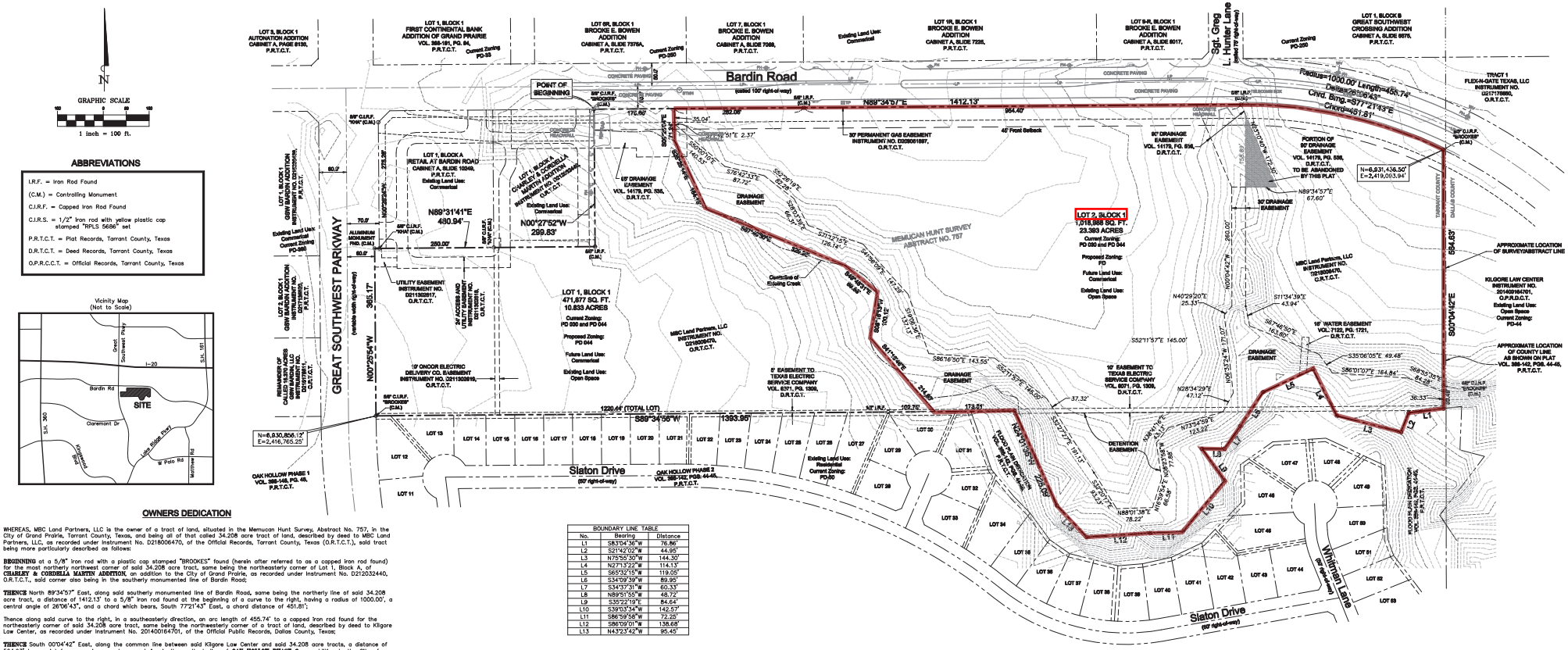

ABBREVIATIONS

I.R.F. = Iron Rod Found

(C.M.) = Controlling Monument

C.I.R.F. = Capped Iron Rod Found

C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set

P.R.T.C.T. = Plat Records, Tarrant County, Texas

D.R.T.C.T. = Deed Records, Tarrant County, Texas

O.P.R.C.C.T. = Official Records, Tarrant County, Texas

Vicinity Map
(Not to Scale)

OWNERS DEDICATION

WHEREAS, MBC Land Partners, LLC is the owner of a tract of land, situated in the Memucan Hunt Survey, Abstract No. 757, in the City of Grand Prairie, Tarrant County, Texas, and being all of that called 34.208 acre tract of land, described by deed to MBC Land Partners, LLC, as recorded under Instrument No. D218006470, of the Official Records, Tarrant County, Texas (O.R.T.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "BROOKES" found (herein after referred to as a capped iron rod found) for the most northerly northwest corner of said 34.208 acre tract, same being the northeasterly corner of Lot 1, Block A, of **CHARLEY & CORDELLA MARTIN ADDITION**, an addition to the City of Grand Prairie, as recorded under Instrument No. D212032440, O.R.T.C.T., said corner also being in the southerly monumented line of Bardin Road;

THENCE North 89°34'57" East, along said southerly monumented line of Bardin Road, same being the northerly line of said 34.208 acre tract, a distance of 1412.13' to a 5/8" iron rod found at the beginning of a curve to the right, having a radius of 1000.00', a central angle of 26°06'43", and a chord which bears, South 77°21'43" East, a chord distance of 451.81';

Thence along said curve to the right, in a southeasterly direction, an arc length of 455.74' to a capped iron rod found for the northeasterly corner of said 34.208 acre tract, same being the northwesterly corner of a tract of land, described by deed to Kilgore Law Center, as recorded under Instrument No. 201400164701, of the Official Public Records, Dallas County, Texas;

THENCE South 00°04'42" East, along the common line between said Kilgore Law Center and said 34.208 acre tracts, a distance of 564.63' to a point for corner in a creek, same being in the northerly line of **OAK HOLLOW PHASE 2**, an addition to the City of Grand Prairie, as recorded in Volume 388-142, Pages 44-45, of the Plat Records, Tarrant County, Texas;

THENCE along the common line between said 34.208 acre tract and OAK HOLLOW PHASE 2, same being along said creek, the following courses and distances:

South 83°04'36" West, a distance of 76.86' to a point for corner;

South 21°42'02" West, a distance of 44.95' to a point for corner;

North 75°55'30" West, a distance of 144.30' to a point for corner;

North 27°13'22" West, a distance of 114.13' to a point for corner;

South 65°32'15" West, a distance of 119.05' to a point for corner;

South 34°09'39" West, a distance of 89.95' to a point for corner;

South 34°37'31" West, a distance of 60.33' to a point for corner;

North 89°51'55" West, a distance of 48.72' to a point for corner;

South 35°22'19" East, a distance of 84.64' to a point for corner;

South 39°03'34" West, a distance of 142.57' to a point for corner;

South 86°59'58" West, a distance of 72.25' to a point for corner;

South 86°09'01" West, a distance of 138.68' to a point for corner;

North 43°23'42" West, a distance of 95.45' to a point for corner;

North 24°01'35" West, a distance of 225.09' to a point for corner;

THENCE South 89°34'56" West, continuing along said common line, leaving said creek, passing a 1/2" iron rod found, at a distance of 276.26', and continuing in all, a total distance of 1393.95' to a capped iron rod found for the southwesterly corner of said 34.208 acre tract, same being in the easterly monumented line of Great Southwest Parkway;

THENCE North 00°25'54" West, along said easterly monumented line of Great Southwest Parkway, same being the most southerly west line of said 34.208 acre tract, a distance of 365.17' to an aluminum monument found for the most westerly northwest corner of said 34.208 acre tract;

THENCE North 89°31'41" East, along the most westerly north line of said 34.208 acre tract, passing a 5/8" iron rod with a plastic cap stamped "KHA" found for the southwesterly corner of Lot 1, Block A, of **RETAIL AT BARDIN ROAD**, an addition to the City of Grand Prairie, as recorded in Cabinet A, Slide 10249, P.R.T.C.T., at a distance of 10.00', and passing a 5/8" iron rod with a plastic cap stamped "KHA" found for the southeasterly corner of said Lot 1, same being the southwesterly corner of the aforementioned Lot 1, Block A (**CHARLEY & CORDELLA**), at a distance of 260.00' and continuing in all, a total distance of 480.94' to a 5/8" iron rod found for the southeasterly corner of said Lot 1, Block A (**CHARLEY & CORDELLA**), same being an "ell" corner of said 34.208 acre tract;

THENCE North 00°27'52" West, along the common line between said Lot 1, Block A (**CHARLEY & CORDELLA**) and said 34.208 acre tract, a distance of 299.83' to the **POINT OF BEGINNING** and containing 34.226 acres of land, more or less.

DATE: 01/18/2018	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2018-0002

BOUNDARY LINE TABLE		
No.	Bearing	Distance
L1	S83°04'36"W	76.86'
L2	S21°42'02"W	44.95'
L3	N75°55'30"W	144.30'
L4	N27°13'22"W	114.13'
L5	S65°32'15"W	119.05'
L6	S34°09'39"W	89.95'
L7	S34°37'31"W	60.33'
L8	N89°51'55"W	48.72'
L9	S35°22'19"E	84.64'
L10	S39°03'34"W	142.57'
L11	S86°59'58"W	72.25'
L12	S86°09'01"W	138.68'
L13	N43°23'42"W	95.45'

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE, KNOW ALL MEN BY THESES PRESENTS:

That MBC Land Partners, LLC does hereby adopt this plat designating the hereon above described property as Lots 1 and 2, Block 1 – **MBC GSW BARDIN 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, regulations and resolutions of the City of Grand Prairie, Texas.

MBC Land Partners, LLC

_____
Signature

_____
Printed Name - Position

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2018.

_____
Notary Public in and for the STATE OF TEXAS

GENERAL NOTES:

1. According to the Flood Insurance Rate Map of Tarrant County, Texas, Map No. 48439C0370K, Map Revised September 25, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

2. The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings, coordinates (surface) and elevations shown on this survey are based on the City of Grand Prairie GPS Monument No(s). 53 and 70. Surface to Grid Scale Factor – 0.999868597.

4. NOTICE: Selling off a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

5. Contours shown were provided by Kimley-Horn.

SURVEYOR'S CERTIFICATE

THAT I, MICHAEL B. ARTHUR, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the State of Texas and the City of Grand Prairie.

_____
Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686

STATE OF TEXAS
REGISTERED
MICHAEL B. ARTHUR
5686
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the_____day of_____, 2018.

_____
Notary Public in and for the STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

_____
CHAIRPERSON

_____
CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE

EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY THE CITY ORDINANCE SHALL TAKE PRESEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

ZONINING 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.

CURRENT ZONING: PD-44 AND PD-30

Owner:
MBC Land Partners, LLC
825 Watters Creek Blvd, Ste 250
Allen, Texas 75013

Engineer:
Kimley-Horn
106 W. Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2588
Contact: Aaron Graves, P.E.

Surveyor:
North Texas Surveying, LLC
1010 West University Drive
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

CITY CASE NO. _____P180308_____

PRELIMINARY PLAT

Lots 1 and 2, Block 1

MBC GSW BARDIN ADDITION

34.208 acres out of the Memucan Hunt Survey
Abstract No. 757
City of Grand Prarie,
Tarrant County, Texas
For the purpose of creating two lots for residential and commercial development

Exhibit A - Amendment Boundary (Lot 2, Block 1)