

CASE LOCATION MAP
Case Number: SU181002/S181002
901 W. Oakdale Road, Transfer and Storage Terminal



City of Grand Prairie
Planning and Development
(972) 237-8257 www.gptx.org

901 W. Oakdale
Grand Prairie, TX

Encroachments

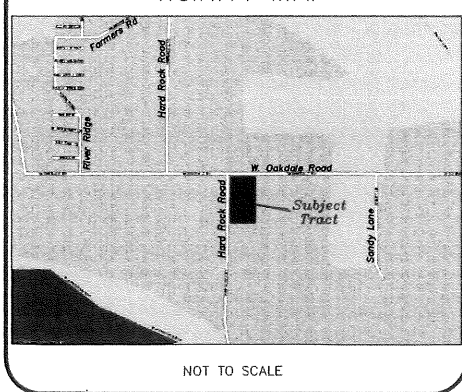
(A) Fence extends beyond East property line 3.3'.

JOHN R. BAUGH SURVEY
A-137

14.557 ACRES
H. LLOYD LUFKIN
70250-1683

LOT 1, BLOCK A
HARGROVE INDUSTRIAL ADDITION
81092-2550

VICINITY MAP

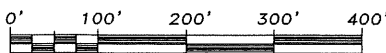


NOT TO SCALE

LOT 1, BLOCK 1
T-K-O ADDITION
86017-3965

FLOOD NOTE: By graphic plotting only, this property is in Zone X & AE of the Flood Insurance Rate Map, Community Panel No. 485472-0295, which bears an effective date of 8-23-01 and a portion of subject tract is in a Special Flood Hazard Area. By telephone call dated 09/25/01 to the National Flood Insurance Program (800-638-0620) we have learned this community does currently participate in the program. No field survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

1" = 100'



Point of
Commencing
(per Deed 79131-3867)

Point of
Beginning

11.341 ACRES
H.B. ZACHRY COMPANY
89086-1942

12.651 ACRES
BIG THREE INDUSTRIES, INC.
79131-3867

44.6453 ACRES
T-K-O EQUIPMENT COMPANY
90048-1510

NOTE: Building Street #. 901 W. Oakdale Road.

NOTE: Utilities shown hereon were located by above-ground evidence.

NOTE: Locate Underground Facilities prior to construction. Call 1-800-DIG-TESS before digging.

NOTE: All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

PARKING SPACES: 1 space for every 1000 sq/ft of floor area for single occupancies less than 25,000 s.f.
For single occupancies 25,000 sq/ft and greater; 20 spaces plus 1 space per 5,000 s.f.

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	18	See Above
HANDICAP	0	See Above
TOTAL	18	See Above

Zoning

ZONING- PD 39

Setbacks: Front - 25' Setback
Side - 0' Setback (50' adjacent to residential)
Rear - 0' Setback (25' adjacent to residential)

Height Restrictions - 50'

Bulk: N/A

City of Grand Prairie Planning and Development
206 W. Church Grand Prairie, Tx 75050
(972-237-6255)

Notes Corresponding to Schedule B

9c) Easement (2223-551) - Affects subject property - shown on plat.
9d) Easement (80096-282) - Affects subject property - shown on plat.
9e) Easement (80174-385) - Affects subject property - shown on plat.

Legend of Symbols & Abbreviations

● MONUMENT FOUND	P.P. POWERPOLE	⊙ SEWER MANHOLE
○ MONUMENT SET	G.W. GUY WIRE	⊙ CLEAN OUT
■ P.K. NAIL FOUND	L.P. LIGHT POLE	⊙ CURB INLET
□ P.K. NAIL SET	⊙ ELECTRIC BOX	⊙ CATCH BASIN
× SET X MARK	⊙ WATER MANHOLE	⊙ STORM DRAIN MANHOLE
× FND X MARK	⊙ WATER VALVE	⊙ MONITORING WELL
▲ R.R. SPIKE FOUND	⊙ WATER METER	⊙ TELEPHONE BOX
△ R.R. SPIKE SET	⊙ GAS VALVE	⊙ PAY PHONE
⊙ BENCHMARK	⊙ GAS METER	⊙ STEEL POLES
⊙ CONC. R/W MARKER		⊙ STOP SIGN
(R) RECORD DATA		⊙ TRAFFIC SIGNAL
(M) MEASURED DATA		
(C) CALCULATED DATA		

Record Legal Description

BEING a survey of a tract of 12.651 acres of land in the JOHN R. BAUGH SURVEY ABST NO. 137 Dallas County, Texas; and being part of a certain tract of land described in deed to Gifford-Hill Co. Inc. dated August 23, 1966 filed September 7, 1966, Deed Records, Dallas County, Texas; and said 12.651 acre tract being more particularly described as follows:

COMMENCING at the Northeast corner of said Baugh Survey; Thence S 01°16'00" W - 50.01 feet to a point in the South line of Oakdale Rd; Thence West, along Oakdale Road, 1057.0 ft to the point of beginning of the 12.651 acre tract described herein;

THENCE S 00°07'00" W - 1002.0 feet to a point in the North line of the City of Grand Prairie tract;

THENCE West, along said North line, 550.0 feet to a point in the East line of Hard Rock Road, 75 ft East of old centerline;

THENCE N 00°07'00" E, along the East line of Hard Rock Road, 1002.0 feet;

THENCE East, along the South line of Oakdale Road, 550.0 feet to the point of beginning and containing 12.651 acres of land, more or less.

Survey Legal Description

STATE OF TEXAS
COUNTY OF DALLAS

BEING all of that tract of land in Dallas County, Texas, out of the John R. Baugh Survey, A-137, and being all of that called 12.651 acre tract of land described in deed to Big Three Industries, Inc. as recorded in Volume 79131, Page 3867 of the Deed Records of Dallas County, Texas, being further described as follows:

BEGINNING at a 1/2 inch steel rod set at the Northeast corner of said 12.651 acre tract, at the Northwest corner of that called 11.341 acre tract of land described in deed to H.B. Zachry Company as recorded in Volume 89086, Page 1942 of the Deed Records of Dallas County, Texas, and on the South line of Oakdale Road (70');:

THENCE South 00 degrees 06 minutes 33 seconds West, 999.65 feet to a 1/2 inch steel rod set at the Southeast corner of said 12.651 acre tract, at the Southwest corner of said 11.341 acre tract, and on the North line of that called 44.6453 acre tract of land described in deed to T-K-O Equipment Company as recorded in Volume 90048, Page 1510 of the Deed Records of Dallas County, Texas;

THENCE West (Bearing Basis), 550.00 feet to a 1/2 inch steel rod set at the Southwest corner of said 12.651 acre tract, at the Northwest corner of said 44.6453 acre tract and on the East line of Hard Rock Road (100');:

THENCE North 00 degrees 16 minutes 27 seconds East, 998.95 feet to a 1/2 inch steel rod set at the Northwest corner of said 12.651 acre tract and on the South line of said Oakdale Road;

THENCE North 89 degrees 55 minutes 35 seconds East, 547.13 feet along said South line of Oakdale Road to the Point of Beginning, containing 12.584 acres of land.

NOTE: Describes some property as described in Stewart Title Guaranty Company Commitment per Commitment No. 01303639 which has an Effective Date of August 20, 2001.

ALTA/ACSM Land Title Survey

for
Air Liquide Portfolio Project
Site No. 21

901 W. Oakdale, Grand Prairie, TX
County of Dallas, State of Texas

Based Upon Title Commitment No. 01303639
of Stewart Title Guaranty Company
bearing an effective date of August 20, 2001

To: Stewart Title Guaranty Company; and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Stewart Title Guaranty Company Commitment No. 01303639 dated August 20, 2001 at 8:00 A.M., and were made: (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999; (ii) in accordance with the "AGREEMENT and Survey Requirements for Air Liquide Portfolio Project Surveys" dated August 10, 2001, and includes Items 2, 3, 4, 6, 7a, 8, 9, and 10 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Ray L. Vannoy
Registration No. 1988
Within the State of Texas
Date of Survey: 9-26-01
Date of Last Revision: 10-04-01
Date Printed: 10-05-01
Network Project No. 20010568-21



Survey Prepared by:

Vannoy & Associates
105 Jordan Plaza Boulevard
Tyler, Texas 75704
Phone: 903-592-9920
Fax: 903-592-0058

SHEET 1 OF 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS, Fax: (330) 666-3608 www.1800surveys.com

