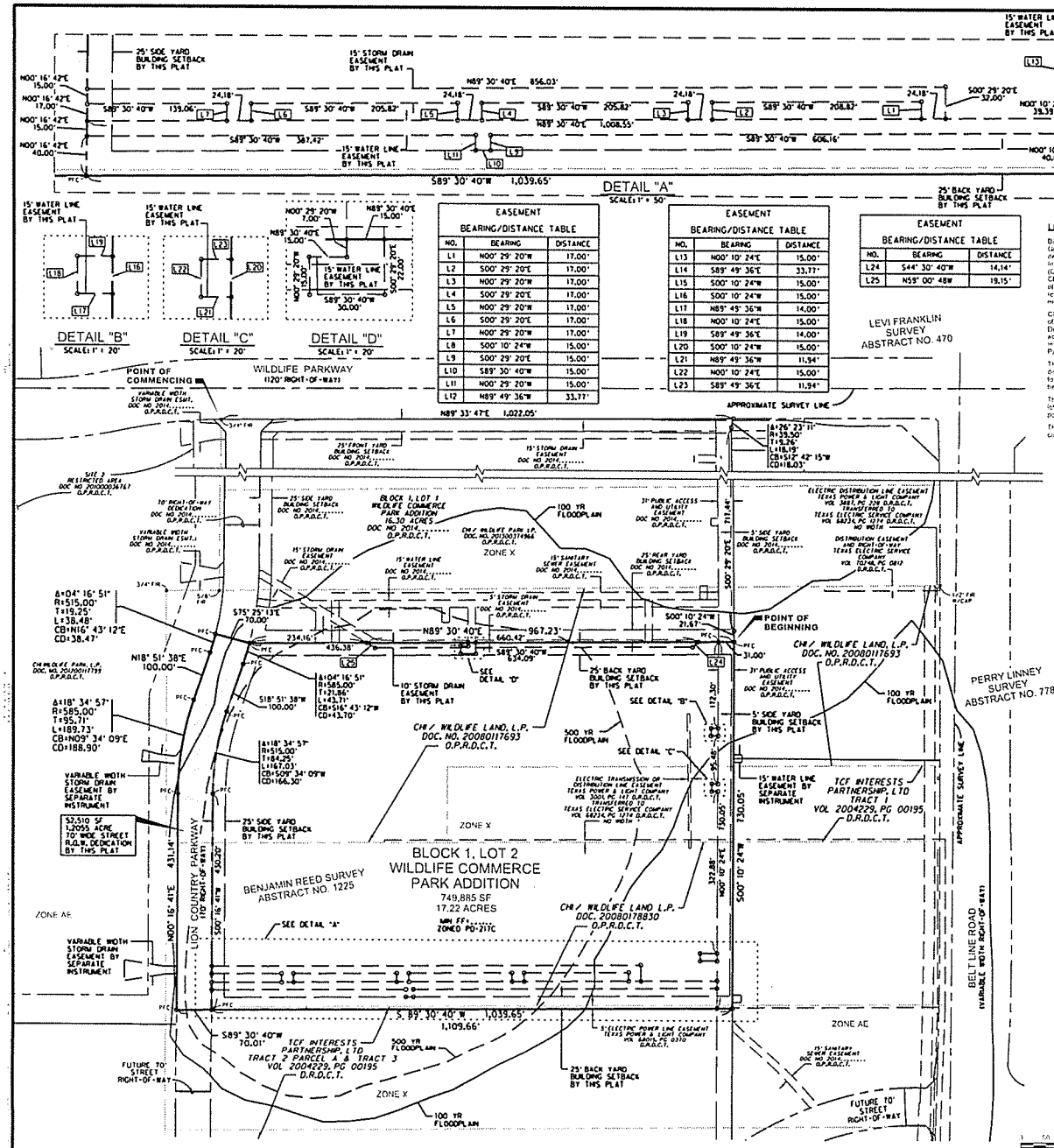


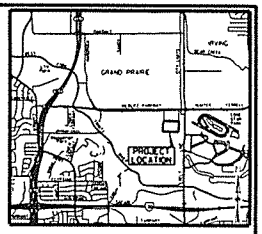
EASEMENT BEARING/DISTANCE TABLE		
NO.	BEARING	DISTANCE
L1	N00° 29' 20"E	17.00'
L2	S00° 29' 20"E	17.00'
L3	N00° 29' 20"W	17.00'
L4	S00° 29' 20"E	17.00'
L5	N00° 29' 20"W	17.00'
L6	S00° 29' 20"E	17.00'
L7	N00° 29' 20"W	17.00'
L8	S00° 10' 24"W	15.00'
L9	S00° 29' 20"E	15.00'
L10	S89° 30' 40"W	15.00'
L11	N00° 29' 20"W	15.00'
L12	N89° 49' 36"W	33.77'

EASEMENT BEARING/DISTANCE TABLE		
NO.	BEARING	DISTANCE
L13	N00° 10' 24"E	15.00'
L14	S89° 49' 36"E	33.77'
L15	S00° 10' 24"W	15.00'
L16	S00° 10' 24"W	15.00'
L17	N89° 49' 36"W	14.00'
L18	N00° 10' 24"E	15.00'
L19	S89° 49' 36"E	14.00'
L20	S00° 10' 24"W	15.00'
L21	N89° 49' 36"W	11.94'
L22	N00° 10' 24"E	15.00'
L23	S89° 49' 36"E	11.94'

EASEMENT BEARING/DISTANCE TABLE		
NO.	BEARING	DISTANCE
L24	S44° 30' 40"W	14.14'
L25	N59° 00' 48W	19.15'

LEGEND

- PROPOSED BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT LINES
- ADJACENT PROPERTY LINES
- SETBACK LINES
- EXISTING EASEMENT LINES
- EXISTING LOT LINE
- RIGHT-OF-WAY DEDICATION
- FOUND IRON ROD OR MONUMENT
- 1/2" SET IRON ROD W/ YELLOW CAP STAMPED "HALFF ASSOC INC."
- PONT FOR A CORNER
- 500 YR FLOODPLAIN BOUNDARY
- 100 YR FLOODPLAIN BOUNDARY



VICINITY MAP

LEGAL DESCRIPTION

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 called 14.57 acre tract of land described in Special Warranty Deed to CHI/Wildlife Land, L.P., as recorded in County Clerk's Instrument No. 20080117693, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being a part of that tract of land described in Special Warranty Deed to CHI/Wildlife Land, L.P. as recorded in Document No. 20080178830 O.P.R.D.C.T., and being a part of those tracts of land described in Special Warranty Deed to TCF Interests Partnership, Ltd., as recorded in Volume 2004229, Page 195 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 3/4-inch found iron rod for the northeast corner of that called 16.63 acre tract of land described Special Warranty Deed to CHI Wildlife Park, L.P., as recorded in County Clerk's Document No. 20130037496, O.P.R.D.C.T., being the northeast corner of that called 260.09 acre tract of land described Special Warranty Deed to CHI Wildlife Park, L.P., as recorded in Instrument No. 20120117799 O.P.R.D.C.T., and being on the south right-of-way line of Wildlife Parkway (variable width right-of-way);

THENCE North 89 degrees 33 minutes 47 seconds East, along said south right-of-way line, a distance of 1,022.05 feet to a point for corner, and being the point of curvature of a circular curve to the left, not being tangent to the preceding course, having a radius of 33.53 feet, whose chord bears South 12 degrees 42 minutes 15 seconds West, a distance of 18.03 feet;

THENCE Southwesterly, departing said south right-of-way line and along said circular curve to the left, through a central angle of 26 degrees 23 minutes 11 seconds, an arc length of 18.19 feet to a point for corner;

THENCE South 00 degrees 29 minutes 20 seconds East, a distance of 717.44 feet to a point for corner;

THENCE South 00 degrees 10 minutes 24 seconds West, a distance of 21.67 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 10 minutes 24 seconds West, a distance of 730.05 feet to a point for corner;

THENCE South 89 degrees 30 minutes 40 seconds West, a distance of 1,109.66 feet to a point for corner;

THENCE North 00 degrees 16 minutes 41 seconds East, a distance of 431.14 feet to the point of curvature of a circular curve to the right, having a radius of 585.00 feet, whose chord bears North 09 degrees 34 minutes 09 seconds East, a distance of 166.30 feet;

THENCE Northeasterly, along said circular curve to the right, through a central angle of 16 degrees 34 minutes 57 seconds, for an arc length of 169.73 feet to a point for corner;

THENCE North 18 degrees 51 minutes 38 seconds East, a distance of 100.00 feet to the point of curvature of a circular curve to the left, having a radius of 515.00 feet, whose chord bears North 16 degrees 43 minutes 12 seconds East, a distance of 38.47 feet;

THENCE Northeasterly, along said circular curve to the left, through a central angle of 04 degrees 13 minutes 51 seconds, for a distance of 38.48 feet to a point for corner;

THENCE South 75 degrees 25 minutes 13 seconds East, a distance of 70.00 feet to a point for corner;

THENCE North 89 degrees 30 minutes 40 seconds East, a distance of 967.23 feet to the POINT OF BEGINNING AND CONTAINING 749,885 square feet or 17.22 acres, less 52,510 square feet or 1.206 acres for Right-of-Way dedication leaving 750,249 square feet or 17.22 acres of land more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHI Wildlife Land L.P., a Texas limited partnership, does hereby adopt this plat designating the hereon above described property as Block 1, Lot 2 Wildlife Commerce Park Addition, an addition in 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 improvements allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements. Said 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 performing 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.

CHI Wildlife Land, L.P., a Texas limited partnership
By: CHI Investor GP, L.L.C., a Texas limited liability company, its general partner
By: CH Industrial GP, L.L.C., a Delaware limited liability company, as manager

Date: _____, 2014

By: _____
William W. McMahan, Vice President

Date

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared William W. McMahan, Vice President of CH Industrial GP, L.L.C., the manager of CHI/Wildlife GP, L.L.C., the general partner of CHI/Wildlife Land, L.P., 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 _____, 2014.

Notary Public (Agent's Name)

My Commission Expires

RECEIVED

MAY 27 2014

PLANNING DEPARTMENT

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. 5613

NOTES

1. The subject property is located within the 100 year floodplain per FIRM Panels #48113C0392J and 48113C0351J, dated August 21, 2001.

2. Conditional Letter of Map Revision (CLOMR 08-06-2727R) is issued by the Federal Emergency Management Agency to the Cities of Grand Prairie and Irving in separate letters on July 27, 2009. A Letter of Map Revision (LOMR) will be issued upon completion of this project after submittal of an application, with a $4,600 fee, and supporting data including hydraulic analyses and as-built information. Community acknowledgement is also required.

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 DALN, DTNA, and DUNP.

4. This property is affected by the Dallas-Fort Worth Regional Airport Ordinance No. 71-160 as recorded in Volume 67173, Page 174 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.

OWNER / DEVELOPER	SURVEYOR
CHI / WILDLIFE LAND, L.P.	DOUGLAS A. CALHOUN, RPLS
WILL MONDRAGEN	SURVEY MANAGER
CROW HOLDINGS	HALFF ASSOCIATES, INC.
3819 MAPLE AVE	4000 FOSSIL CREEK BLVD.
DALLAS, TEXAS 75219	FORT WORTH, TEXAS 76137
(214) 661-4341 BUSINESS	(817) 764-7505 DIRECT
(214) 445-5963 BUSINESS FAX	(817) 232-0184 FAX
wmondragen@crowholdings.com	dcalhoun@halff.com

PLANNING DEPARTMENT

FINAL PLAT

OF

BLOCK 1, LOT 2
WILDLIFE COMMERCE PARK ADDITION
ONE COMMERCIAL LOT

BEING A

17.22 ACRE TRACT

SITUATED IN THE

BENJAMIN REED SURVEY, ABSTRACT NO. 1225

IN THE

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

FOR

CHI / WILDLIFE LAND, L.P.

BY

HALFF

MAY 21, 2014

CASE NO. FP14-0002