

Being a tract of land situated in the Benjamin S. Reed Survey, Abstract No. 1225, in the City of Grand Prairie, Dallas County, Texas, and being a part of that tract of land described in Special Warranty Deed to CHI/Wildlife 5, L.P., as recorded in Document No. 201600036050 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being all of Lot 1, Block 2 of the plat recorded as Block 2 Lot 1, and Block 3 Lot 2 Wildlife Commerce Park Addition, an addition to the City of Grand Prairie, Texas as recorded in Document No. 201600106595 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at the north end of the corner clip between the south right-of-way line of Commerce Park Drive (75' right-of-way) as dedicated by Block 1 Lot 3 and Block 1 Lot 4 Wildlife Commerce Park, an addition to the City of Grand Prairie, Texas, as recorded in County Clerk's Document No. 201500210935 O.P.R.D.C.T. and the west right-of-way line of Beltline Road (variable width right-of-way);

THENCE South 42 degrees 56 minutes 56 seconds East, along said corner clip, a distance of 35.22 feet to a point on said west right-of-way line, being the point of curvature of a circular curve to the right, having a radius of 11,389.16 feet, whose chord bears South 02 degrees 22 minutes 37 seconds West, a distance of 19.72

THENCE Southwesterly, departing said corner clip and along said west right-of-way line, and along said circular curve to the right, through a central angle of 00 degrees 05 minutes 57 seconds, an arc length of 19.72 feet to a point for corner,

THENCE South 02 degrees 25 minutes 35 seconds West, continuing along said west right-of-way line, a distance of 111.86 feet to a point for corner;

THENCE South 05 degrees 19 minutes 50 seconds West, continuing along said west right-of-way line, a distance of 122.53 feet to a point for corner;

THENCE South 05 degrees 17 minutes 13 seconds West, continuing along said west right-of-way line, a distance of 77.44 feet to a point for corner.

THENCE South 02 degrees 25 minutes 28 seconds West, continuing along said west right-of-way line, a distance of 520.96 feet to the point of curvature of a circular curve to the left, having a radius of 11,539.16 feet, whose chord bears South 01 degree 21 minutes 04 seconds West, a distance of 432.38 feet;

THENCE Southwesterly, continuing along said west right-of-way line and along said circular curve to the left, through a central angle of 02 degrees 08 minutes 49 seconds, an arc length of 432.41 feet to a point for

THENCE South 02 degrees 48 minutes 29 seconds West, continuing along said west right-of-way line, a distance of 22.13 feet to a point for corner;

THENCE North 89 degrees 50 minutes 47 seconds West, departing said west right-of-way line, a distance of 1,480.46 feet to the point of curvature of a circular curve to the left, having a radius of 1,150.00 feet, whose chord bears South 84 degrees 59 minutes 37 seconds West, a distance of 206.85 feet;

THENCE Southwesterly, along said circular curve to the left, through a central angle of 10 degrees 19 minutes 12 seconds, an arc length of 207.13 feet to a point for corner,

THENCE North 32 degrees 05 minutes 11 seconds West, a distance of 48.82 feet to the point of curvature of a circular curve to the left, having a radius of 83.00 feet, whose chord bears North 26 degrees 07 minutes 19 seconds West, a distance of 142.43 feet.

THENCE Northwesterly, along said circular curve to the left, through a central angle of 118 degrees 11 minutes 20 seconds, an arc length of 171.21 feet to the point of curvature of a circular curve to the right, having a radius of 37.00 feet, whose chord bears North 58 degrees 39 minutes 05 seconds West, a distance of 33.09 feet;

THENCE Northwesterly, along said circular curve to the right, through a central angle of 53 degrees 07 minutes 48 seconds, an arc length of 34.31 feet to a point for corner;

THENCE North 32 degrees 05 minutes 11 seconds West, a distance of 753.60 feet to a point for corner;

THENCE North 12 degrees 49 minutes 48 seconds East, a distance of 35.41 feet to a point for corner;

THENCE North 57 degrees 44 minutes 46 seconds East, a distance of 67.55 feet to the point of curvature of a circular curve to the right, having a radius of 512.50 feet, whose chord bears North 74 degrees 00 minutes 44 seconds East, a distance of 287.10 feet:

THENCE Northeasterly, along said circular curve to the right, through a central angle of 32 degrees 31 minutes 56 seconds, an arc length of 291.00 feet to a point for corner,

THENCE South 89 degrees 43 minutes 18 seconds East, passing at a distance of 355.60 feet the southwest corner of said Commerce Park Drive, and continuing along the south right-of-way line of said Commerce Park Drive for a total distance of 1,026.68 feet to the point of curvature of a circular curve to the left, having a radius of 587.50 feet, whose chord bears North 68 degrees 41 minutes 06 seconds East, a distance of 432.42 feet;

THENCE Northeasterly, continuing along said south right-of-way line and along said circular curve to the left, through a central angle of 43 degrees 11 minutes 13 seconds, an arc length of 442.83 feet to a point for

THENCE North 47 degrees 05 minutes 29 seconds East, continuing along said south right-of-way line, a distance of 100.00 feet to the point of curvature of a circular curve to the right, having a radius of 562.50 feet whose chord bears North 69 degrees 04 minutes 34 seconds East, a distance of 421.15 feet;

THENCE Northeasterly, continuing along said south right-of-way line and along said circular curve to the right, through a central angle of 43 degrees 58 minutes 09 seconds, an arc length of 431.67 feet to the POINT OF BEGINNING AND CONTAINING 2.064.053 square feet or 47.38 acres of land, more or less,

PLAT NOTES:

- 1. The purpose of this plat is to divide one large lot into two separate lots.
- 2. A portion of the subject property is located within the 100 year floodplain per panel #48113C0315K, dated July 7, 2014. The majority of the subject property is located outside the 100 year floodplain per LOMR 16-06-1079P. Effective September 12, 2016. The base flood elevation is approximately 442 feet.
- 3. Basis of bearing is NAD 83 (1993) Texas Coordinate System, Texas North Central Zone (4202), based upon Western Data Systems Dallas/Fort Worth area RTK Cooperative Network using base stations DMLN, DTNA, and DUNP.
- 4. This property is affected by the Dallas-Fort Worth Regional Airport Ordinance No. 71-100 as recorded in Volume 82173, Page 178 D.R.D.C.T.
- 5. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- 6. 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.
- 7. Site is currently under construction. Unable to set monumentation at point for corners.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

same for the purposes and consideration therein expressed

Notary Public (Agent's Name)

My Commission Expires

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

That CHI/Wildlife 6, L.P., a Texas limited partnership, does hereby adopt this plat designating the hereon above described property as Block 2 Lot 1R1 and Lot 1R2, Wildlife Commerce Park Addition, 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, re	gulations and resolution	ons of the City of Grand Prairie, Texas.
CHI/Wildlife 6, L.P., a Texas limited partnership	Date:	, 2016
CHI/Investor GP, L.L.C., a Texas limited liability company, its general partner		
CH Industrial GP, L.L.C., a Delaware limited liability company, its manager		
By: William G. Mundinger III, Vice President		
william G. Mundinger III, vice President		
STATE OF TEXAS COUNTY OF DALLAS		
BEFORE ME, the undersigned authority, on this day person line of CHI/Investor GP, L.L. the person whose name is subscribed to the foregoing instrupurposes and consideration therein expressed.	C., the general partne	er of CHI/Wildlife 6, L.P., known to me to be
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this	day of	, 2016.
Notary Public (Agent's Name)		
My Commission Expires		
SURVEYOR CERTIFICATE		
I, Douglas A. Calhoun do hereby certify that I prepared this and that the corner monuments shown thereon were proper		
Registered Professional Land Surveyor State of Texas No. 5619		
STATE OF TEXAS COUNTY OF DALLAS		
BEFORE ME, the undersigned authority, on this day persor the person whose name is subscribed to the foregoing inst		

WATER LINE EASEMENT DATA TABLE

BEARING

W1 | N 88° 29′ 44" W

DIST.(FT)

76.30′

W2	S	46°	17′	19"	W	29.84′
W3	S	01°	17′	19"	W	131.06
W4	S	88°	42′	41"	E	9.00′
W5	S	01°	17′	19"	W	15.00′
W6	N	88°	42′	41"	W	9.00′
W7	S	01°	17′	19"	W	17.82′
W8	S	45°	09′	13"	W	41.28′
W9	S	00°	09′	13"	W	9.14′
W10	N	89°	50′	47"	W	15.00′
W 1 1	N	00°	09′	13"	E	9.14′
W12	N	89°	50′	47"	W	116.21′
W13	N	00°	09′	13"	Ε	15.00′
W14				NOT	US	ED
W15				NOT	US	ED
W16	N	00°	09′	13"	E	15.00′
W17	S	89°	50′	47"	Е	112.50′
W18	N	00°	09′	13"	Ε	9.00′
W19	S	89°	50′	47"	E	15.00′
W20	S	00°	09′	13"	W	9.00′
W21	S	89°	50′	47"	E	148.22
W22	N	00°	09′	13"	Е	48.94′
W23	S	89°	43′	18"	Ε	15.00′
W24	S	00°	09′	13"	W	48.91′
W25	S	89°	50′	47"	Ε	307.78
W26	Ν	00°	09′	13"	Ε	20.93′
W27	S	89°	50′	47"	Е	15.00′
W28	S	00°	09′	13"	W	20.93′
W29	S	89°	50′	47"	Ε	322.89
W30	N	00°	09′	13"	Е	132.50
W31	N	12°	22′	00"	W	103.50
W32	N	34°	52′	00"	W	89.54′
W34	S	34°	52′	00"	E	93.27′
W35	S	12°	22′	00"	E	108.13′
W36	S	00°	09′	13"	W	5.68′
W37	S	89°	50′	47"	E	60.00′
W38	S	00°	09′	13"	W	15.00′
W39	N	89°	50′	47"	W	60.00′
W40	S	00°	09′	13"	W	113.47
W 41	S	89°	50′	47"	<u>E</u>	66.50′
W42	N	00°	09′	13"	E	9.00′
W43	S	89°	50′	47"	E	15.00′
W44	S	00°	09′	13"	W	24.00′
W45				NOT	US	
W46				TON	US	
W47	N I	⊿ ⊏ ∘	001	NOT	US	
W48	N			13"	<u>E</u>	29.03′
W49	N		17′		<u>E</u> E	164.06 42.29′
W50 W51	N S		17′ 29′	44"	E E	82.56′
W51 W53	<u> </u>	00	<u>ک</u> تا	NOT	US	
W J J				INU I	US	

UTILITY EASEMENT DATA TABLE

LINE	BEARING	DIST. (FT)
U2	S 12° 12′ 50" W	224.59′
U3	S 89° 50′ 47" E	4.89′
U4	S 00° 09′ 13" W	20.00′
U5	N 89° 50′ 47" W	20.00′
U6	N 00° 09′ 13" E	20.00′
U7	S 89° 50′ 47" E	4.89′
U8	N 12° 12′ 50" E	216.66′

OWNER / DEVELOPER

CROW HOLDINGS INDUSTRIAL

(214) 445-0903 BUSINESS FAX

wmundinger@crowholdingsindustrial.com

CHI/WILDLIFE 6, L.P.

WILL MUNDINGER

3819 MAPLE AVE

SIDEWALK FASEMENT DATA TABLE

LINE	BEARING	DIST.(FT)
S1	S 42° 56′ 56″ E	14.08′
S2	N 05° 18′ 49" E	199.97′
S3	N 02° 25′ 35" E	111.73′
S6	N 88° 01′ 18" W	5.00′
S7	S 87° 44′ 13" E	5.00′
S10	S 89° 19′ 33" E	10.00′
S12	N 89° 00′ 28" W	10.00′

SIDEWALK EASEMENT CURVE DATA TABLE

Δ=00° 06′ 43" R=11539.16′ T=11.27'S4 L=22.53′ CB=S02° 22′ 07"W

CD=22.53'

Δ=00° 23′ 02" R=11539.16' T=38.66' S5 L=77.33′

CB=S02° 07′ 15"W CD = 77.33'

Δ=00° 23′ 02"

R=11544.16' S7 T=38.67' L=77.34' CB=N02° 07′ 15"E CD=77.34'

Δ=00° 20′ 49" R=11539.16' T=34.94′ S9 L=69.88′ CB=N00° 27′ 04"E CD=69.88'

Δ=00° 25′ 02" R=11549.16' T = 42.06'S11 L=84.11' CB=N00° 50′ 00"E CD=84.11'

Δ=00° 25′ 03 R=11539.16′ S13 L=84.06' CB=S00°50′00"W CD=84.06′

SURVEYOR

SURVEY MANAGER

HALFF ASSOCIATES, INC.

(817) 764-7505 DIRECT

(817) 232-9784 FAX

dacalhoun@halff.com

4000 FOSSIL CREEK BLVD.

FORT WORTH, TEXAS 76137

DOUGLAS A. CALHOUN, RPLS

WATER LINE EASEMENT CURVE DATA TABLE

 $\Delta = 01^{\circ}34'18"$ R = 547.50'T = 7.51'L = 15.02'CB= N52°16′34"E

CD= 15.02' Δ=00° 04′ 28"

R=11,539.16′ T = 7.50'L=15.00′ CB=S01° 33′ 10"W CD=15.00'

UTILITY EASEMENT CURVE DATA TABLE

Δ=01° 20′ 16" R=607.50′ U1 | T=7.09′ L=14.19' CB=S57° 2′ 26"W CD=14.19'

FINAL PLAT

BLOCK 2, LOT 1R1 AND BLOCK 2, LOT 1R2 WILDLIFE COMMERCE PARK ADDITION BEING A REPLAT OF BLOCK 2, LOT 1

WILDLIFE COMMERCE PARK ADDITION TWO NON-RESIDENTIAL LOTS

> **BEING A TOTAL OF** 47.38 ACRES SITUATED IN THE

BENJAMIN REED SURVEY, ABSTRACT NO. 1225

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CHI/WILDLIFE 6, L.P.



4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422 TBPLS FIRM NO. 10029605 OCTOBER 28, 2016

CASE NO. RP161102

DALLAS, TEXAS 75219 (214) 661-8341 BUSINESS