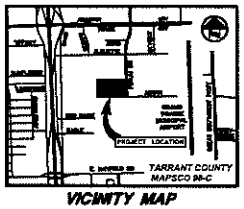
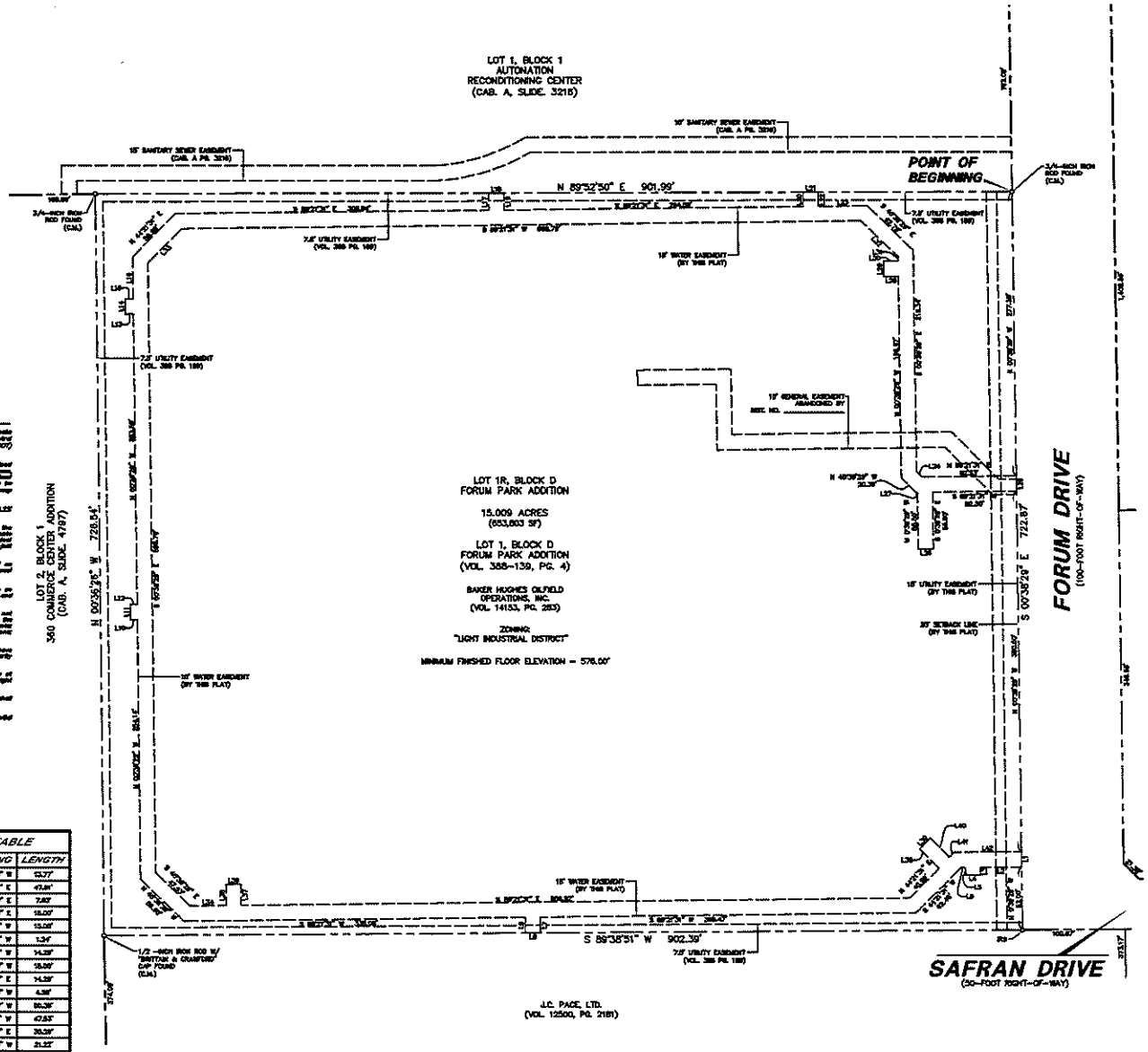


VICINITY MAP



NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the (10007) surface adjustment factor of 1.00013000000.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0315H, Community-Panel No. 480420-0315 H, Dated September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. Referred zone is defined on said map as follows:

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. This survey does not provide a determination or opinion concerning the location or existence of wetlands, facilities, buds or habitation within wetlands, endangered species, and environmental compliance. Surveyor makes no representation to third persons concerning the suitability of the subject tract for any intended use, purpose or development.
4. Square footage totals shown hereon or enlarged hereto are based on mathematical closure and are not necessarily represent the positional accuracy of the survey measurements.
5. The word "certify" or "certificate" as shown and used herein means to express professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: restrictive covenants, building setback lines, easements, subdivision restrictions, zoning or other land-use regulations, Agreements, Leases Agreements and ownership title evidence.
7. The distances shown hereon for adjacent and enclosed properties have been computed from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
8. 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.
9. Existing or future ordinances and/or codes established by City Ordinance shall take precedence over building lines indicated on this plat.
10. The purpose of this plat is to create one (1) lot for non-residential development.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°36'29" E	15.00'
L2	S 89°23'31" W	49.14'
L3	S 00°36'29" E	6.89'
L4	S 89°23'31" W	15.00'
L5	N 00°36'29" W	6.89'
L6	S 89°23'31" W	4.76'
L7	S 00°36'29" E	15.44'
L8	S 89°23'31" W	10.00'
L9	N 00°36'29" W	15.37'
L10	S 89°23'31" W	4.86'
L11	N 00°36'29" W	15.00'
L12	N 89°23'31" E	4.86'
L13	S 89°23'31" W	7.87'
L14	N 00°36'29" W	15.00'
L15	N 89°23'31" E	7.87'
L16	N 00°36'29" W	46.49'
L17	N 00°36'29" W	16.73'
L18	N 89°23'31" E	15.00'
L19	S 00°36'29" E	16.28'
L20	S 00°36'29" E	13.91'
L21	N 89°23'31" E	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N 00°36'29" W	13.77'
L23	N 89°23'31" E	47.84'
L24	S 40°36'29" E	7.07'
L25	S 00°36'29" E	15.00'
L26	S 89°23'31" W	15.00'
L27	S 89°23'31" W	1.34'
L28	S 89°23'31" W	14.29'
L29	N 00°36'29" W	15.00'
L30	N 89°23'31" E	14.29'
L31	S 00°36'29" W	4.38'
L32	N 40°36'29" W	55.36'
L33	S 44°23'31" W	47.53'
L34	N 89°23'31" E	30.29'
L35	N 00°36'29" W	21.33'
L36	N 89°23'31" E	15.00'
L37	S 00°36'29" E	21.33'
L38	N 40°36'29" W	36.36'
L39	N 44°23'31" E	15.00'
L40	S 40°36'29" E	26.36'
L41	N 44°23'31" E	8.00'
L42	N 89°23'31" E	66.05'

LEGEND

⊙	3/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
(C.M.)	CONTROLLING MONUMENT
———	PROPERTY LINE
- - - -	EASEMENT LINE

Planning Department

SURVEYOR:
PAUL JUSTIN WHITLOCK
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
(972) 235-3031

OWNER:
G.S. FINLEY
BAKER HUGHES OILFIELD
OPERATIONS, INC.
3900 ESSEX LANE
HOUSTON, TX 77027

DEVELOPER:
ROBERT W. PRICE
IRONWOOD REALTY PARTNERS
3030 LYNDON B. JOHNSON, SUITE 1380
DALLAS, TX 75234
(214) 284-7423

OWNER'S CERTIFICATE

WHEREAS, Baker Hughes Oilfield Operations, Inc. is the owner of a 15.009 acre tract of land situated in the William J. Whiting Survey, Abstract No. 1614, Tarrant County, Texas and said tract being all of Lot 1, Block D, Forum Park Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, and said tract also being all of that certain tract of land conveyed to Baker Hughes Oilfield Operations, Inc. by deed recorded in Volume 14153, Page 283 of the Deed Records of Tarrant County, Texas and said tract also being more particularly described as follows:

BEGINNING, at a 3/8-inch iron rod found in the west right-of-way line of Forum Drive (a 100' wide right-of-way) said point being northeast corner of Lot 1, Block 1, Autonation Reconditioning Center, an addition to the City of Grand Prairie, Texas recorded in plat recorded in Cabinet A, Slide 3216 of said Plat Records;

THENCE, South 00 degrees, 36 minutes, 29 seconds East, along the east east line of Forum Drive, a distance of 722.87' feet to a 3/8-inch iron rod with "PACHECO KOCH" set for corner at the intersection of the said east line of Forum Drive and the south line of Lot 1, Block D, Forum Park Addition, said point being in the north line of that certain tract of land conveyed to Baker Hughes Oilfield Operations, Inc. recorded in Volume 14153, Page 283 of said Deed Records;

THENCE, South 89 degrees, 38 minutes, 51 seconds West, departing said 100' wide right-of-way and along the north line of said J.C. Pace, Ltd. tract a distance of 902.39' feet to a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found for corner in the east line of Lot 2, Block 1, 360 Commerce Center Addition, an addition to the City of Grand Prairie, Texas recorded in plat recorded in Cabinet A, Slide 4797 of the said Plat Records, said point being the northwest corner of J.C. Pace, Ltd. tract;

THENCE, North 00 degrees, 36 minutes, 29 seconds West, along the east line of said Lot 2, Block 1, a distance of 728.54' feet to a 1/2-inch iron rod found for corner in the south line of Lot 1 Block 1, said point being the northeast corner of said Lot 2, Block 1;

THENCE, North 89 degrees, 52 minutes, 50 seconds East, along the said south line of Lot 1, Block 1, a distance of 901.99' feet to the POINT OF BEGINNING

CONTAINING: 653,603 square feet or 15.009 acres of land, more or less.

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Paul Justin Whitlock, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were 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 FINAL SURVEY DOCUMENT. RELEASED 1/31/17.

Paul Justin Whitlock
Registered Professional Land Surveyor
No. 6243

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Justin Whitlock, known to me to be the person whose name is subscribed to the foregoing instrument and that he 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 the _____ day of _____, 2017.

Notary Public in and for
the State of Texas

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Baker Hughes Oilfield Operations, Inc. does hereby adopt this plat designating the hereinabove described property as Lot 1R, Block D, Forum Park Addition, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie, to the public forever the streets, alleys and easements shown thereon. The streets and alleys shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility easements shown on the plat are dedicated and are open to the public and private utilities for such purpose over, on, through, upon and under the easements, and the City and all public utility entities shall have the concurrent right of ingress and egress over the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone. It is understood that the dedication of easements herein does not prohibit the City of Grand Prairie, or any public utility shall have the right to remove and keep removed all or part of the improvements and growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on the said easements, and all public utilities shall at all times have the full right of ingress and egress at 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 making repairs and any maintenance and services 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.

WITNESS MY HAND this _____ day of _____, 2017.

Owner: Baker Hughes Oilfield Operations, Inc.

By _____
(printed)

_____
(signature)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and that he 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 the _____ day of _____, 2017.

Notary Public in and for
the State of Texas

FINAL PLAT
FORUM PARK ADDITION
LOT 1R, BLOCK D

BEING A REPLAT OF LOT 1, BLOCK D,
FORUM PARK ADDITION;
A 15.009 ACRE TRACT OUT OF THE
WILLIAM J. WHITING SURVEY, ABSTRACT NO. 1614,
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
CASE NUMBER: RP170203

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193895

DRAWN BY	REVIEWED BY	SCALE	DATE	JOB NUMBER
LMG	PJW	1"=50'	FEB. 2017	3576-15.462

LOT 1R, BLOCK D, FORUM PARK ADDITION - FINAL PLAT

FEB 01 2017

Received