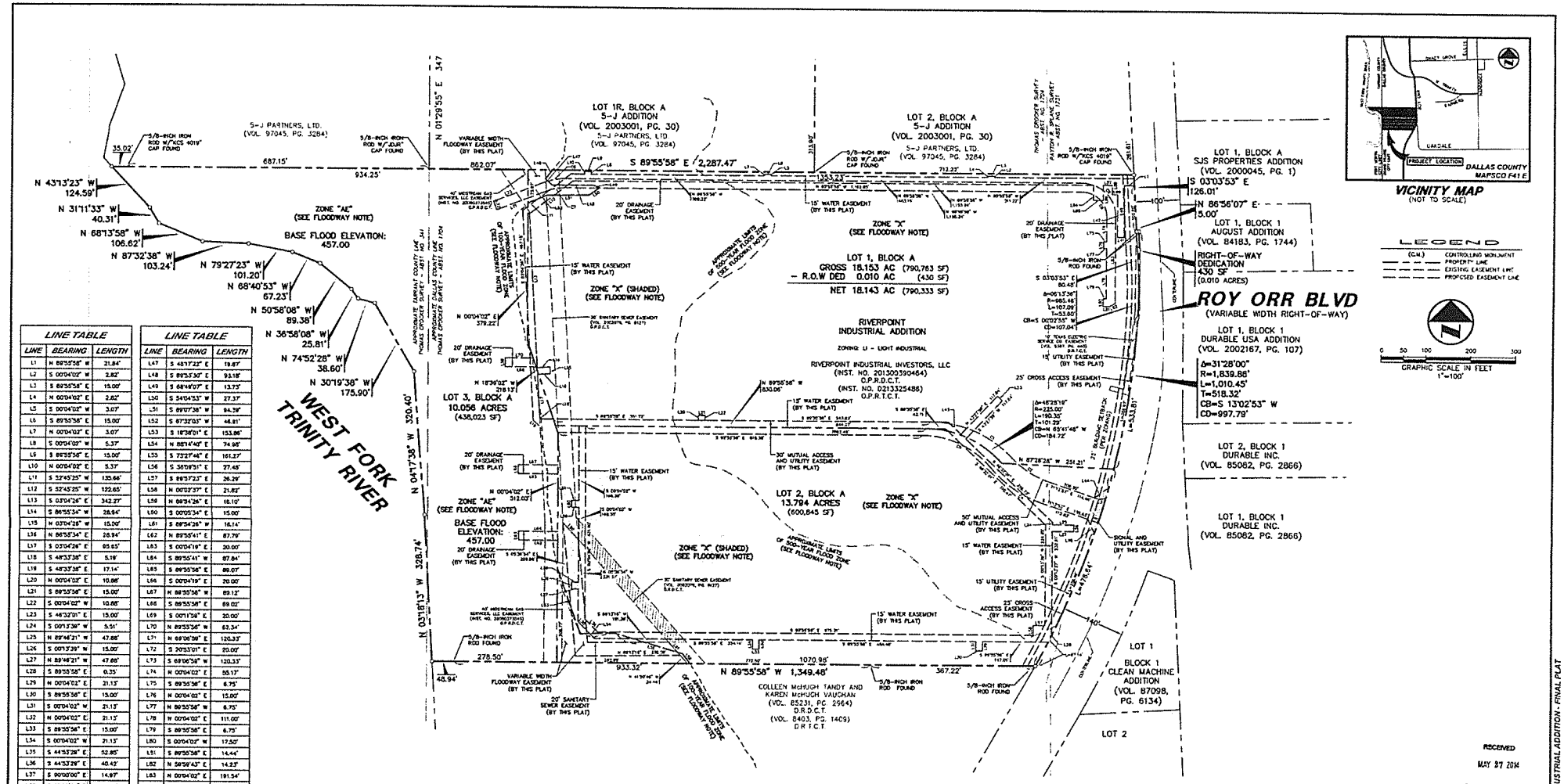

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°55'58" W	21.84'
L2	S 00°04'02" W	2.82'
L3	S 89°55'58" E	15.00'
L4	N 00°04'02" E	2.82'
L5	S 00°04'02" W	3.07'
L6	S 89°55'58" E	15.00'
L7	N 00°04'02" E	3.07'
L8	S 00°04'02" W	5.37'
L9	S 89°55'58" E	15.00'
L10	N 00°04'02" E	5.37'
L11	S 52°45'25" W	135.66'
L12	S 52°45'25" W	122.65'
L13	S 03°04'26" E	342.27'
L14	S 86°55'34" W	28.94'
L15	N 03°04'26" W	15.00'
L16	N 86°55'34" E	28.94'
L17	S 03°04'26" E	65.65'
L18	S 48°33'38" E	5.19'
L19	S 48°33'38" E	17.14'
L20	N 00°04'02" E	10.88'
L21	S 89°55'58" E	15.00'
L22	S 00°04'02" W	10.88'
L23	S 48°32'01" E	15.00'
L24	S 00°13'39" W	3.51'
L25	N 89°46'21" W	47.88'
L26	S 00°13'39" W	15.00'
L27	N 89°46'21" W	47.88'
L28	S 89°55'58" E	0.35'
L29	N 00°04'02" E	21.13'
L30	S 89°55'58" E	15.00'
L31	S 00°04'02" W	21.13'
L32	N 00°04'02" E	21.13'
L33	S 89°55'58" E	15.00'
L34	S 00°04'02" W	21.13'
L35	S 44°53'28" E	52.85'
L36	S 44°53'28" E	40.43'
L37	S 90°00'00" E	14.97'
L38	S 00°05'34" E	15.00'
L39	S 90°00'00" W	15.01'
L40	N 00°04'02" E	115.89'
L41	S 89°55'58" E	15.00'
L42	S 00°04'02" W	93.20'
L43	S 46°32'01" E	39.27'
L44	S 54°43'10" W	32.76'
L45	N 28°29'34" W	33.53'
L46	S 38°46'33" W	25.70'

LINE TABLE		
LINE	BEARING	LENGTH
L47	S 48°17'22" E	19.87'
L48	S 89°53'30" E	93.18'
L49	S 64°49'07" E	13.73'
L50	S 54°04'53" W	27.37'
L51	S 89°07'38" W	94.29'
L52	S 87°32'03" W	46.81'
L53	S 18°38'01" E	153.86'
L54	N 88°14'40" E	74.98'
L55	S 73°27'46" E	161.27'
L56	S 36°08'51" E	27.48'
L57	S 89°37'23" E	26.29'
L58	N 00°02'37" E	21.82'
L59	N 89°34'26" E	16.10'
L60	S 00°05'34" E	15.00'
L61	S 89°34'26" W	16.14'
L62	N 89°58'41" E	87.79'
L63	S 00°04'19" E	20.00'
L64	S 89°55'41" W	87.84'
L65	S 89°55'58" E	86.07'
L66	S 00°04'19" E	20.00'
L67	N 89°55'58" W	89.12'
L68	S 89°55'58" E	89.02'
L69	S 00°11'58" E	20.00'
L70	N 89°55'58" W	63.34'
L71	N 69°06'58" E	120.33'
L72	S 20°53'01" E	20.00'
L73	S 69°06'58" W	120.33'
L74	N 00°04'02" E	55.17'
L75	S 89°55'58" E	6.75'
L76	N 00°04'02" E	15.00'
L77	N 89°55'58" W	6.75'
L78	N 00°04'02" E	111.00'
L79	S 89°55'58" E	6.75'
L80	S 00°04'02" W	17.50'
L81	S 89°55'58" E	14.44'
L82	N 58°59'43" E	14.23'
L83	N 00°04'02" E	191.54'
L84	S 00°03'26" W	33.99'
L85	S 89°56'34" E	21.82'
L86	N 00°04'02" E	33.98'
L87	S 89°55'58" E	20.01'
L88	S 00°04'25" W	20.71'
L89	N 89°55'41" E	13.06'
L90	N 41°50'48" W	50.76'
L91	S 41°50'48" E	38.17'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	46°44'22"	250.00'	203.98'	108.05'	N 66°33'31" W	198.37'
C2	28°01'48"	200.00'	97.84'	49.92'	S 57°11'58" E	96.87'
C3	40°37'17"	30.00'	21.27'	11.10'	N 88°28'28" E	20.83'
C4	31°26'00"	250.00'	137.15'	70.35'	S 55°29'34" E	135.44'
C5	50°08'04"	200.00'	175.06'	93.58'	N 64°31'26" W	169.52'
C6	20°37'03"	135.00'	49.36'	24.96'	S 79°35'31" W	49.09'
C7	20°37'03"	113.00'	42.05'	21.26'	S 79°35'31" W	41.82'
C8	90°00'00"	75.00'	117.81'	75.00'	N 44°55'58" W	106.07'
C9	90°00'00"	55.00'	86.39'	55.00'	N 44°55'58" W	77.78'

FLOODWAY NOTE

Part of the subject property is located within the 100-year floodplain per Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0285 J, Community-Panel No. 485472 0285 J, Effective Date: August 23, 2001. Subject property is shown to be located in Zone "X", Zone "X" (shaded) and Zone "AE" on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.

Zone "X" (shaded) – Areas of 500-year flood; areas of 100-year flood average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Zone "AE" – Base flood elevations determined.

NOTES

1. *Bearing system for this survey is based on NAD 83, North Central Zone 4202, State Plane Surface bearings, based upon Reference Frame: NAD 83 (CORS), EPOCH: 2002.0000.*
2. *Existing or future minimum set-backs established by City Ordinance shall take precedence over building 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.*
3. *The survey abstract line and county line shown hereon are approximate and are not located on the ground.*
4. *The purpose of this plat is to define Lots 1, 2 & 3, Block A for development.*

THIS PLAT FILED IN:

CABINET ____ SLIDE _____

DATE: _____

OWNER/DEVELOPER:
RIVERPOINT INDUSTRIAL INVESTORS, LLC
2001 ROSS AVENUE, SUITE 2800
DALLAS, TEXAS 75201
(214) 267-0400
CONTACT: CHRIS JACKSON

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
8350 N CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
(972) 235-3031
CONTACT: CLAYTON STROLLE

RECEIVED
MAY 27 2014
PLANNING DEPARTMENT

SHEET 1 OF 2

FINAL PLAT

LOTS 1, 2 & 3, BLOCK A, RIVERPOINT INDUSTRIAL ADDITION

3 LOTS – 42.003 ACRES
BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 341,
TARRANT COUNTY, TEXAS
AND BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 1704
& P.R. SPLANE SURVEY ABSTRACT NO. 1731
DALLAS COUNTY, TEXAS
THE CITY OF GRAND PRAIRIE,
DALLAS & TARRANT COUNTIES, TEXAS

CASE NO. P140601

Pacheco Koch
8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193B-05

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JSA/ACD	JSA	1"=100'	APRIL 2014	3450-13.263

DWG FILE: 3450-13.263FP.DWG
XREF FILE: 3450-13.263BA.DWG

LOTS 1, 2 & 3, BLOCK A, RIVERPOINT INDUSTRIAL ADDITION - FINAL PLAT

ACUMAREZ
05/27/2014 - 11:33AM
K:\DWG-SA\3450-13.263\DWG\SURVEY CSD 2012\3450-13.263FP.DWG

FLOODWAY NOTE

Part of the subject property is located within the 100-year floodplain per Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0293 J, Community-Panel No. 425472 0293 J, Effective Date: August 23, 2001. Subject property is shown to be located in Zone "X", Zone "X" (shaded) and Zone "AE" on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.

Zone "X" (shaded) – Areas of 500-year flood; areas of 100-year flood average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Zone "AE" – Base flood elevations determined.

NOTES

1. Bearing system for this survey is based on NAD 83, North Central Zone 4202, State Plane Surface bearings, based upon Reference Frame: NAD 83 (CORS), EPOCH 2002.0000.
2. Existing or future minimum set-backs established by City Ordinance shall take precedence over building 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.
3. The survey abstract line and county line shown hereon are approximate and are not located on the ground.
4. The purpose of this plat is to define Lots 1, 2 & 3, Block A for development.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RIVERPOINT INDUSTRIAL INVESTORS, LLC does hereby adopt this plat, designating the hereon-above described property as RIVERPOINT INDUSTRIAL ADDITION, LOTS 1, 2 & 3, BLOCK A an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie, Texas 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 this _____ day of _____, 2014.

RIVERPOINT INDUSTRIAL INVESTORS, LLC
a Delaware Limited Liabilty Company

By _____
Riverpoint Industrial Investors, LLC
Name: Chris Jackson
Title: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Chris Jackson, known to me to be the same 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, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

My commission expires: _____

OWNER'S CERTIFICATE

DESCRIPTION, of a 42.003 acre tract of land situated in the Peyton R. Splane Survey, Abstract No. 1731, Dallas County, Texas, the Thomas Crocker Survey, Abstract No. 1704, Dallas County, Texas and the Thomas Crocker Survey, Abstract No. 341, Tarrant County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Riverpoint Industrial Investors, LLC recorded in Instrument No. 201300396464 of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Special Warranty Deed to Riverpoint Industrial Investors, LLC recorded in Instrument No. D213225486 of the Official Public Records of Tarrant County, Texas; said 42.003 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found for corner in the west right-of-way line of Ray Orr Boulevard (a variable width right-of-way); said point being the southeast corner of Lot 2, Block A, 3-J Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2003201, Page 30 of the Deed Records of Dallas County, Texas;

THENCE, along the said west line of Ray Orr Boulevard, the following three (3) calls:

South 03 degrees, 03 minutes, 53 seconds East, a distance of 126.01 feet to a 5/8-inch iron rod found for corner;

North 86 degrees, 56 minutes, 07 seconds East, a distance of 5.00 feet to a 5/8-inch iron rod found for corner at the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 31 degrees, 25 minutes, 00 seconds, a radius of 1832.86 feet, a chord bearing and distance of South 13 degrees, 02 minutes, 53 seconds West, 997.73 feet, an arc distance of 1010.65 feet to a 5/8-inch iron rod found for corner at the end of said curve; said point being the northeast corner of a certain tract of land described in Special Warranty Deed to Colleen McHugh Tandy and Karen McHugh Vaughan recorded in Volume 83231, Page 2984 of the Deed records of Dallas County, Texas;

THENCE, North 89 degrees, 55 minutes, 56 seconds West, along the north line of said Tandy and Vaughan tract, at a distance of 307.22 feet passing a 5/8-inch iron rod found, at a distance of 1303.54 feet passing a 5/8-inch iron rod found, then continuing in all a total distance of 1349.46 feet to a point for corner in the approximate east bank of the Trinity River;

THENCE, in a northwesterly direction, along said approximate east bank, the following twelve (12) calls:

North 03 degrees, 18 minutes, 13 seconds West, a distance of 325.74 feet to a point for corner;

North 04 degrees, 17 minutes, 38 seconds West, a distance of 323.40 feet to a point for corner;

North 30 degrees, 19 minutes, 38 seconds West, a distance of 175.90 feet to a point for corner;

North 74 degrees, 52 minutes, 28 seconds West, a distance of 38.60 feet to a point for corner;

North 36 degrees, 56 minutes, 08 seconds West, a distance of 23.81 feet to a point for corner;

North 50 degrees, 58 minutes, 08 seconds West, a distance of 89.38 feet to a point for corner;

North 68 degrees, 40 minutes, 53 seconds West, a distance of 67.23 feet to a point for corner;

North 79 degrees, 27 minutes, 23 seconds West, a distance of 101.20 feet to a point for corner;

North 87 degrees, 32 minutes, 38 seconds West, a distance of 103.24 feet to a point for corner;

North 88 degrees, 13 minutes, 36 seconds West, a distance of 108.62 feet to a point for corner;

North 31 degrees, 11 minutes, 33 seconds West, a distance of 40.31 feet to a point for corner;

North 43 degrees, 13 minutes, 23 seconds West, a distance of 124.58 feet to a point for corner; said point being the southwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to 3-J Partners, LTD. Recorded in Volume 87043, Page 3286 of the Deed Records of Dallas County, Texas;

THENCE, South 89 degrees, 55 minutes, 56 seconds East, departing said approximate east bank and along the south line of said 3-J Partners tract, at a distance of 35.02 feet passing a 5/8-inch iron rod with "RCS 4097" cap found, at a distance of 713.18 feet passing 5/8-inch iron rod with "JLR" cap found for the southwest corner of Lot 1R, Block A of said 3-J Addition, at a distance of 1575.23 feet passing a 5/8-inch iron rod with "JLR" cap found for the southeast corner of said Lot 1R and the southwest corner of said Lot 2, then continuing in all a distance of 2287.47 feet to the POINT OF BEGINNING;

CONTAINING: 1,829,832 square feet or 42.003 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, John S. Andricopoulos, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Grand Prairie, Texas.

_____
John S. Andricopoulos
Registered Professional Land Surveyor
No. 6354

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John S. Andricopoulos, known to me to be the same 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, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

My commission expires: _____

RECEIVED
MAY 27 2014
PLANNING DEPARTMENT

SHEET 2 OF 2
FINAL PLAT

LOTS 1, 2 & 3, BLOCK A, RIVERPOINT INDUSTRIAL ADDITION

3 LOTS – 42.003 ACRES
BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 341,
TARRANT COUNTY, TEXAS
AND BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 1704
& P.R. SPLANE SURVEY ABSTRACT NO. 1731
DALLAS COUNTY, TEXAS
THE CITY OF GRAND PRAIRIE,
DALLAS & TARRANT COUNTIES, TEXAS

CASE NO. P140601

THIS PLAT FILED IN:

CABINET ____ SLIDE _____

DATE: _____

OWNER/DEVELOPER:
RIVERPOINT INDUSTRIAL INVESTORS, LLC
2001 ROSS AVENUE, SUITE 2800
DALLAS, TEXAS 75201
(214) 267-0400
CONTACT: CHRIS JACKSON

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
8350 N CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
(972) 235-3031
CONTACT: CLAYTON STROLLE

Pacheco Koch
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-101938-05

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JSA/ACD	JSA	NONE	APRIL 2014	3450-13.263

DWG FILE: 3450-13.263FP.DWG
XREF FILE: 3450-13.263BA.DWG

LOTS 1, 2 & 3, BLOCK A, RIVERPOINT INDUSTRIAL ADDITION - FINAL PLAT

ACUNHEZ
05/27/2014 - 11:34AM
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