



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

property as Lot 1A, Block D, Bardin Road Addition No. 2, 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 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,

Signature of Owner / Agent for Flex-N-Gate Texas, LLC

Printed Name and Title

STATE OF TEXAS COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, 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, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2017.

Notary Public in and for Dallas County

My printed name: ______

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Dale R. White, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

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.

STATE OF TEXAS COUNTY OF DALLAS \$

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Dale R. White, 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, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____,

Notary Public in and for Dallas County

586-533-8565

FINAL PLAT LOT 1R, BLOCK D

BARDIN ROAD ADDITION A REPLAT OF LOT 1, BLOCK D, BARDIN ROAD ADDITION

AND 5.731 ACRES OUT OF THE

MEMUCAN HUNT SURVEY, ABSTRACT NO. 1723 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND 0.576 ACRES OUT OF THE

MEMUCAN HUNT SURVEY, ABSTRACT NO. 757 CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS A TOTAL OF 28.376 ACRES

FOR THE PURPOSE OF CREATING A SINGLE LOT FOR INDUSTRIAL DEVELOPMENT

CASE NUMBER: RP180101

SCALE: 1" = 60"

DATE: 01-04-2018 SURVEYOR:

OWNER/DEVELOPER: FLEX-N-GATE TEXAS, LLC 2400 Centennial Drive Arlington, Texas 76011

RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX. 75243 214-739-8100 rlg@rlginc.comTX PE REG #F-493

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TBPLS REG #100341-00

RECORDED INST# JOB NO. 1713.070 | E-FILE | 1713.070_FP | DWG NO. 26,726W