OWNER'S CERTIFICATE

STATE OF TEXAS]
COUNTY OF DALLAS]

BEING a 656,861 square foot (15.080 acre) tract of land situated in the James McLaughlin Survey, Abstract No. 846 in the City of Grand Prairie, Dallas County, Texas, with said tract being described in a Special Warranty Deed with Vendor's Lien to Transform Real Estate, LLC, an Iowa limited liability company, as recorded under instrument No. 201400296558 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), with said 656,861 square foot (15.080 acre) tract being more particularly described by metes and bounds as follows:

BEGINNING at a cut "Y" found in concrete marking the most southeast corner of Lot 1R, Block B, of Grand Lakes Business Park Phase 3, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded under instrument No. 201100321085 – O.P.R.D.C.T., being in the northerly Right-of-Way (R.O.W.) line of Gifford Street (having a 100 foot wide R.O.W.), as shown on the Gifford Street and Grand Lakes Boulevard dedication plat to the City of Grand Prairie, Dallas County, Texas, recorded in Volume 2003019, Page 98 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 06 degrees 43 minutes 36 seconds East (North 06 degrees 43 minutes 55 seconds East – deed call), departing said northerly R.O.W. line of Gifford Street, along the common easterly line of said Transform Real Estate tract and the easterly line of said Lot 1R, a distance of 1,236.36 feet (1,236.57 feet – deed call) to a cut "Y" found on the edge of a concrete curb, marking the most northwesterly corner of said Transform Real Estate tract and the common northeast corner of said Lot 1R, with said point being in the southerly R.O.W. line of Interstate Highway No. 30;

THENCE North 78 degrees 53 minutes 23 seconds East (North 78 degrees 50 minutes 23 seconds East – deed call), along the commonly northerly line of said Transform Real Estate tract and said southerly R.O.W. line of Interstate Highway No. 30, a distance of 532.15 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "Brittain and Crawford" marking the northeast corner of said Transform Real Estate tract, from which said point a 1/2 inch iron rod found with a yellow plastic cap stamped "JBI" bears South 25 degrees 24 minutes 52 seconds East at 1.71 feet;

THENCE South 06 degrees 28 minutes 26 seconds West (South 06 degrees 26 minutes 09 seconds West – deed call), departing said southerly R.O.W. line of Interstate Highway No. 30, along the east line of said Transform Real Estate tract, a distance of 1,442.00 feet (1,375.10 feet – deed call) to a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP" (further referenced as "cap") marking the most southeasterly corner of the herein described tract, being at the easterly edge of the cul-de-sac at the terminus of the aforementioned Gifford Street, with said point being in a tangent curve to the left, with the radius point being situated North 42 degrees 27 minutes 18 seconds West at 60.50 feet;

1) Northwesterly, along said tangent curve to the left, through a central angle of 138 degrees 22 minutes 11 seconds (122 degrees 21 minutes 35 seconds – deed call), having a radius of 96.50 feet, a chord bearing North 84 degrees 16 minutes 13 seconds West at 164.70 feet (North 84 degrees 43 minutes 44 seconds West at 174.33 feet – deed call), and an arc distance of 236.82 feet (212.46 feet – deed call) to a 1/2 inch iron rod found with a plastic cap stamped "Brittain and Crawford" marking the Point of Reverse Curve of a tangent curve to the right, with the radius point being situated North 42 degrees 27 minutes 18 seconds West at 60.50 feet;

2) Southwesterly, along said tangent curve to the right, through a central angle of 46 degrees 22 minutes 11 seconds (46 degrees 19 minutes 13 seconds – deed call), having a radius of 60.50 feet, a chord bearing South 70 degrees 43 minutes 47 seconds West at 47.84 feet (South 70 degrees 45 minutes 30 seconds West at 47.28 feet – deed call), and an arc distance of 48.98 feet (48.01 feet – deed call) a 1/2 inch iron rod found with a plastic cap stamped "Brittain and Crawford" at the end of said curve;

3) North 86 degrees 05 minutes 05 seconds West (North 86 degrees 04 minutes 48 seconds West – deed call), a distance of 290.82 (290.79 feet – deed call) feet to the POINT OF BEGINNING.

CONTAINING within the metes recited 656,861 square feet (15.080 acres) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Transform Real Estates, LLC does hereby adopt this plat designating the herein above described property as **GRAND LAKES BUSINESS PARK, PHASE 4** 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 5 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.

_____
Authorized Agent – Transform Real Estates, LLC

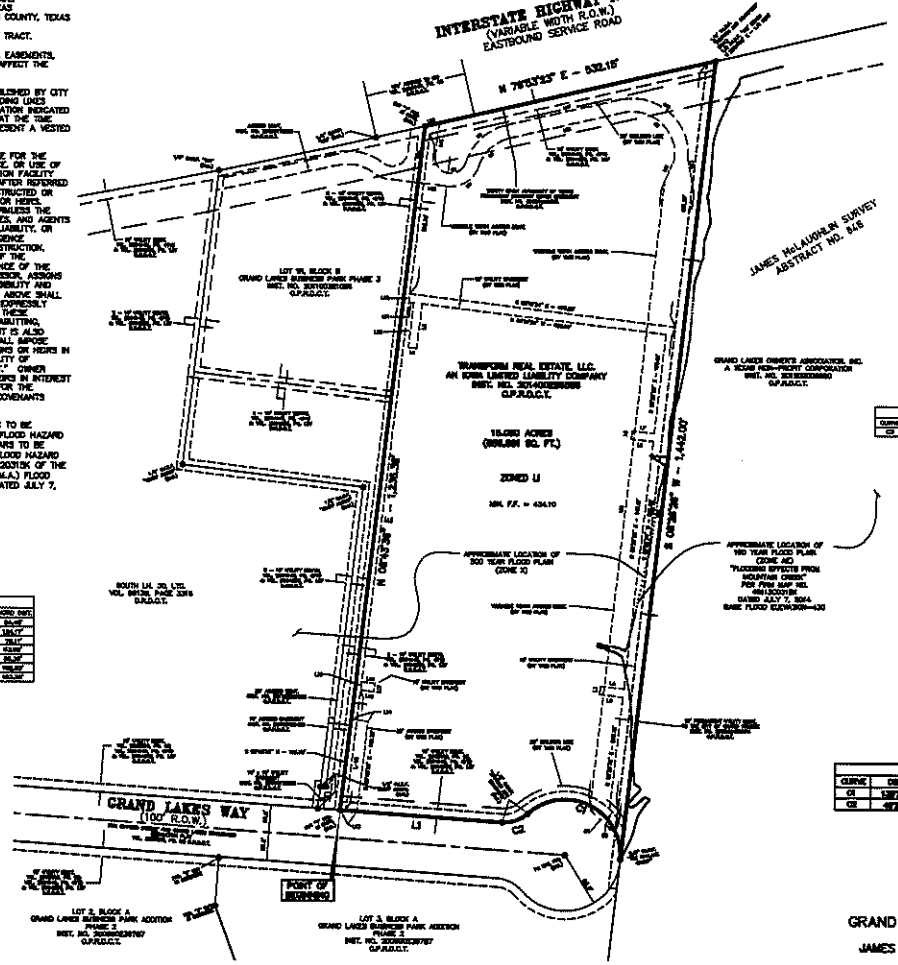
STATE OF TEXAS:
COUNTY OF DALLAS:

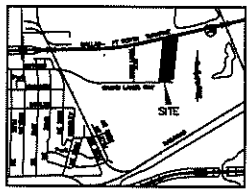
BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ authorized agent for Transform Real Estate, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE_____
DAY OF_____, 2015.

_____
NOTARY PUBLIC in and for Dallas County, Texas

NOTES:
1) ALL PROPERTY CORNERS SET ARE A 5/8" IRON ROD W/YELLOW PLASTIC CAP STAMPED "THE WALLACE GROUP" UNLESS OTHERWISE NOTED.
2) C.M. = CONTROL MONUMENT I.F.F. = IRON ROD FOUND C.I.R.F. = CAPPED IRON ROD FOUND I.R.S. = IRON ROD SET D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
3) THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.
4) THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
5) EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT. THE ZONING CLASSIFICATION INDICATED ON THIS PLAT REFLECTS THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
6) THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY DETENTION POND OR UNDERGROUND DETENTION FACILITY AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "IMPROVEMENT," TO BE DEVELOPED, CONSTRUCTED OR USED 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 AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "IMPROVEMENT," INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ALL THE LOTS OF THIS PLAT ABUTTING, ADJACENT, OR SERVED BY THE "IMPROVEMENT." 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 "IMPROVEMENT." OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND.
7) A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN A DESIGNATED ZONE AE (100 YEAR FLOOD HAZARD AREA). THE REMAINDER OF THE PROPERTY APPEARS TO BE LOCATED IN A DESIGNATED ZONE X (500 YEAR FLOOD HAZARD AREA) ACCORDING TO COMMUNITY PANEL #48547C0331K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) #48113C0331K DATED JULY 7, 2014.





VICINITY MAP
NOT TO SCALE

ACCESS EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	20°47'42"	75.00'	28.21'	S 47°08'30" E	28.06'
C2	89°29'34"	75.00'	117.13'	S 39°28'26" W	105.57'
C3	20°47'42"	75.00'	28.21'	S 47°08'30" E	28.06'
C4	89°29'34"	75.00'	117.13'	S 39°28'26" W	105.57'
C5	90°00'00"	25.00'	39.27'	S 51°31'34" E	35.36'
C6	90°00'00"	25.00'	39.27'	S 38°28'26" W	35.36'
C7	70°26'06"	50.00'	61.45'	S 69°41'37" E	57.62'
C8	109°33'54"	50.00'	95.62'	S 20°18'23" W	80.62'
C9	90°00'00"	100.00'	157.08'	S 51°31'34" E	141.42'
C10	90°00'00"	100.00'	157.08'	S 38°28'26" W	141.42'

ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DIST.
L13	N 38°28'26" E	20.00'
L14	S 38°28'26" W	20.00'
L20	N 51°31'34" E	1,137.00'
L21	N 38°28'26" E	20.00'
L22	N 51°31'34" E	20.00'
L23	S 38°28'26" W	20.00'
L24	S 51°31'34" E	20.00'
L25	N 38°28'26" E	20.00'
L26	N 51°31'34" E	20.00'
L27	N 38°28'26" E	20.00'
L28	S 51°31'34" E	20.00'
L29	S 38°28'26" W	20.00'
L30	N 51°31'34" E	1,140.00'

30' UTILITY EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C2	89°29'34"	75.00'	117.13'	S 39°28'26" W	105.57'

30' UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DIST.
L2	N 50°00'00" W	45.00'
L3	N 50°00'00" W	110.00'
L4	S 50°00'00" E	45.00'
L5	S 50°00'00" E	20.00'
L6	S 50°00'00" E	15.00'
L7	S 50°00'00" E	35.00'
L8	S 50°00'00" W	20.77'
L9	S 50°00'00" W	15.00'
L10	S 50°00'00" W	35.77'
L11	S 50°00'00" W	9.11'
L12	S 50°00'00" E	19.00'
L15	S 50°00'00" E	20.00'
L16	S 50°00'00" E	20.77'
L17	S 50°00'00" W	19.00'
L18	S 50°00'00" W	20.77'
L19	S 50°00'00" W	19.00'

BOUNDARY LINE TABLE		
LINE	BEARING	DIST.
L1	N 50°00'00" W	200.00'

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	138°22'11"	96.50'	233.00'	N 84°16'13" W	179.70'
C2	46°22'11"	60.50'	48.98'	S 70°43'47" W	47.84'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Sean M. Flaherty, 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.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Sean M. Flaherty
Registered Professional Land Surveyor No. 5258

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Sean M. Flaherty, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY_____
OF_____, 2015.

_____
NOTARY PUBLIC in and for Dallas County, Texas

OWNER: TRANSFORM REAL ESTATE, LLC
1800 NE BROADWAY AVE.
DES MOINES, IOWA 50313
(515) 266-1141

FINAL PLAT

OF
GRAND LAKES BUSINESS PARK, PHASE 4
LOCATED IN THE
JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 846
IN THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

SURVEYOR: The Wallace Group, Inc.
1620 Royal Row
Suite 150
Dallas, Texas 75235
Phone 214-747-3733
Engineers • Architects • Planners • Surveyors
Dallas • Killeen • Waco • Round Rock
A CPAT COMPANY
TBPLS FIRM NO. 10061702

SHEET 1 OF 1
CASE NO: P150007

RECEIVED
AUGUST, 2015

234280 PLAT.dwg

AUG 26 2015

PLANNING DEPARTMENT