

OWNERS CERTIFICATE:

State of Texas:

County of Dallas:

WHEREAS, **BRAMATA COMPANY, LLC.**, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the Elizabeth Gray Survey, Abstract No. 517, County of Dallas, City of Grand Prairie, according to the deed recorded in Instrument No. 201400203629, of the Deed Records of Dallas County, Texas, and more particularly described as follows;

BEGINNING at a found P.K. nail in concrete at the most easterly, northeast corner of Lot 2, Block 1, Curtiss—Wright Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 2004063, Page 23, of the Plat Records of Dallas County, Texas, said point also being the southeast corner of said 2.5587 acre tract, also being in the west line of S. Carrier Parkway (100' right—of—way);

THENCE N. 89°26'30" W., with a north line of said Lot 2 and the south line of said 2.5587 acre tract, a distance of 297.94 feet, to a found P.K. nail in concrete for an inner ell corner, from which a found X cut in concrete bears N.73°50'40"W., 0.52

THENCE N. 00°33'30" E., with a east line of said Lot 2 and the west line of said 2.5587 acre tract, a distance of 354.37 feet passing a 1/2 inch iron rod found for the most northerly, northeast corner of said Lot 2 and the most south, southeast corner of Lot 1, Block 1, Curtiss Wright Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 2000198, Page 762, of the Plat Records of Dallas County, Texas, continuing in all a total distance of 374.00 feet, to a 1/2 inch iron rod found for the northwest corner of a 1.715 acre tract, said point also being the southwest corner of a coording to the deed thereof, recorded in Instrument No. 20070315518, of the Deed Records of Dallas County, Texas;

THENCE S. 89°26'30" E., with the north line of said 2.5587 acre tract and the south line of said Dermer tract, a distance of 298.08 feet to a P.K. nail found in concrete for corner, from which a found X cut in concrete bears S.77°01'10"W., 0.41 feet;

THENCE S. 00°34'45" W., with the east line of said 2.5587 acre tract and said west line of S. Carrier Parkway, a distance of 374.00 feet to the POINT OF BEGINNING and CONTAINING 111,456 square feet or 2.5587 acres of land, more or less.

SURVEYORS **CERTIFICATE:**

All Men By These Presents:

I, M. L. Mitchell, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the rules and regulations of the City Plan Commission of the City of Grand Prairie, Texas. Surveyor

"PRELIMINARY, FOR REVIEW ONLY NOT TO BE RECORDED FOR ANY PURPOSES"

M. L. Mitchell Registered Professional Land Surveyor Texas Registration No. 2617

FINAL PLAT
LOTS 3 AND 4, BLOCK 1
CURTISS—WRIGHT ADDITION
CONTAINING 111,456 SQ. FT. OR 2.5587 ACRES
AN ADDITION TO
THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
BEING A PLAT OF
BEING A PLAT OF 2.5587 ACRES IN THE GRAY SURVEY, ABS CITY OF GRAINL .

DALLAS COUNTY, TEX

ATTE: DECEMBER 05, 2017

15, 2018 **ABSTRACT** PRAIRIE 7, TEXAS NO.

CASE NO. -

P180201