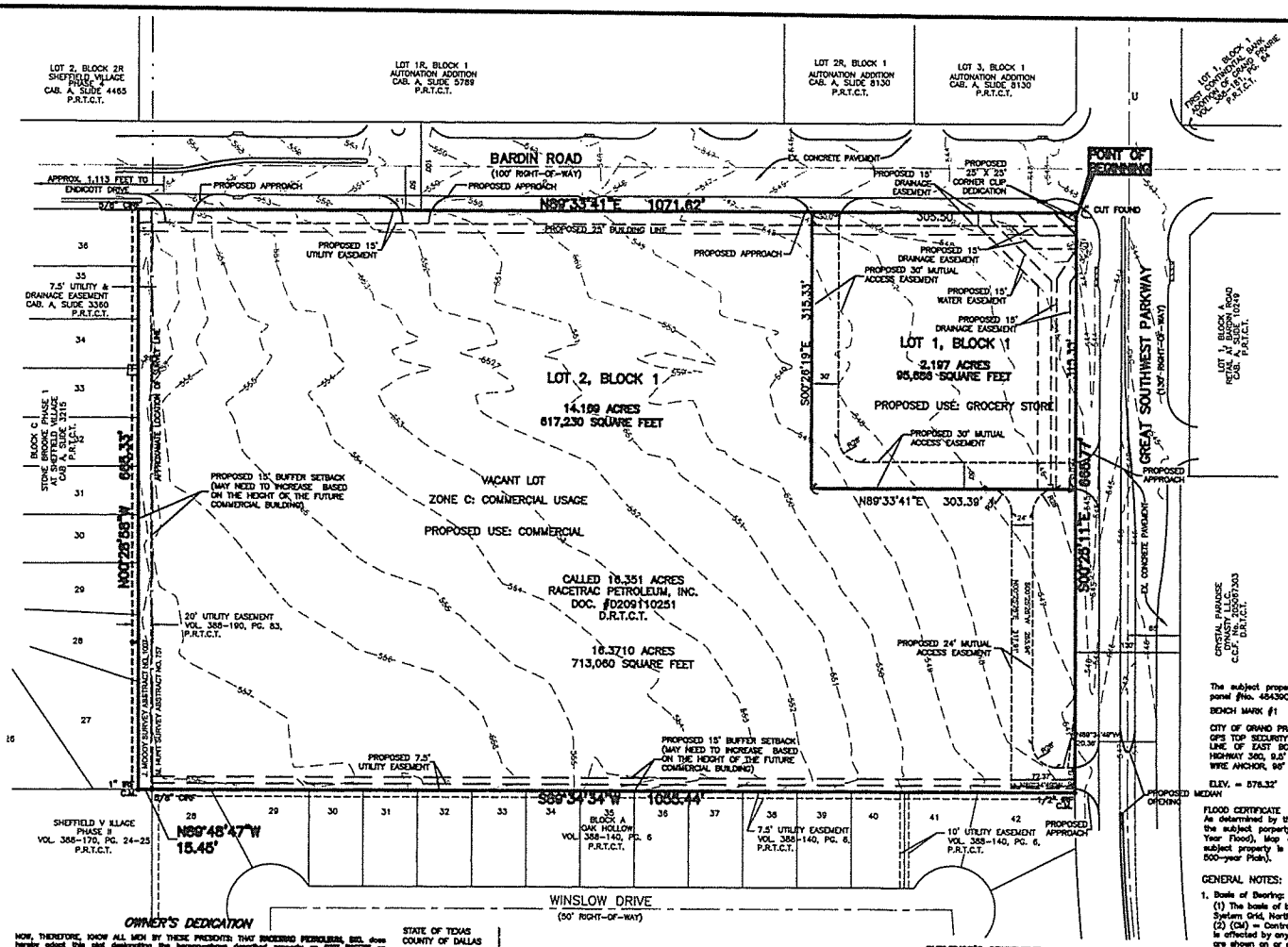

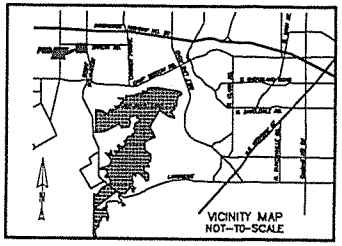

SCALE 1"=60' FEET

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

BEING a 16.370 acre tract of land situated in the M. Hunt Survey, Abstract No. 757, and the J. Moody Survey, Abstract No. 1007, in the City of Grand Prairie, Tarrant County, Texas, as described in Deed to Racetrac Petroleum, Inc., as recorded in Document No. D209110251, Deed Records, Tarrant County, Texas and being more particular described by metes and bounds as follows:

BEGINNING at an "X" cut found in concrete for the northeast corner of saidRacetrac tract, being at the intersection of the south right-of-way line of Bardin Road, (a 100.07' right-of-way), and the west right-of-way line of Great Southwest Parkway (a 130.00' right-of-way);

THENCE South 00 degrees 25 minutes 11 seconds East, along the west right-of-way line of said Great Southwest Parkway, same being the east line of said Racetrac tract a distance of 668.77 feet to a 1/2 inch iron rod found for the northeast corner of Lot 42, Block A, Oak Hollow Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 388-140, page 6, Plat Records, Tarrant County, Texas, same being the southeast corner of said Racetrac tract;

THENCE South 89 degrees 34 minutes 34 seconds West, along the south line of said Racetrac tract, same being the north line of said Oak Hollow Addition, a distance of 1,035.44 feet to a 5/8 inch capped iron rod found stamped "Wycoskie McInnis" for the northwest corner of said Oak Hollow Addition, same being the northeast corner of Sheffield Village Phase II, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 388-170, Page 24-25, of said Plat Records;

THENCE North 89 degrees 48 minutes 47 seconds West, along the north line of said Sheffield Village Phase II, a distance of 15.45 feet, to a 1 inch rod found for the southwest corner of said Racetrac tract, same being the southeast corner of lot 27, Block C, of Stone Brooke Phase 1 at Sheffield Village, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3215, of said Plat Records;

THENCE North 00 degrees 28 minutes 58 seconds West, along the west line of said Racetrac tract same being the east line of said Stone Brook Phase 1 at Sheffield Village Addition, a distance of 665.33 feet, to a 5/8 inch capped iron found stamped "Wycoskie McInnis" for the northwest corner of said Racetrac tract, same being the northeast corner of Lot 38, Block C, of said Sheffield Addition and being in the south right-of-way line of said Bardin Road;

THENCE North 89 degrees 33 minutes 41 East, along the south right-of-way line, of said Bardin Road a distance of 1,071.62 feet, to the POINT OF BEGINNING and containing 16.370 acres or 713,060 square feet of land, more or less.

The subject property is not located within the 100 year floodplain per FIRM panel #no. 48439C0370 K, dated 09-25-2009.

BENCH MARK #1

CITY OF GRAND PRAIRIE DP 17
GPS TOP SECURITY MONUMENT WITH ALUMINUM CAP "G.P. 17" FOUND ON SOUTH LINE OF EAST BOUND ACCESS ROAD OF I-20, 0.4 MILES EAST OF STATE HIGHWAY 360, 9.5' EAST NORTHEAST OF A POWER POLE, 44' NORTHEAST OF GUY WIRE ANCHOR, 90' NORTHWEST OF NORTH LEG OF BILLBOARD SIGN.

ELEV. = 576.32'

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, Texas, the subject porperty Does Not Lie within a Special Flood Hazard Area (100 Year Flood), Map date 09-25-2009 Community Panel No. 48439C0370 K, subject property is located in Zone "X" (areas determined to be outside the 500-year Plain).

GENERAL NOTES:

1. Basis of Bearing:
   (1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
   (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.
2. The purpose of this preliminary plat is to provide for the general layout and location of proposed lots, streets, access approaches, easement, and other requirements prior to full civil engineering necessary for a final plat.

LEGEND	
	Boundary Line
⊙ IRF	Iron Rod Found
⊙ CIRF	Capped Iron Rod Found
	Adjacent Lot/Right-of-way Line
D.R.T.C.T.	Deed Records, Tarrant County, Texas
P.R.T.C.T.	Plat Records, Tarrant County, Texas

RECEIVED
MAY 28 2015
PLANNING DEPARTMENT

FINAL PLAT
GSW BARDIN
Lots 1 & 2, Block 1
2 Lots
16.370 ACRES
OUT OF THE
M. HUNT SURVEY, ABSTRACT NO. 757 and
J. MOODY SURVEY, ABSTRACT NO. 1007
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
Case No. P150603

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT RACETRAC PETROLEUM, INC. does hereby adopt this plat designating the hereon-above described property as GSW BARDIN 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 8 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 improvements placed 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.

WITNESS, my hand at Dallas, Texas, this the ___ day of _____, 2015.

BY: RACETRAC PETROLEUM, INC.

_____
Sande Harris

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Sande Harris 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 consideration therein expressed and in the capacity therein stated.

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

STATE OF TEXAS
COUNTY OF DALLAS

_____
Notary Public, State of Texas

SURVEYOR'S STATEMENT

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Roy Rodriguez, 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 consideration therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

That I, Roy Rodriguez, do hereby certify that I prepared this plat from an actual survey on the ground and that the corner monuments shown thereon were found and/or property placed under my personal supervision.

Dated this the _____ day of _____, 2015

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES

Roy Rodriguez, Registered Professional Land Surveyor, #5596
Blue Star Land Surveying 817-659-9206

Disclaimer for Plats (Regarding Zoning and Setbacks):

Existing or future minimum set backs established by City Ordinance shall take precedence over building lines indicated on this plat. 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.

OWNER:
RACETRAC PETROLEUM, INC.
5229 CUMBERLAND BLVD. SUITE 100
ATALANTA, GEORGIA 30339
CONTACT: SANDS HARRIS
OFFICE (814) 853-8600
CELL (814) 415-6060

DEVELOPER:
GSW BARDIN, LLC
14801 QUORUM DR. STE. 100
DALLAS, TX 75254
CONTACT: SANDS HARRIS
OFFICE: (972) 990-8606
FAX: (972) 990-8788
sande.harris@gmail.com

NOTES: (1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North American Datum 1983(2002), North Central Zone. (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

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LEGEND

GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITORING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	TELE MAN HOLE	WATER VALVE	—X— FENCE
S.S. MAN HOLE	VAULT	TRANSFORMER PAD	—OHE— OVER HEAD ELECTRIC

1/2" CIRS 1/2" SET CAPPED IRON ROD STAMPED 5596

BLUE STAR LAND SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

AP 2015-XXX | GF # | DATE: 04/14/13