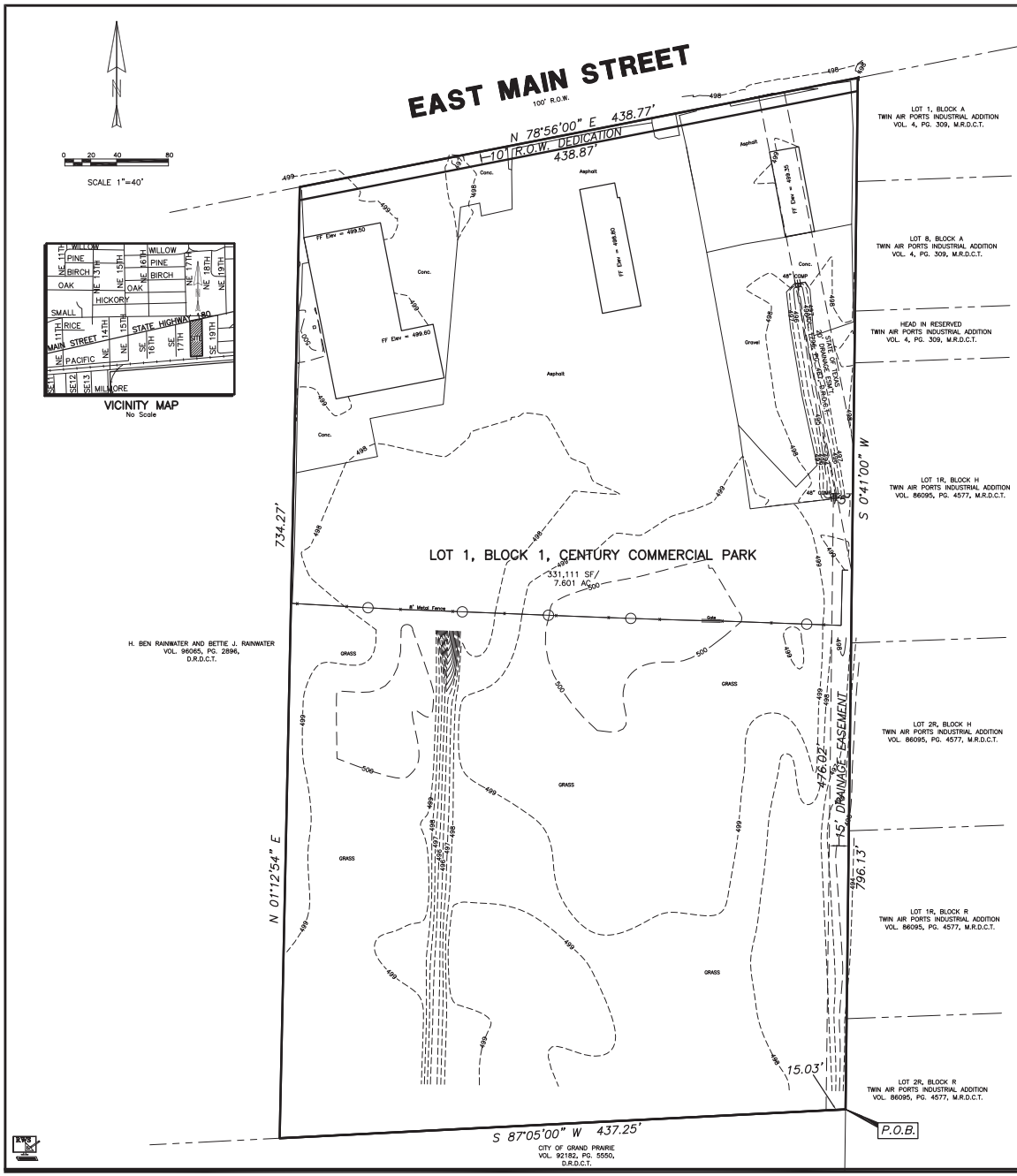
Exhibit A - Preliminary Plat



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WENDELL R. DAY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS, ANGLE POINTS AND POINTS OF CURVE SHOWN THEREON WERE PROPERLY PLACED AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

_____
WENDELL R. DAY, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4369

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WENDELL R. DAY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTE:

Existing or future minimum setbacks established by City Ordinance shall take precedence over building line indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time the plat was approved and does not represent a vested right to the zoning indicated.

PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A TRACT OF LAND.

The property lies outside any zones which are areas of minimal flooding according to the F.E.M.A. Community Panel # 48113C0455L revised July 7, 2014.

I, Edward Duane Hill, certify that the design for the aforementioned development is reasonably safe from flooding in accordance with the guidance provided within FEMA's Technical Bulletin 10-01 related to ensuring that structures are reasonably safe from flooding and in accordance with accepted professional practices.

LOT 1, BLOCK 1, CENTURY COMMERCIAL PARK
LICENSE TYPE: ENGINEERING
TITLE: E.D. HILL & ASSOCIATES

SIGNATURE _____ DATE: _____
LICENSE NUMBER: TX, 23543

LEGAL DESCRIPTION

BEING 7.601 acres of land located in the J.W. Kirk Survey Abstract No. 726 and the Elizabeth Crockett Survey, Abstract No. 222, Dallas County, Texas and being a portion of the 8.50 acre tract of land referenced in the deed to Joan Burgher Flynn, Diane Kohler and First National Bank in Dallas, Trustee under the will of Ballard Young Burgher, Deceased, recorded in Volume 83, Page 64, Deed Records, Dallas County, Texas and described by deed to Ballard Burgher recorded in Volume 2276, Page 52, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod imprinted Beasley RPLS 4050 found in the east line of said Burgher tract at the northeast corner of a tract of land described in deed to the City of Grand Prairie recorded in Volume 92182, Page 5550, Deed Records, Dallas County, Texas said iron lying N 00°41'00" E 80.03 feet from the southeast corner of said Burgher tract;

THENCE S 87°05'00" W a distance of 437.25 feet along the north line of said City of Grand Prairie tract to a 1/2 inch iron rod imprinted Beasley RPLS 4050 found;

THENCE N 1°12'54" E a distance of 734.27 feet to a 1/2 inch iron rod imprinted Beasley RPLS 4050 found in the north line of said Burgher tract being the south line of a tract of land described in deed to the State of Texas recorded in Volume 1790, Page 622, Deed Records, Dallas County, Texas said iron rod lying N 78°56'00" E 10.23 feet from the described northwest corner of said Burgher tract;

THENCE N 78°56'00" E a distance of 438.77 feet along said common line of said State of Texas tract and Burgher tract to a 1/2 inch iron rod imprinted Beasley RPLS 4050 found at the northwest corner of said Burgher tract said iron rod being in the east line of Twin Air Ports Industrial Addition, Dallas County, Texas according to the dedication recorded in Volume 4, Page 309, Map Records, Dallas County, Texas and the map recorded in Map 50, Page 425, Dallas County Plat Books, Town of Grand Prairie, Texas;

THENCE S 0°41'00" W a distance of 796.13 feet along the common line of said Burgher tract and Twin Air Ports Industrial Addition to the Point of Beginning containing 7.601 acres of land.

DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BYLO PROPERTIES, L.P. through the owners, Valerie Adams and Bill Adams, do hereby adopt this plat designating the hereon above described property as **LOT 1, BLOCK 1, CENTURY COMMERCIAL PARK**, 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.

_____ _____
BILL ADAMS VALERIE ADAMS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED BILL ADAMS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VALERIE ADAMS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

LOT 1, BLOCK 1, CENTURY COMMERCIAL PARK
BEING 7.601 ACRES OUT OF
JOHN W. KIRK SURVEY, ABSTRACT NO. 726
ELIZABETH CROCKETT SURVEY, ABSTRACT NO. 222
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SURVEYOR:
D & D SURVEYING
801 APPACHE
GRAND PRAIRIE, TEXAS 75051
(972) 262-3698 OFFICE

OWNER:
BVA NORTEX PROP. B LLC
880 HARBOR COURT
SOUTHLAKE , TEXAS 76092
(972) 263-3952

ENGINEER:
E.D. HILL & ASSOCIATES
1810 PLUM CREEK
MIDLOTHIAN, TEXAS 76065
(972) 571-5294 OFFICE
TX. REGISTERED ENG.
FIRM NO. F-2474

P180905