

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, DMO HOLDINGS DALLAS, LLC is the owner of a tract of land situated in the James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas and being a portion of a tract of land described in Special Warranty Deed to DMO Property Holdings Dallas, LLC, recorded in Instrument No. 2012001300592, Official Public Records, Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "X04" set at the northwest end of a corner clip for the intersection of the west right-of-way line of Grand Lakes Boulevard (an 88-foot wide right-of-way) and the south right-of-way line of Interstate Highway 30 (a variable width right-of-way);

**THENCE** with said west right-of-way line of Grand Lakes Boulevard, the following courses and distances to wit:

South 51°09'29" East, a distance of 68.15 feet to a 1/2" iron rod with cap stamped "BAC" found for corner;  
South 0°06'11" East, a distance of 43.08 feet to a 1/2" iron rod with cap stamped "BAC" found for corner;  
South 3°50'12" West, a distance of 624.07 feet to a 1/2" iron rod with cap stamped "BAC" found at the northeast end of a corner clip for the intersection of said west right-of-way line of Grand Lakes Boulevard and the north right-of-way line of Grand Lakes Way (a 100-foot wide right-of-way);

**THENCE** with said corner clip, South 48°50'12" West, a distance of 70.71 feet to a 1/2" iron rod with cap stamped "BAC" found for the southwest end of said corner clip;

**THENCE** with said north right-of-way line of Grand Lakes Way, North 86°04'48" West, a distance of 592.40 feet to a 1/2" iron rod with cap stamped "BAC" found for the southeast corner of said DMO tract;

**THENCE** departing said north right-of-way line of Grand Lakes Way and with the west line of said DMO tract, North 11°15'42" West, a distance of 841.54 feet to a 1/2" iron rod with cap stamped "BAC" found for the northwest corner of said DMO tract and being in said south right-of-way line of Interstate Highway 30 and at the beginning of a non-tangent curve to the left having a central angle of 4°01'03", a radius of 1548.16 feet, a bearing and distance of North 83°48'22" East, 616.66 feet;

**THENCE** with said south right-of-way line of Interstate Highway 30, in a northeasterly direction with said curve to the left, an arc distance of 816.83 feet to the **POINT OF BEGINNING** and containing 15.4088 acres or 871.122 square feet of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That DMO HOLDINGS DALLAS, LLC does hereby adopt this plat designating the herein above described property as **GRAND LAKES BUSINESS PARK V, LOTS 1 & 2, BLOCK A**, 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 line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

BY: NAME, TITLE

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

**BEFORE ME**, the undersigned authority, a Notary Public in and for said county and state, 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 he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

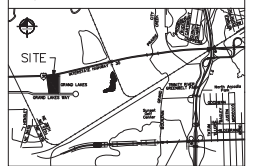
Notary Public in and for the State of Texas

**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

OWNER:  
DMO PROPERTY HOLDINGS DAL, LLC  
3170 S 800 W  
SALT LAKE CITY UT, 84003  
PHONE: 801-977-0078  
CONTACT: DON OSTLER

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.

## VICINITY MAP



GRAPHIC SCALE IN FEET  
1" = 60' @ 24X36

## LEGEND

A = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
RSC = 5/8" IRON ROD W/ "X04" CAP SET  
RFC = IRON ROD W/ICAP FOUND  
XF = "X" CUT IN CONCRETE FOUND  
U.E. = UTILITY EASEMENT  
A.E. = ACCESS EASEMENT  
W.E. = WATER EASEMENT  
T.C.E. = TEMPORARY CONSTRUCTION EASEMENT  
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS 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. 48113C0315L, dated MARCH 21, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is in "Zone X (Shaded) and Zone AE a 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.
- Elevations based on City of Grand Prairie GPS Monument # 88, with a published elevation of -439.48'

**PRELIMINARY PLAT  
GRAND LAKES  
BUSINESS PARK V  
LOTS 1 & 2, BLOCK A  
15.4068 ACRES**

JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 846  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS  
CITY PLAN NO. PL-

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 258-3620
Scale 1" = 60'	Drawn by DWP	Checked by JAD
Date JAN 2019	Project No. 160012000	Sheet No. 1 OF 1

