed to Wal-Mart Real Estate Business Trust by Warranty Deed recorded in Volume 2002248, Page 19002, Deed Records, Dallas County, Texas, passing at a distance of 991.51 feet a 1/2" iron rod with yellow plastic cap stamped "RPLS 1890" found at the southeast corner of said Lot 1, Block B and the southwest corner of Lot 1, Block C, Great Southwest Crossing Addition, an addition to the City of Grand Prairie according to the plat recorded in Volume 2002199, Page 77, Deed Records, Dallas

County, Texas, as conveyed to CCD I-20 Crossing, LP by Special Warranty Deed recorded in Volume 2005141, Page 5284, Official Public Records, Dallas County, Texas, passing at a distance of 1042.19 feet a 1/2 iron rod with yellow plastic cap stamped "RLG INC" found at the northwest corner of said Lot 1, Block D and the northeast corner of said a Tract I, continuing along the north line of said Lot 1, Block D, passing at a distance of 1737.50 feet the south common corner between said Lot 1, Block C, Great Southwest Crossing Addition and said Lot 2-C, Block C, Great Southwest Crossing Addition, continuing a total distance 2123.94 feet to the **POINT OF BEGINNING** and containing 1,236,051 square feet or 28.376 acres, more or less.



