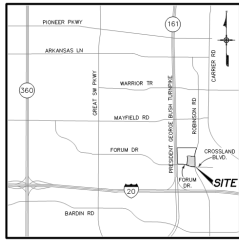
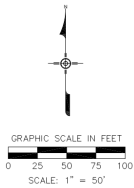




Exhibit B - Final Plat
Page 2 of 3



VICINITY MAP
(NOT TO SCALE)
MAPSCO 61K



LOT 2, BLOCK 1
31170 ACRES
(1,357,762 SQ. FT.)

PORTION OF A
CALLED 39.2201 ACRES
TA IEKA 39, LP
INST. NO. 201700147645
O.P.R.D.C.T.

ZONED: PD-2940 (MU)

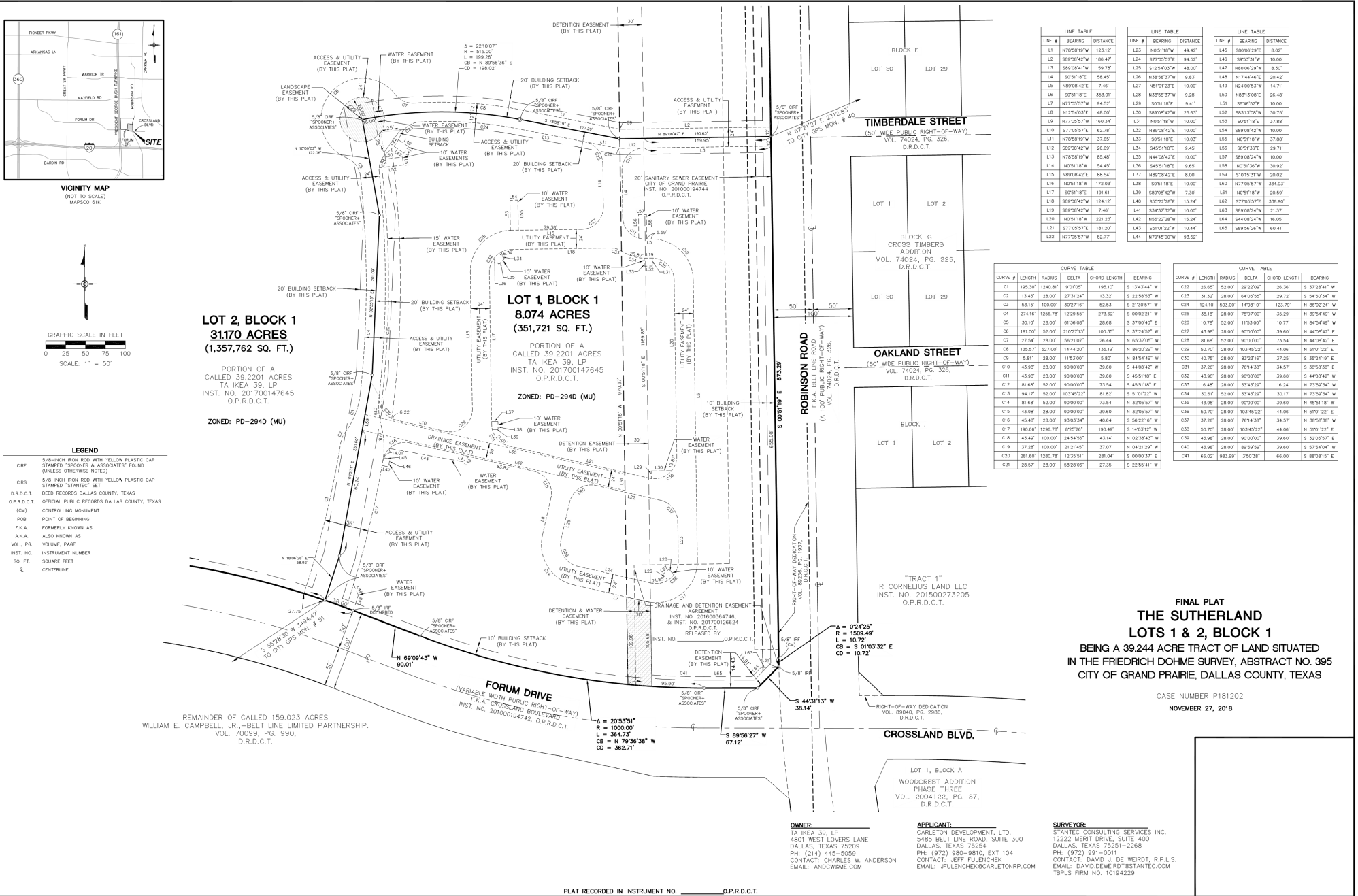
LOT 1, BLOCK 1
8,074 ACRES
(351,721 SQ. FT.)

PORTION OF A
CALLED 39.2201 ACRES
TA IEKA 39, LP
INST. NO. 201700147645
O.P.R.D.C.T.

ZONED: PD-2940 (MU)

LEGEND	
CRF	5/8-INCH RIBBON ROD WITH YELLOW PLASTIC CAP STAMPED "SPRINGER & ASSOCIATES" FOUND (UNLESS OTHERWISE NOTED)
CRS	5/8-INCH RIBBON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
FOB	POINT OF BEGINNING
F.K.A.	FORMERLY KNOWN AS
A.K.A.	ALSO KNOWN AS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
℄	CENTERLINE

REMAINDER OF CALLED 159.023 ACRES
WILLIAM E. CAMPBELL, JR., -BELT LINE LIMITED PARTNERSHIP.
VOL. 70099, PG. 990,
D.R.D.C.T.



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N78°58'19\"	123.12	L23	N07°18'18\"	48.42	L45	S80°09'29\"	8.02
L2	N89°08'42\"	186.47	L24	S77°05'57\"	84.52	L46	S97°51'31\"	10.00
L3	S89°08'42\"	159.78	L25	S12°04'03\"	48.00	L47	N80°09'29\"	8.30
L4	S05°18'18\"	58.45	L26	N38°09'37\"	9.82	L48	N77°04'43\"	20.42
L5	N89°08'42\"	7.46	L27	N10°10'23\"	10.00	L49	N24°00'53\"	14.71
L6	S05°18'18\"	353.01	L28	N38°09'37\"	9.38	L50	N83°13'08\"	26.48
L7	N77°05'57\"	84.52	L29	S05°18'18\"	9.41	L51	S64°05'52\"	10.00
L8	N12°04'03\"	48.00	L30	S89°08'42\"	25.63	L52	S83°13'08\"	30.75
L9	N77°05'57\"	160.34	L31	N05°18'18\"	10.00	L53	S05°18'18\"	37.88
L10	S77°05'57\"	63.78	L32	N89°08'42\"	10.00	L54	S89°08'42\"	10.00
L11	N78°58'19\"	37.65	L33	S05°18'18\"	10.03	L55	N05°18'18\"	37.88
L12	S89°08'42\"	26.69	L34	S45°18'18\"	9.45	L56	S05°18'18\"	29.71
L13	N78°58'19\"	85.48	L35	N44°08'42\"	10.00	L57	S89°08'42\"	10.00
L14	N05°18'18\"	54.45	L36	S45°18'18\"	8.65	L58	N05°18'18\"	30.92
L15	N89°08'42\"	85.54	L37	N89°08'42\"	8.60	L59	S10°10'23\"	20.22
L16	N05°18'18\"	172.83	L38	S05°18'18\"	10.00	L60	N77°05'57\"	334.53
L17	S05°18'18\"	191.61	L39	S89°08'42\"	7.30	L61	N05°18'18\"	20.59
L18	S89°08'42\"	124.12	L40	S55°22'28\"	15.24	L62	S77°05'57\"	338.90
L19	S89°08'42\"	7.46	L41	S34°57'32\"	10.00	L63	S89°08'42\"	21.37
L20	N05°18'18\"	231.23	L42	S55°22'28\"	15.24	L64	S44°08'42\"	16.05
L21	S77°05'57\"	189.20	L43	S10°10'23\"	10.44	L65	S89°08'42\"	66.41
L22	N77°05'57\"	82.77	L44	N79°05'00\"	83.52			

CURVE TABLE						CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	195.30	1240.81	90°15'01"	195.10	S 13°44'34" W	C22	26.65	52.00	29°22'00"	26.36	S 37°08'41" W
C2	13.45	28.00	27°32'41"	13.32	S 22°58'53" W	C23	35.32	28.00	64°09'55"	29.72	S 54°05'34" W
C3	53.93	100.00	30°27'14"	52.53	S 21°03'57" W	C24	124.10	563.00	14°08'10"	123.79	N 8°10'22" E
C4	274.16	1296.78	12°59'50"	273.62	S 00°02'21" W	C25	38.18	28.00	78°07'00"	35.28	N 32°04'49" W
C5	30.10	28.00	61°06'08"	28.68	S 37°00'40" E	C26	10.78	52.00	11°53'00"	10.77	N 84°54'49" W
C6	181.00	52.00	210°27'13"	100.35	S 37°24'52" W	C27	43.98	28.00	90°00'00"	39.60	N 44°08'42" E
C7	27.54	28.00	56°21'07"	26.44	N 65°32'00" W	C28	81.68	52.00	90°00'00"	73.54	N 44°08'42" E
C8	138.57	527.00	14°44'49"	135.18	N 86°02'00" W	C29	50.70	28.00	103°45'22"	44.06	N 51°01'22" E
C9	5.81	28.00	11°53'00"	5.80	N 84°54'49" W	C30	40.70	28.00	83°22'14"	37.25	S 35°24'19" W
C10	43.98	28.00	90°00'00"	39.60	S 44°08'42" W	C31	37.26	28.00	76°14'38"	34.57	S 38°58'38" W
C11	43.98	28.00	90°00'00"	39.60	S 44°08'42" W	C32	43.98	28.00	90°00'00"	39.60	S 44°08'42" W
C12	81.68	52.00	90°00'00"	73.54	S 45°18'18" E	C33	18.48	28.00	33°43'20"	18.24	N 73°59'34" W
C13	84.77	52.00	103°45'22"	81.82	S 51°01'22" W	C34	30.61	52.00	33°43'20"	30.17	N 73°59'34" W
C14	81.68	52.00	90°00'00"	73.54	N 32°05'57" W	C35	43.98	28.00	90°00'00"	39.60	N 45°18'18" W
C15	43.98	28.00	90°00'00"	39.60	N 32°05'57" W	C36	50.70	28.00	103°45'22"	44.06	N 51°01'22" E
C16	45.48	28.00	83°03'34"	40.64	S 56°22'18" W	C37	37.26	28.00	76°14'38"	34.57	N 38°58'38" W
C17	190.66	1296.78	82°52'36"	186.49	S 14°03'12" W	C38	50.70	28.00	103°45'22"	44.06	N 51°01'22" E
C18	43.49	100.00	24°54'36"	43.14	N 02°08'43" W	C39	43.98	28.00	90°00'00"	39.60	S 32°05'57" E
C19	37.26	100.00	27°24'48"	37.07	N 04°07'59" W	C40	43.98	28.00	90°00'00"	39.60	S 57°54'19" W
C20	281.60	1296.78	12°59'50"	280.04	S 00°02'21" E	C41	66.02	983.99	37°03'36"	66.00	S 80°08'10" E

FINAL PLAT
THE SUTHERLAND
LOTS 1 & 2, BLOCK 1
BEING A 39.244 ACRE TRACT OF LAND SITUATED
IN THE FRIEDRICH DOHME SURVEY, ABSTRACT NO. 395
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE NUMBER P18102
NOVEMBER 27, 2018

OWNER:
TA IEKA 39, LP
4801 WEST LOVERS LANE
DALLAS, TEXAS 75209
PH: (214) 445-5059
CONTACT: CHARLES W. ANDERSON
EMAIL: ANDCW@ME.COM

APPLICANT:
CARLETON DEVELOPMENT, LTD.
12222 MENT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.
EMAIL: DAVID.DEWEIRD@STANTEC.COM
TBPLS FIRM NO. 10194229

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MENT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.
EMAIL: DAVID.DEWEIRD@STANTEC.COM
TBPLS FIRM NO. 10194229

PLAT RECORDED IN INSTRUMENT NO. O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **TA IKEA 39, LP** IS THE OWNER OF A 39.244 ACRE TRACT OF LAND SITUATED IN THE FRIEDRICH DOHME SURVEY, ABSTRACT NO. 395, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 39.2201 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TA IKEA 39, RECORDED IN INSTRUMENT NUMBER 20100147645, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); SAID 39.244 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP, STAMPED "SPOONER & ASSOCIATES" (HEREINAFTER REFERRED TO AS "SPOONER CAP FOUND") FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORUM DRIVE, (FORMERLY KNOWN AS CROSSLAND BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE WEST RIGHT-OF-WAY LINE OF ROBINSON ROAD, (FORMERLY KNOWN AS BELT LINE ROAD, A 100-FOOT PUBLIC RIGHT-OF-WAY), SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 39.2201 ACRE TRACT OF LAND;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FORUM DRIVE, THE FOLLOWING CALLS:
SOUTH 89°56'27" WEST, A DISTANCE OF 67.12 FEET TO A SPOONER CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°3'51" FOR AN ARC LENGTH OF 364.73 FEET, A CHORD BEARING OF NORTH 79°36'38" WEST AND A CHORD DISTANCE OF 362.71 FEET TO A SPOONER CAP FOUND FOR THE POINT OF TANGENCY;

NORTH 60°09'43" WEST, A DISTANCE OF 90.01 FEET TO A 5/8-INCH IRON ROD FOUND (DISTURBED) FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,100.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°20'34" FOR AN ARC LENGTH OF 448.15 FEET, A CHORD BEARING OF NORTH 80°50'03" WEST AND A CHORD DISTANCE OF 445.06 FEET TO A SPOONER CAP FOUND FOR THE POINT OF TANGENCY;

SOUTH 87°29'40" WEST, A DISTANCE OF 34.12 FEET TO A SPOONER CAP FOUND FOR CORNER;

NORTH 84°51'03" WEST, A DISTANCE OF 127.95 FEET TO AN ANGLE POINT FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "GORRONDONA ASSOC. INC." FOUND BEARS SOUTH 50°51" EAST, A DISTANCE OF 0.59 FEET;

SOUTH 88°34'19" WEST, A DISTANCE OF 22.88 FEET TO A SPOONER CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,093.50 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°04'38" FOR AN ARC LENGTH OF 20.56 FEET, A CHORD BEARING OF SOUTH 85°02'00" WEST AND A CHORD DISTANCE OF 20.56 FEET TO A SPOONER CAP FOUND FOR THE POINT OF TANGENCY;

SOUTH 87°29'40" WEST, A DISTANCE OF 49.49 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FORUM DRIVE WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 161, (A CALLED 400-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 39.2201 ACRE TRACT OF LAND;

THENCE NORTH 47°30'49" WEST ALONG SAID CORNER CLIP IN SAID EAST RIGHT-OF-WAY, A DISTANCE OF 70.72 FEET TO THE NORTH END OF SAID CORNER CLIP, FROM WHICH A SPOONER CAP FOUND BEARS NORTH 71°22' EAST, A DISTANCE OF 0.34 FEET;

THENCE NORTH 02°30'33" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,183.09 FEET TO A SPOONER CAP FOUND FOR THE NORTHWEST CORNER OF SAID 39.2201 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.9356 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TA IKEA 10, LP RECORDED IN INSTRUMENT NUMBER 201000364745, O.P.R.D.C.T.;

THENCE NORTH 89°12'04" EAST ALONG THE COMMON LINE OF SAID 39.2201 ACRE TRACT OF LAND AND SAID 9.9356 ACRE TRACT OF LAND AND THE SOUTH LINE OF THAT CALLED 36.2533 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO IKEA PROPERTY, INC. RECORDED IN INSTRUMENT NUMBER 20100224507, O.P.R.D.C.T., A DISTANCE OF 1,380.94 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHWEST CORNER OF SAID 39.2201 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.169 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO THE CITY OF GRAND PRAIRIE RECORDED IN VOLUME 87206, PAGE 3559, DEED RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ROBINSON ROAD;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID ROBINSON ROAD, THE FOLLOWING CALLS:

SOUTH 01°02'27" EAST, A DISTANCE OF 110.39 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT WHICH BEARS SOUTH 71°17'32" EAST, A DISTANCE OF 1198.54 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°33'47" FOR AN ARC LENGTH OF 409.23 FEET, A CHORD BEARING OF SOUTH 08°55'34" WEST AND A CHORD DISTANCE OF 407.25 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF TANGENCY, AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 02°56" EAST, A DISTANCE OF 2.9 FEET;

SOUTH 00°51'19" EAST, A DISTANCE OF 873.29 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,509.49 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°24'25" FOR AN ARC LENGTH OF 10.72 FEET, A CHORD BEARING OF SOUTH 01°03'32" EAST AND A CHORD DISTANCE OF 10.72 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTH END OF THE AFOREMENTIONED CORNER CLIP AT THE INTERSECTION OR SAID ROBINSON ROAD AND SAID FORUM DRIVE;

THENCE SOUTH 44°31'13" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 38.14 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,709,483 SQUARE FEET OR 39.244 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TA IKEA 39, LP** DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **THE SUTHERLAND**, 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, 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 ENDOACHMENTS 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 ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS MY HAND AT _____, COUNTY, TEXAS THIS ____ DAY OF _____, 2018.

TA IKEA 39, LP, A DELAWARE LIMITED PARTNERSHIP

BY: CWA IKEA 39 GP, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS: MANAGING GENERAL PARTNER

BY: _____
CHARLES W. ANDERSON, MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES W. ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE, AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIROT, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE, COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE.

DATED THIS THE ____ DAY OF _____, 2018.

DAVID J. DE WEIROT
REGISTERED PROFESSIONAL LAND SURVEYOR 5066

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
For Review Purposes Only

David J. De Weirrot, R.P.L.S.
Registration No. 5066
NOVEMBER 27, 2018

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIROT, 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 THEREIN EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT
THE SUTHERLAND
LOTS 1 & 2, BLOCK 1

BEING A 39.244 ACRE TRACT OF LAND SITUATED
IN THE FRIEDRICH DOHME SURVEY, ABSTRACT NO. 395
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE NUMBER P181202

NOVEMBER 27, 2018

OWNER:

TA IKEA 39, LP
5485 BELT LINE ROAD, SUITE 400
DALLAS, TEXAS 75209
PH: (214) 445-5059
CONTACT: CHARLES W. ANDERSON
EMAIL: ANDCW@IKEA.COM

APPLICANT:

CARLTON DEVELOPMENT, LTD.
5485 BELT LINE ROAD, SUITE 400
DALLAS, TEXAS 75209
PH: (972) 980-9810, EXT 104
CONTACT: JEFF FULENCHAK
EMAIL: JFULENCH@CARLTONRP.COM

SURVEYOR:

STANTEC CONSULTING SERVICES INC.
22222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: DAVID J. DE WEIROT, R.P.L.S.
EMAIL: DAVID.DEWEIROT@STANTEC.COM
TBLPS FIRM NO. 10194229

PLAT RECORDED IN INSTRUMENT NO. _____ O.P.R.D.C.T.