

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, PARKWAY LOGISTICS CENTER GRAND PRAIRIE VENTURE, LLC is the sole owner of a tract of land situated in the Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas; and being all of a called 11.3389 acre tract of land described in Special Warranty Deed to Parkway Logistics Center Grand Prairie Venture, LLC recorded in Instrument No. D218024469 of the Official Public Records of Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the east right-of-way line of Great Southwest Parkway (a 100-foot wide right-of-way) and being the southwest corner of a called 10.000 acre tract of land described in Special Warranty Deed with Vendor's Lien to W. R. Rose Investments, Inc. recorded in Instrument No. D195083692 of said Official Public Records;

THENCE South 89°19'35" East, a distance of 667.30 feet to a 1/2-inch iron rod with "LANDERS & ASSOC." cap found for the northwest corner of a called 15.298 acre tract of land described in Special Warranty Deed to Fresh Advantage, Inc. recorded in Instrument No. D202320474 of said Official Public Records;

THENCE with the west line of said 15.298 acre tract, South 0°23'39" East, a distance of 931.84 feet to a 1-inch iron rod found for the northeast corner of a 10.5045 acre tract described in the TRC Texas Special Warranty Deed to Theresa Jordan Khammash and Ahmad Vasir Khammash recorded in Instrument No. D192237359 of said Official Public Records;

THENCE departing said west line of the 15.298 acre tract and with said north line of the 10.5045 acre tract, South 89°17'22" West, a distance of 661.96 feet to a point for the northwest corner of said 10.5045 acre tract and being in said east right-of-way line of Great Southwest Parkway; from said point a 5/8-inch iron rod bears South 47°45'37" West, a distance of 0.33 feet;

THENCE with said east right-of-way line of Great Southwest Parkway, North 0°42'38" West, a distance of 947.94 feet to the POINT OF BEGINNING and containing 14.3389 acres or 624,604 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PARKWAY LOGISTICS CENTER GRAND PRAIRIE VENTURE, LLC does hereby adopt this plat designating the hereon above described property as DAVIS GREEN ADDITION, LOT 1, BLOCK 1 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.

WITNESS MY HAND at _____, this the _____ day of _____ 2018.

PARKWAY LOGISTICS CENTER GRAND PRAIRIE VENTURE, LLC,
a Delaware limited liability company

By: SR Parkway Logistics Investors, L.P.,
a Texas limited partnership,
its Operator Member

By: SR Parkway Logistics Investors GP, L.L.C.,
a Texas limited liability company,
its General Partner

By: _____
Name: Chris Jackson
Title: Vice President

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Chris Jackson, 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 consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of _____

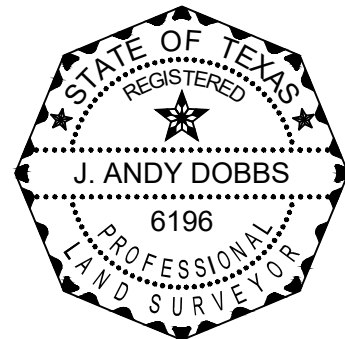
SURVEYOR'S CERTIFICATE

That I, J. Andy Dobbs, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED UPON
AS A FINAL SURVEY DOCUMENT

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
andy.dobbs@kimley-horn.com



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 J. Andy Dobbs, 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 consideration therein expressed.

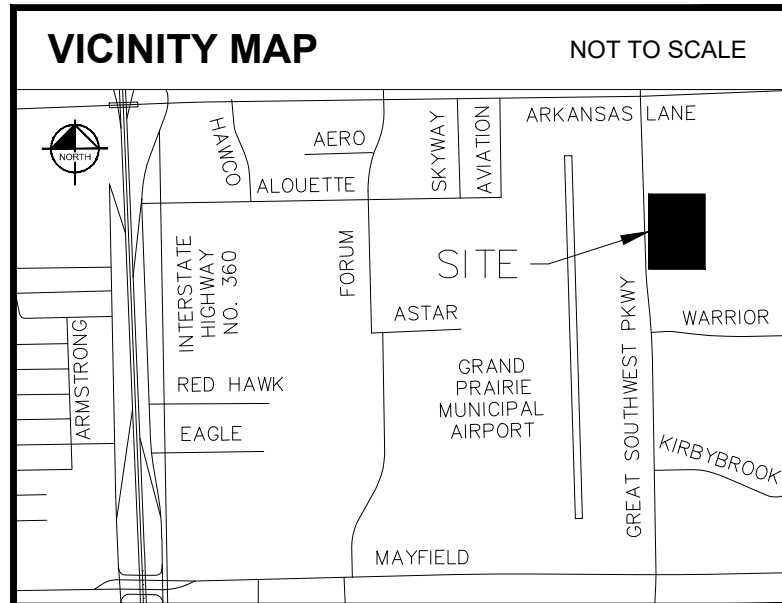
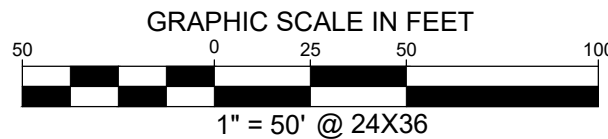
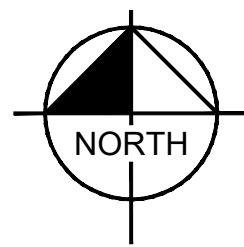
Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

OWNER:
PARKWAY LOGISTICS CENTER
GRAND PRAIRIE VENTURE, LLC
2001 ROSS AVENUE, SUITE 400
DALLAS, TEXAS 75201
PHONE: 214-210-1382
CONTACT: ALBERT JARRELL

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: DAN GALLAGHER, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
XC = "X" CUT IN CONCRETE FOUND
IRSC = 5/8" IRON ROD W/ CAP
STAMPED "KHA" SET
IRFC = IRON ROD W/ CAP FOUND
IRF = IRON ROD FOUND
D.R.T.C.T. = DEED RECORDS OF
TARRANT COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC
RECORDS OF TARRANT COUNTY, TEXAS

NOTES:

- Zoning classifications 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.
- Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- According to Community Panel No. 48439C0360K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L10	S45°00'00"W	47.44'	L11	S00°00'00"W	9.39'	L20	N80°00'00"E	32.14'	L29	S45°00'00"W	48.20'
L12	S90°00'00"E	64.87'	L13	S45°00'00"E	52.88'	L21	S00°00'00"E	50.00'	L30	N90°00'00"W	8.18'
L14	N00°00'00"E	50.00'	L15	S90°00'00"E	15.00'	L22	N90°00'00"W	15.00'	L31	S90°00'00"E	2.15'
L16	S00°00'00"W	50.00'	L17	N00°00'00"E	15.00'	L23	N00°00'00"W	50.00'	L32	N45°00'00"E	35.77'
L18	S00°23'39"E	15.00'	L19	S45°00'00"E	15.00'	L24	S00°00'00"W	35.00'	L33	S90°00'00"W	7.50'
						L25	S90°00'00"W	15.00'	L34	N00°00'00"E	15.00'
						L26	N00°00'00"E	35.00'	L35	S90°00'00"E	7.50'
						L27	S90°00'00"W	24.00'	L36	N90°00'00"W	7.50'

LINE TABLE			CURVE TABLE		
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS
L46	N90°00'00"E	28.00'	C1	19°51'37"	45.00'
L47	N00°00'00"E	29.45'	C2	90°00'00"	20.00'
L48	S90°00'00"W	28.00'	C3	93°59'41"	28.00'
L49	N00°40'25"E	5.00'			

FINAL PLAT
DAVIS GREEN ADDITION
LOT 1, BLOCK 1
14.3389 ACRES
JOSE GILL SURVEY, ABSTRACT NO. 567
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS
CASE NO. P180701

Kimley»Horn
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JBH	JAD	SEP. 2017	068213052	1 OF 1

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____, 2018