METES AND BOUNDS DESCRIPTION

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS VALK PROPERTIES TWO, LLC is the owner of a 5,899 acre tract of land stuated in the M.K. Sublidge Survey, Abstract Number 1423 and the L. Barres Survey of the M.K. Sublidge Survey, Abstract Number 1423 and the L. Barres Survey of Collede as described in feed to Val Properties, LLC, as recorded in Instrument Number D218251434 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by meters and bounds as follows:

BEGINNING at a 1/2-theh Iron rod with a yellow plastic cap stamped "GEONAV"(herehanter referred to as "with cap") set for the southeast corner of that tract of land described in dead to Burny 360, linc, as recorded it instrument Number DZ004375995, D.R.T.C.T., said fron being on the westerly right-of-way of State Highway 300 (a variable with public right-of-way):

THENCE South 89 degrees 49 minutes 28 seconds West, along the south line of sald Burney 380 treat, a distance of 167.75 feet to a 1/2-hch line not with cap set for the point of curvature of a tangent circular curve to the right, having a radius of 160,00 feet, a chord bearing of North 67 degrees 24 minutes 41 seconds West, a chord distance of 122.15

THENCE Northwesterly, continuing along seld south line and along seld curve, through a central angle of 44 degrees 52 minutes 49 seconds, an arc distance of 125.33 feet to a 1/2-inch iron rod with cap set for the point of tangency:

THENCE North 45 degrees 31 minutes 44 seconds West, continuing along said south line, a distance of 74,07 feet to a 1/2-inch tron rod with cap set for the point of curvature a tangent circular curve to the night, having a reduis of 160,00 feet, a chord bearing of North 21 degrees 54 minutes 54 seconds West, a chord distance of 121.48 feet;

THENCE North 00 degrees 32 minutes 41 seconds West, along the west line of said Burney 360 tract, a distance of 364.37 feet to a P.K. nall found for the northwest corner of same on the south right-of-way line of Burney Road (a variable width public right-of-way);

seller of in excluding line-leveling into occuring you are unknown. FINENCE Room 86 ingeness 18 minutes 48 seconds East along the common north line of sall Burney 300 mad and sald south fight-levely line, passing at a distance of the sall Burney 300 mad and sald south fight-levely line, passing at a distance of the sall burney 300 mad and sald burney 1800 mad and sald burney 1800 mad and sald south fight levely 1800 mad and sald south fight levely 1800 mad and souther 1800 mad and 1800 mad and 1800 mad and souther 1800 mad and 1800 mad an

THENCE Southwesterly, along the common said west right-of-way line of State Highway 300 and east knes of said Lodge Really Partners tract and said Burney 300 tract, and adaps add curve, through a central angle of 01 degree 06 imjustes 52 seconds, an arc distance of 222.68 feet to the POINT OF BEGINNING and CONTAINING 5.699 acres or 246.277 Square feet of 1 land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, VALK PROPERTIES TWO, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herehabove described real property as Lot, Block A, Blumey 950 Addition, an addition to the Cty of Afrington, Tarrant County, Taxas, and does hereby dedicate to the public sues the streets, easternest, and parks shown thereon except the private easternest shown hereon.

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, 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 heisthe executed same for the purposes and consideration therein expressed, in the capacity therein sits and as the act and deed of sall VAR Properties Pro, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the_____ day of _____, ____

Notary Public

METES AND BOUNDS DESCRIPTION (CITY OF GRAND PRAIRIE) STATE OF TEXAS COUNTY OF TARRANT

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped 'GEGNAV' (herehafter referred to as "with cap") set for the southeast corner of sald 5.699 area tract, sald fron being on the westerly right-of-way of State Highway 360 (a variable width public right-of-way);

THENCE North 00 degrees 02 minutes 45 seconds East, over and across said 5,699 acre tract, along said approximate city limit line, a distance of 578.59 feet to a 1/2-inch iron rod found on the south fight-0-f-way line of Burney Road (a variable width public right-0-f-way);

THENCE North 89 degrees 18 minutes 46 seconds East, along the common north line of said 5,699 acre and said south right-of-way line, a distance of 281,92 feet to point for the beginning of a non-langent circular curve to the left, shaving a radius of 11,634.16 feet, a chord bearing of South 10 degrees 14 minutes 02 seconds West, a chord distance of 222.28 feet.

THENCE Southwesterty, continuing along said common line and along said curve, through a central angle of 01 degree 05 minutes 52 seconds, an arc distance of 222.88 feet to the POINT OF BEGINNING and CONTAINING 2.957 acres or 128,807 square feet of land, more or less.

of fland, more or less. The subject property is not located within the 100 year foodplain per FIRM Panel #s The subject property is not located within the 100 year foodplain per FIRM Panel #s to construction, submit certification by a portiseable that sits does not have a submit to construction, submit certification by a portiseable about part and submit per submit to the per submit to the submit to have been submit to have h

GENERAL NOTES:

The City of Artington reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information evaliable at the time the plat is find and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criterts.

Visibility Triangles shall be provided at the intersections of all public and private streets accordance with City Ordnances. At landscaping within the visibility triangles shall ompty with the visibility triangle cordinance.

This property may be subject to charges related to Impact fees and the applicant should contact the City regarding any applicable fees due.

S. Pursuant Disection.

S. Pursuant In Section 12,002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each percel of real property in said subfidden indicating that no delinquent ad valorier maxes are owed on the real property, which is the subject of the plat or replat I have submitted to the City of Afriginon, I rarnor County, Texas for filing and recording with the Tarant County Clark's

Impact fees for water and wastewater are set by ordinance and cannot be waived by staff. Pro-rata charges, Impact fees, tap fees, and meter fees will be due prior to issuance

METES AND BOUNDS DESCRIPTION (CITY OF ARLINGTON STATE OF TEXAS COUNTY OF TARRANT

WHEREAS VALK PROPERTIES TWO, LLC is the owner of a 5.899 sore tract of land shaded in the MX. Solvidy Survey, Abstract Number 1423 and the L. Barnes Survey, distinct Number 1423 and the L. Barnes Survey of land as described in deed to val Properties, LLC as recorded in Instrument Number 0218251434 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by meles and bounds as follows:

THENCE South 89 degrees 49 minutes 28 seconds West, along the south line of said 5,69 are tract, a distance of 12,86 feet to a 1/2-inch len red found for the point of curvature of a tangent direuter curve to the 4ght, having a radius of 160,00 feet, a chord bearing of North 67 degrees 24 minutes 41 seconds West, a chord distance of 122.15

THENCE Northwesterly, continuing along said south line and along said curve, through a central angle of 44 degrees 52 minutes 49 seconds, an arc distance of 125.33 feet to a 1/2-inch iron rod with cap set for the point of tangency.

THENCE North 45 degrees 31 minutes 44 seconds West, continuing along said south Ine, a distance of 74.07 feet to a 1/24nch fron rod with cap set for the point of curvature a tangent dircular curve to the right, having a radius of 180.00 feet, a chord bearing of North 21 degrees 54 minutes 54 seconds West, a chord distance of 121.48 feet,

THENCE Northwesterly, continuing along said south line and along said curve, through a central angle of 44 degrees 37 minutes 15 seconds, an arc distance of 124.61 feet to a 1/2-hnh from rod with cap set for corner;

THENCE North 00 degrees 32 minutes 41 seconds West, along the west line of said Burney 360 tract, a distance of 364.37 feet to a P.K. nall found for the northwest corner of same on the south right-of-way line of Burney Road (a variable width public right-of-way).

THENCE North 89 degrees 18 minutes 46 seconds East, along the common north line of sald Burney 360 tract and sald south tight-of-way line, a distance of 229.59 feet to the common most northerly northeast corner of sald Burney 360 tract, same being the intersection with sald approximate city limit line. THENCE South 00 degrees 02 minutes 45 seconds West, along said approximate city limit line, a distance of 578.58 feet to the POINT OF BEGINNING and CONTAINING 2.743 acres or 119,485 square feet of land, more or less.

SURVEYOR'S CERTIFICATE:

THIS is to certify that I, Joel C. Howard, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision. PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed upon as a trial survey document. Release date: 07/30(2019 1/20) C HOWARD

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared subscribed to the foregoing instrument and acknowledged to me that heishe executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and dead of said back C. Howard.

APPROVED BY THE CITY OF ARLINGTON PLANNING AND ZONING COMMISSION

CHAIRMAN-PLANNING AND ZONING COMMISSION

SECRETARY-PLANNING AND ZONING COMMISSION

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING:

Private Access Easements and associated improvements

Any Storm Water Treatment Facility (identified as a best conveyance practice(s) {BMPS} for storm water quality in the accepted storm water conveyance site plan for this development).

this development. Here a collectively referred to as "improvements", developed and constructed by developer or his producessor, or to be developed and constructed by developer or his producessor, or to be developed and constructed by developer or his producessor, or to be developed and constructed by developer or his producessor, or to be developed and constructed by developer or his produces and attended to the developer of the developed and the developed and developed and

Developer's/Owner's signature

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That VALK PROPERTIES TWO, LLC does hereby adopt this plat designating the hereon above described property as Lot 1, Block A, Burney 360 Addition, an addition to the City of Grand Pratifs, Texas and does hereby dedicate to the City of Grand Pratifs in fee simple Grand Prairle, Texas and does hereby dedicate to the CIIty of Grand Prairle in fee simple fewerer the streets, alleys and storm water conveyance areas shown thereon. The texas of the control of the Indicated. The utility, across, GPS monuments and the texas exerements shall be open to the public and private utilities for each particular use. The maintenance of pering on the utility, access and fro lane essements is the responsibility of the property owner. No buildings or other improvements, Inciding fornors, shall be permitted in an encost in access buildings or other Improvements, Including forces, shall be permitted an errosche hazard seasement. No buildings or other Improvements or growths, see productions of productions of the seasement of the seasement of productions of the seasement of productions of the seasement of the seasements. Any public cellilly shall have the hight to remove and keep removed in pains of the extraordinatives allowed above within it any variety endings for therefore a seasements, and at public cellilly shall have the hight to remove and keep removed or permitted on the seasements, and at public cellillates shall at all times have the full right of linguists and egores on from and upon the said assembles for the purpose of construction, impacting, producing, maintaining and adding to or removal cellillates and the seasements. The seasement is the seasement of th

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

Owner's Agent/Title

BEFORE ME, the undersigned authority, on this day personally appeared authority means to the total the person whose name is appeared. The person whose name is appeared to the foreigning personal personal personal to the foreigning personal person

Notary Public
Existing or future minimum set-backs established by City Ordinance shall take
precedence over budging lines indicated on this plat. 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.

OWNER/APPLICANT: Name: VALK PROPERTIES TWO ,LLC Name: VALK PROPERTIES TWO LLC Contact: Address: 1450 TOWNSEND DRIVE, SUITE 100 ROCKWALL, TEXAS 75032 GZ Fax: E-Mail:
CIVIL ENGINEER:
Name: Cumulus Design
Contact: Paul Cragun, P.E.
Address: P.O. Box 2119, Euless, Texas 76039
Address: P.O. Box 2119, Euless, Texas 76039



3410 MIDCOURT RD., STE 110; CARROLLTON, TEXAS 75006 SCALE 1"=30" (972) 243-2409 PROJECT NUMBER: 1066 TRUE S FURN NO. 10104205

DATED: OCTOBER 01, 2019 DRAWN BY: JCH

FINAL PLAT

BURNEY 360 ADDITION LOT 1. BLOCK A

BEING 5.699 ACRES OUT OF L. BARNES SURVEY, ABSTRACT NO. 113 & M.K. SELVIDGE SURVEY, ABSTRACT NO. 1423 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS MAY 20, 2018 CASE NUMBER P191004

SHEET 2 OF 2