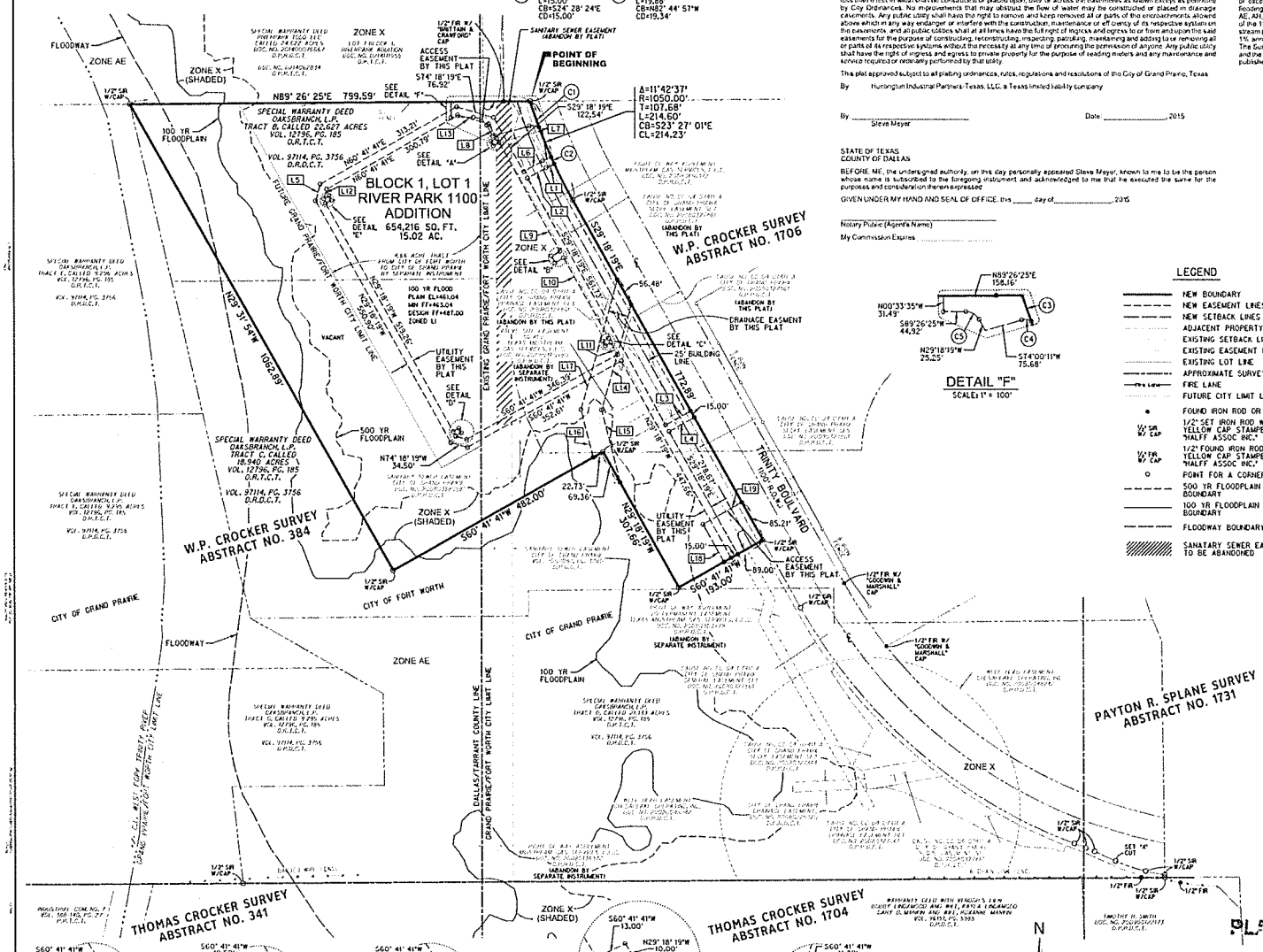
BEARING/DISTANCE TABLE

L1	S 65° 33' 22" W 18.26'	L5	N15° 41' 41"E 34.50'	L9	S29° 18' 19"E 247.32'	L13	S74° 18' 19"E 64.50'	L17	N15° 46' 50"E 268.35'		
L2	S 60° 41' 41" W 42.44'	L6	N60° 41' 41"E 43.07'	L10	S29° 18' 19"E 182.68'	L14	S15° 46' 50"W 217.75'	L18	N29° 18' 19"W 85.21'		
L3	N60° 41' 41" E 51.50'	L7	N65° 33' 22"E 18.83'	L11	S29° 18' 19"E 27.00'	L15	S14° 13' 10"E 149.07'	L19	N60° 41' 41"E 89.00'		
L4	S 60° 41' 41" W 57.50'	L8	S29° 18' 19"E 32.08'	L12	N15° 41' 41"E 19.80'	L16	N14° 13' 10"W 98.73'				

CURVE DATA TABLE

C1	Δ=06° 28' 09" R=1,050.00' T=59.34' L=118.55' CB=S20° 49' 46"E CD=118.49'	C3	Δ=02°58'29" R=1,050.00' T=27.26' L=54.51' CB=S19° 04' 57"E CD=54.51'	C5	Δ=61°15'16" R=30.00' T=17.76' L=32.07' CB=N59° 55' 57"W CD=30.57'
C2	Δ=00° 49' 07" R=1,050.00' T=7.50' L=15.00' CB=S24° 28' 24"E CD=15.00'	C4	Δ=46° 29' 45" R=24.50' T=10.53' L=19.88' CB=N82° 44' 57"W CD=19.34'		



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **Huntington Industrial Partners-Texas, LLC**, a Texas limited liability company, does hereby adopt this plat designating the hereon above described property as **Block 1 Lot 1 River Park 1100 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 necessarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas

By _____ Date: _____, 2015
Huntington Industrial Partners-Texas, LLC, a Texas limited liability company
Steve Meyer

STATE OF TEXAS
COUNTY OF DALLAS

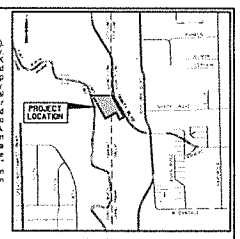
BEFORE ME, the undersigned authority, on this day personally appeared Steve Meyer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

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

FLOOD PLAIN NOTES

By graphical plotting, the premises lies within Zone "X" (unshaded), Zone "X" (shaded), Zone "AE" (shaded), and Zone "AE" (hatched), as delineated on the Tarrant County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48439C0245K dated September 25, 2009, and as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48439C0295K, Map revised July 7, 2014, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. Zone "AE" (shaded) is the 1% annual chance of flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual flood. Areas of Special Flood Hazard Area include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. "Zone "AE" (hatched) is "The floodway is the channel of a stream plus any adjacent floodplain areas must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

Being a tract of land in the W.P. Crocker Survey, Abstract No. 384 in Tarrant County, Texas and the W.P. Crocker Survey, Abstract No. 1706 in Dallas County, Texas, being in the cities of Grand Prairie and Fort Worth, being a part of those tracts of land called Tract B and Tract C in Special Warranty Deed to Oaksbranch, L.P., as recorded in Volume 12796, Page 185 in the Official Records of Tarrant County (O.R.T.C.T.), Texas and as recorded in Volume 97114, Page 3756 in the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") on the west right-of-way line of Trinity Boulevard (variable width right-of-way, 100 foot at this point), being on a circular curve to the left, having a radius of 1,050.00 feet, whose chord bears South 23 degrees 27 minutes 01 second East, a distance of 214.23 feet;

THENCE Southeasterly, along said west right-of-way line and along said circular curve to the left, through a central angle of 11 degrees 42 minutes 37 seconds, an arc length of 214.60 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 29 degrees 18 minutes 19 seconds East, continuing along said west right-of-way line, a distance of 772.89 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 60 degrees 41 minutes 41 seconds West, departing said west right-of-way line, a distance of 195.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 29 degrees 18 minutes 19 seconds West, a distance of 307.68 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 60 degrees 41 minutes 41 seconds West, a distance of 482.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 29 degrees 31 minutes 54 seconds West, a distance of 1,062.89 feet to a 1/2-inch set iron rod with cap for the northeast corner of said Tract B and being on the south line of Lot 1, Block 1, Riverpark Addition, an addition to the cities of Grand Prairie and Fort Worth, as recorded in Document No. D214111555 O.R.T.C.T.;

THENCE North 89 degrees 26 minutes 25 seconds East, passing the southeast corner of said Lot 1 at a distance of 799.59 feet and continuing for a total distance of 799.59 feet to the POINT OF BEGINNING AND CONTAINING 654,216 square feet or 15.02 acres of land, more or less.

BASIS OF BEARING:

Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network. Convergence Angle for Western Data Systems reference point DSIA, g1012 is 00 degrees 47 minutes 29.17854 seconds, according to Corpscon V6.0.1 as provided by the U.S. Army Corps of Engineers. Distances shown are surface distances, scale factor is 1.000136506.

PLAT NOTE:

Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. The zoning classification indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

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 _____

LEGEND

- NEW BOUNDARY
- NEW EASEMENT LINES
- NEW SETBACK LINES
- ADJACENT PROPERTY LINES
- EXISTING SETBACK LINES
- EXISTING EASEMENT LINES
- EXISTING LOT LINE
- APPROXIMATE SURVEY LINE
- FIRE LANE
- FUTURE CITY LIMIT LINE
- FOUND IRON ROD OR MONUMENT
- 1/2" SET IRON ROD W/ YELLOW CAP STAMPED "HALFF ASSOC INC."
- 1/2" FOUND IRON ROD W/ YELLOW CAP STAMPED "HALFF ASSOC INC."
- POINT FOR A CORNER
- 500 YR FLOODPLAIN BOUNDARY
- 100 YR FLOODPLAIN BOUNDARY
- FLOODWAY BOUNDARY
- SANITARY SEWER EASEMENT TO BE ABANDONED

RECEIVED
MAY 27 2015
PLANNING DEPARTMENT

FINAL PLAT
OF
BLOCK 1, LOT 1
RIVER PARK 1100 ADDITION
ONE NON-RESIDENTIAL LOT
BEING A TOTAL OF
15.02 ACRES
SITUATED IN THE
W.P. CROCKER SURVEY, ABSTRACT NO. 384
AND THE
W.P. CROCKER SURVEY, ABSTRACT NO. 1706
IN THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
AND THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
FOR
HUNTINGTON INDUSTRIAL PARTNERS-TEXAS, LLC
BY
HALFF™

OWNER / DEVELOPER
HUNTINGTON INDUSTRIAL PARTNERS-TEXAS, LLC
STEVE MEYER
5350 Berkshire Lane, Ste. 1250
Dallas, TX 75225
214.445.6000 ext. 2980
smeyer@huntingtonindustrial.com

SURVEYOR
DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD
FORT WORTH, TEXAS 76137
(817) 764-7505 DIRECT
(817) 232-9784 FAX
dacalhoun@halff.com

4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBPLS FIRM NO. 10064074
MAY 26, 2015 CASE NO. P150604