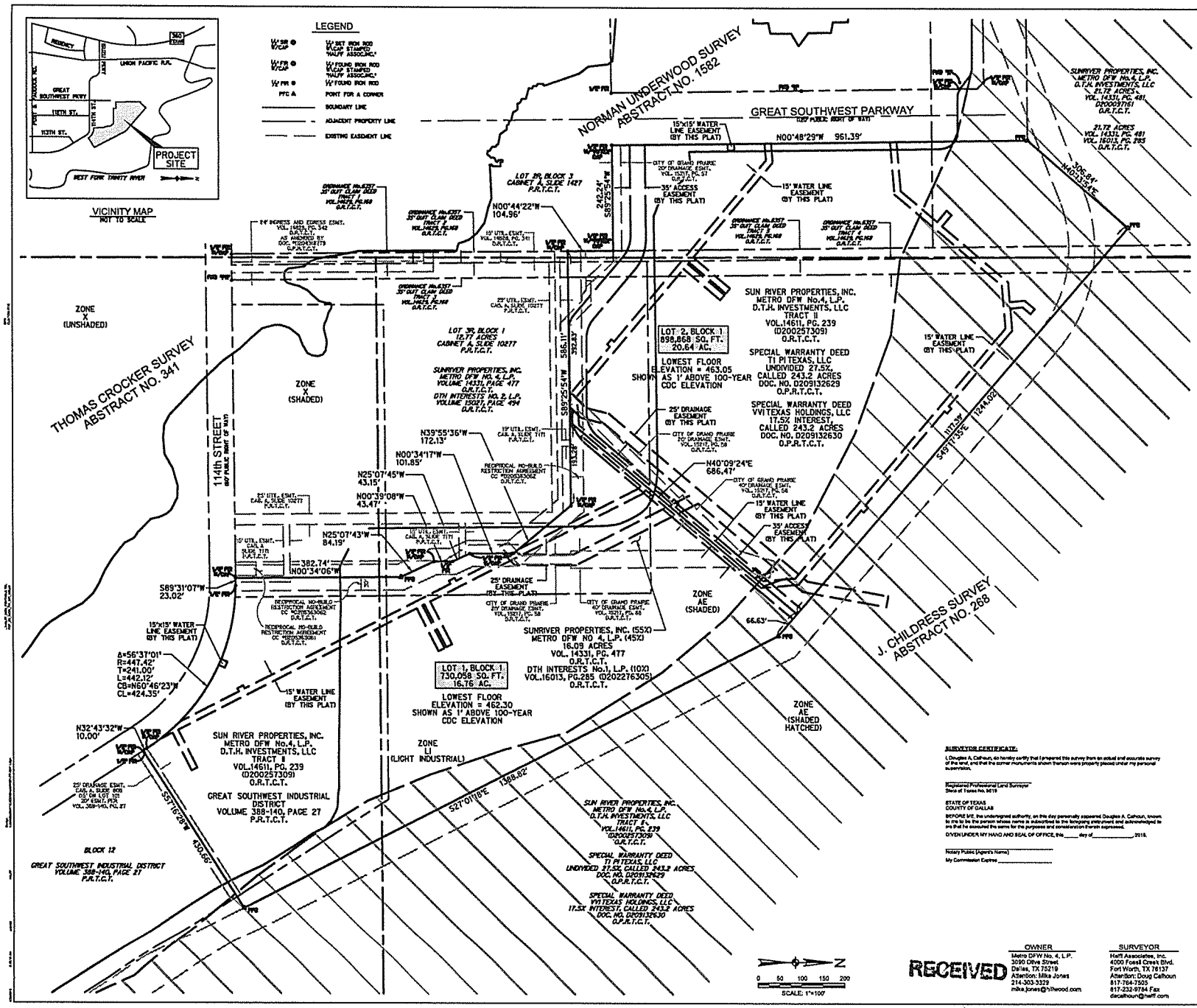

LEGAL DESCRIPTION:

BEING a tract of land situated in the J. Childress Survey, Abstract No. 268, Norman Underwood Survey, Abstract No. 1582, and Thomas Crocker Survey, Abstract No. 341, being a portion of the tracts of land described in deed to Sun River Properties, Inc., Metro DFW No. 4, L.P., and DTH Investments, LLC (Petition, tract), as recorded in Volume 14611, Page 239, of the Official Records of Tarrant County, Texas (O.R.T.C.T.), and being a portion of that tract of land described in deed to Sunriver Properties, Inc. and Metro DFW No. 4, L.P. (Sun River tract), as recorded in Volume 14331, Page 481, O.R.T.C.T., and being a portion of that tract of land shown as Industrial (Volume 388-140, No. 1 Industrial) in deed to Great Southwest Industrial District as described in Volume 388-140, Page 27, of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being a portion of that tract of land (Tract 4) described in deed to Sun River Properties, Inc. and DFW Metro No. 4, L.P. (Metro tract) as recorded in Volume 14331, Page 477, O.R.T.C.T., and being a portion of a tract of land described by City of Grand Prairie, Texas, City Ordinance Number 6357, as recorded in Volume 14629, Page 168, O.R.T.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC INC" (hereafter referred to as "with cap") for the northwest corner of Lot 2R, Block 1, of the Great Southwestern Development (GSD Lot 2R), an addition to the City of Grand Prairie, Texas, as recorded in Cabinet A, Slide 10277, P.R.T.C.T., said iron rod being on the east line of Lot 2R, Block 3, of the Lincoln Industrial Centre, as recorded in Cabinet A, Slide 7477, P.R.T.C.T.;

THENCE North 00 degrees 44 minutes 22 seconds West, along said east line, a distance of 104.96 feet to a 1/2-inch found iron rod with cap for the northeast corner of said Lot 2R, said iron rod also being the southeast corner of said Sun River tract;

THENCE South 89 degrees 25 minutes 54 seconds West, along the common line between said Sun River tract and said Lot 2R, a distance of 242.24 feet to a 1/2-inch found iron rod with cap for corner in the east right-of-way line of Great Southwest Parkway (a 120-foot right-of-way) as dedicated by plat and recorded in Cabinet A, Slide 6509, P.R.T.C.T., said iron rod also being the northwest corner of said Lot 2R;

THENCE North 00 degrees 48 minutes 29 seconds West, departing said common line, and along said right-of-way line, a distance of 961.39 feet to a 1/2-inch found iron rod with cap at the intersection with the north right-of-way line of Riverside Parkway (a 100-foot right-of-way);

THENCE North 49 degrees 42 minutes 16.9000 seconds East, departing said right of way, a distance of 306.84 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 49 degrees 17 minutes 58.1900 seconds East, a distance of 1,244.02 feet to a 1/2-inch set iron rod with cap for corner being on the south line of a Trinity River Authority of Texas Easement and Right of Way recorded in Document No. D204256836;

THENCE South 37 degrees 01 minutes 18 seconds East, along the south line of said Easement and Right of Way, a distance of 1,366.82 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 37 degrees 16 minutes 28 seconds West, continuing along said south line, a distance of 430.66 feet to a 1/2-inch set iron rod with cap for corner on the north right-of-way line of 114th Street (a 60-foot right-of-way);

THENCE North 32 degrees 43 minutes 32 seconds West, departing said common line, and along said north right-of-way line, a distance of 10.00 feet to the point of curvature of a non-tangent circular curve to the left, having a radius of 447.42 feet, whose chord bears North 60 degrees 46 minutes 23 seconds West, a distance of 424.35 feet;

THENCE Northwesterly, along said curve, continuing along said north right of way line, through a central angle of 56 degrees 37 minutes 01 second, an arc length of 442.12 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 89 degrees 31 minutes 07 seconds West, continuing along said north right-of-way line, a distance of 23.02 feet to a 1/2-inch found iron rod with cap for the southeast corner of said GSD Lot 2R;

THENCE North 00 degrees 34 minutes 06 seconds West, departing said north right-of-way line, and along the common line between said Westfork tract and said GSD Lot 2R tract, a distance of 382.74 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 25 degrees 07 minutes 43 seconds West, continuing along said common line, a distance of 84.19 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 00 degrees 39 minutes 08 seconds West, continuing along said common line, a distance of 43.47 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 25 degrees 07 minutes 45 seconds West, continuing along said common line, a distance of 43.15 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 00 degrees 34 minutes 17 seconds West, continuing along said common line, a distance of 151.86 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 39 degrees 55 minutes 36 seconds West, continuing along said common line, a distance of 172.13 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 89 degrees 25 minutes 54 seconds West, continuing along said common line, a distance of 586.11 feet to the POINT OF BEGINNING AND CONTAINING 1,628,926 square feet or 37.40 acres of land, more or less.

NOTES:

1. Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Western Data Systems Cabell and Weeks area, RTK Corrective Network using City of Grand Prairie GPS monuments AR01, GPS 8, GPS 9, GPS 47, GPS 48 and GPS 56.
2. The floodway boundary was reproduced from the current effective FIRM Community Panel 48439C-0241K in Tarrant County, Texas dated December 25, 2008.
3. Exterior or future minimum set backs established by City Ordinance shall take precedence over building lines indicated on the plat.
4. Zoning classifications indicated on the plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

OWNER DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sun River Properties, Inc./Metro DFW No. 4, L.P./DTH Interests No. 1, L.P., acting through their duly authorized agent, Larry Blair, Vice President, does hereby adopt this plat designating the hereon above described property as Block 1, Lot 1 and Lot 2 Great Southwest Phase II, 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 purpose 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 drainage, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an stream 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 Ordinance. No improvements that may obstruct the flow of water might 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.

Metro DFW No. 4, L.P.
a Texas limited partnership

By: AHR, LLC,
a Texas limited company,
its general partner

_____ _____
Larry Blair Date
Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

_____
Notary Public (Agent's Name)
My Commission Expires _____

SURVEYOR CERTIFICATE:

I, Douglas A. Calhoun, do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Registered Professional Land Surveyor
State of Texas No. 5619

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

_____
Notary Public (Agent's Name)
My Commission Expires _____

FINAL PLAT

OF

LOT 1 & LOT 2, BLOCK 1
GREAT SOUTHWEST PHASE II ADDITION

TWO NON-RESIDENTIAL LOTS

BEING A TOTAL OF

37.40 ACRES

SITUATED IN THE

J. CHILDRESS SURVEY, ABSTRACT NO. 268
THOMAS CROCKER SURVEY, ABSTRACT NO. 341
NORMAN UNDERWOOD SURVEY, ABSTRACT NO. 1582

IN THE

CITY OF GRAND PRAIRIE, TEXAS

FOR

SUN RIVER PROPERTIES, INC.
METRO DFW NO. 4, L.P. AND
DTH INTERESTS NO. 1, L.P.

BY

HALFF
4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBPLS FIRM NO. 10029600

APRIL 29, 2015

CASE NO. P150502

OWNER	SURVEYOR
Metro DFW No. 4, L.P.	Halff Associates, Inc.
3090 Olive Street	4000 Fossil Creek Blvd.
Dallas, TX 75219	Fort Worth, TX 76137
Attention: Mike Jones	Attention: Doug Calhoun
214-303-3329	817-764-7505
mike.jones@hillwood.com	817-232-9784 Fax
	dacalhoun@halff.com

RECEIVED
APR 28 2015
PLANNING DEPARTMENT