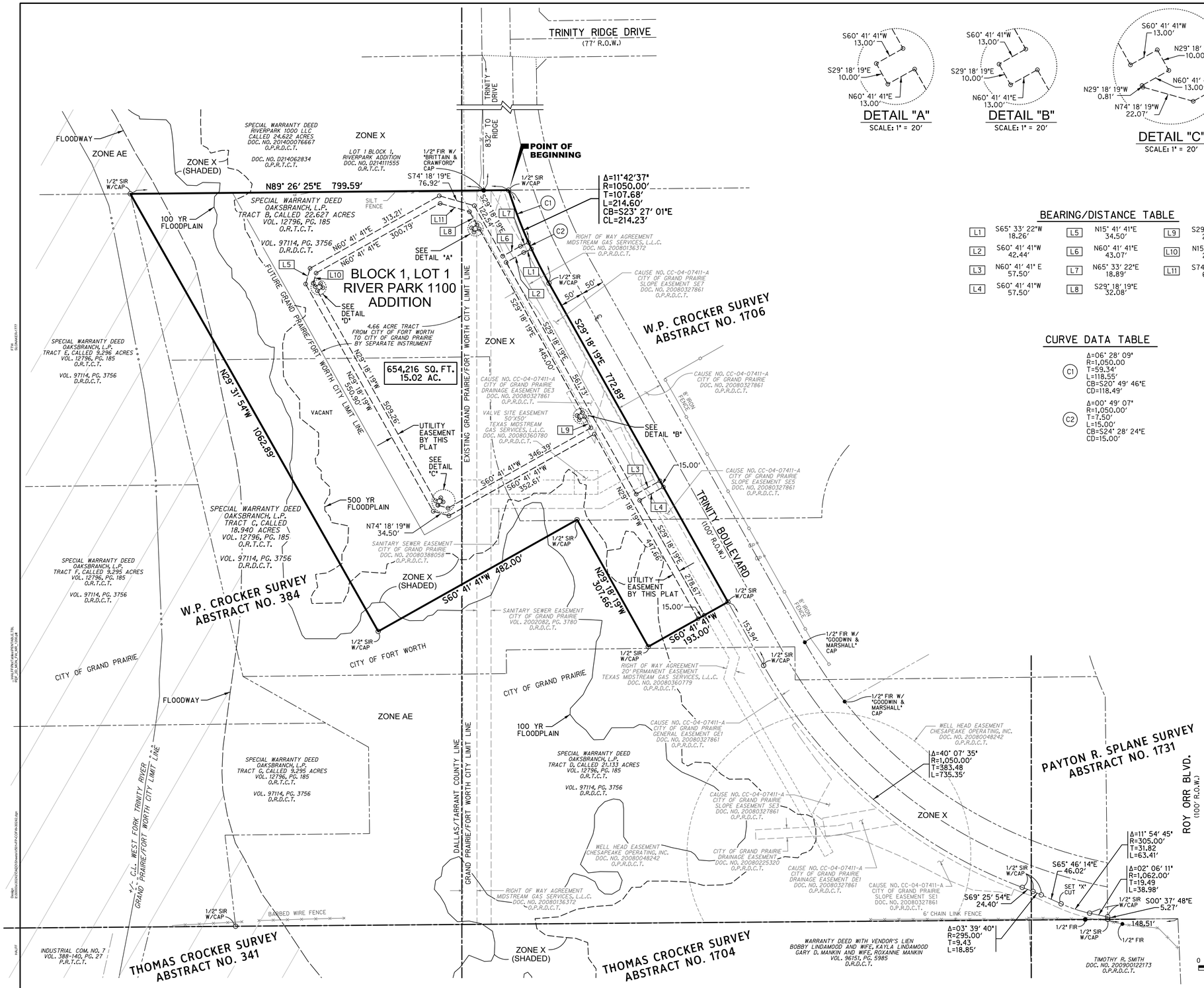
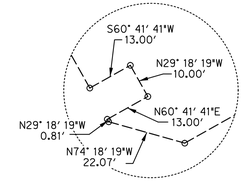
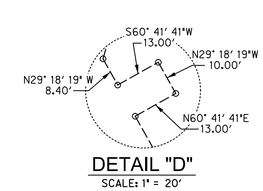


DETAIL "A"
SCALE: 1" = 20'

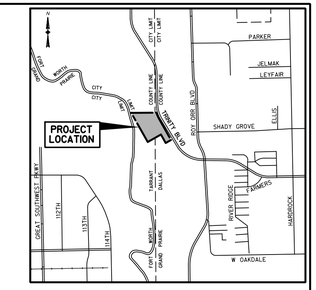
DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'



DETAIL "D"
SCALE: 1" = 20'



VICINITY MAP
NOT TO SCALE

BEARING/DISTANCE TABLE

L1	S65° 33' 22"W 18.26'	L5	N15° 41' 41"E 34.50'	L9	S29° 18' 19"E 27.00'
L2	S60° 41' 41"W 42.44'	L6	N60° 41' 41"E 43.07'	L10	N15° 41' 41"E 22.07'
L3	N60° 41' 41" E 57.50'	L7	N65° 33' 22"E 18.89'	L11	S74° 18' 19"E 64.50'
L4	S60° 41' 41"W 57.50'	L8	S29° 18' 19"E 32.08'		

CURVE DATA TABLE

C1	Δ=06° 28' 09" R=1,050.00 T=59.34' L=118.55' CB=S20° 49' 46"E CD=118.49'
C2	Δ=00° 49' 07" R=1,050.00' T=7.50' L=15.00' CB=S24° 28' 24"E CD=15.00'

LEGEND

- NEW BOUNDARY
- NEW EASEMENT LINES
- NEW SETBACK LINES
- ADJACENT PROPERTY LINES
- EXISTING SETBACK LINES
- EXISTING EASEMENT LINES
- EXISTING LOT LINE
- APPROXIMATE SURVEY LINE
- Fire Lane — FIRE LANE
- FUTURE CITY LIMIT LINE
- FOUND IRON ROD OR MONUMENT
- 1/2" SIR W/ CAP — 1/2" SET IRON ROD W/ YELLOW CAP STAMPED "HALFF ASSOC INC."
- 1/2" FIR W/ CAP — 1/2" FOUND IRON ROD W/ YELLOW CAP STAMPED "HALFF ASSOC INC."
- POINT FOR A CORNER
- 500 YR FLOODPLAIN BOUNDARY
- 100 YR FLOODPLAIN BOUNDARY
- FLOODWAY BOUNDARY

NOTE:

1. See sheet 2 of 2 for City of Fort Worth Standard Plat Notes, Legal Description, Owner Certification, and Surveyor Certificate.

FINAL PLAT

OF

BLOCK 1, LOT 1
RIVER PARK 1100 ADDITION

ONE NON-RESIDENTIAL LOTS

BEING A TOTAL OF

15.02 ACRES

SITUATED IN THE

W.P. CROCKER SURVEY, ABSTRACT NO. 384

AND THE

W.P. CROCKER SURVEY, ABSTRACT NO. 1706

IN THE

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

AND THE

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

FOR

HUNTINGTON INDUSTRIAL PARTNERS-TEXAS, LLC

BY

OWNER / DEVELOPER

HUNTINGTON INDUSTRIAL PARTNERS-TEXAS, LLC
STEVE MEYER
5950 Berkshire Lane, Ste. 1250
Dallas, TX 75225
214-445-6000 ext. 9980
smeyer@huntingtonindustrial.com

SURVEYOR

DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 764-7505 DIRECT
(817) 232-9784 FAX
dacalhoun@halff.com

HALFF SM
4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBPLS FIRM NO. 10029605

APRIL 22, 2015

CASE No._____

PLAT FILED AS INSTRUMENT No._____ DATE: _____

FORT WORTH

Development Department

STANDARD PLAT NOTES

Water/Wastewater Impact Fees

The City of Fort Worth has no ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based on Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Flood Plain/Drainage-Way: Maintenance

The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained but the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the operation of said maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent draining-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets in conformance with the Sidewalk Policy per "City Development Design Standards".

Oil or Gas Well Proximity to Buildings

Building(s), not essential or necessary to the operation of an oil or gas well within this subdivision, shall not be constructed within 200ft. (or other distance granted by City Council variance) from any existing oil or gas well bore hole. The measured distance shall be in a straight line from the well bore to the closest exterior point of such building(s) without regards to intervening structures.

Lots and non-essential buildings within this subdivision may be adversely impacted by operations associated with drilling, production, maintenance, re-working, testing, or fracture stimulation of a well.

Oil or Gas Wells
The following information will be required:

1. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE.

Oil or Gas Low and High Pressure Pipelines
The following information will be required:

1. The type, pressure rating and depth below existing grade of all existing or proposed Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats.
2. The type, pressure rating, and depth below the design finished grade of all existing Low and High Pressure Oil and Gas Pipelines (not otherwise considered consumer supply lines) shall be shown on all Plats

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Building Permits

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the city of Fort Worth.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Coveyance Plat Limitations

This Conveyance Plat shall not convey any rights to development or guarantee of public utilities, public or private access, or issuance of addressing and permits, without compliance with all subdivision rules and regulations, and the approval and recording of a Final Plat.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Public Open Space Easement

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

LEGAL DESCRIPTION:

Being a tract of land in the W.P. Crocker Survey, Abstract No. 384 in Tarrant County, Texas and the W.P. Crocker Survey, Abstract No. 1706 in Dallas County, Texas, being in the cities of Grand Prairie and Fort Worth, being a part of those tracts of land called Tract B and Tract C in Special Warranty Deed to Oaksbranch, L.P., as recorded in Volume 12796, Page 185 in the Official Records of Tarrant County (O.R.T.C.T.), Texas and as recorded in Volume 97114, Page 3756 in the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap") on the west right-of-way line of Trinity Boulevard (variable width right-of-way, 100 feet at this point), being on a circular curve to the left, having a radius of 1,050.00 feet, whose chord bears South 23 degrees 27 minutes 01 second East, a distance of 214.23 feet;

THENCE Southeasterly, along said west right-of-way line and along said circular curve to the left, through a central angle of 11 degrees 42 minutes 37 seconds, an arc length of 214.60 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 29 degrees 18 minutes 19 seconds East, continuing along said west right-of-way line, a distance of 772.89 feet to a 1/2-Inch set Iron rod with cap for corner;

THENCE South 60 degrees 41 minutes 41 seconds West, departing said west right-of-way line, a distance of 193.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 29 degrees18 minutes 19 seconds West, a distance of 307.66 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 60 degrees 41 minutes 41 seconds West, a distance of 482.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 29 degrees 31 minutes 54 seconds West, a distance of 1,062.89 feet to a 1/2-inch set iron rod with cap for the northwest corner of said Tract B and being on the south line of Lot 1, Block 1, Riverpark Addition, an addition to the cities of Grand Prairie and Fort Worth, as recorded In Document No. D214111555 O.R.T.C.T.;

THENCE North 89 degrees 26 minutes 25 seconds East, passing the southeast corner of said Lot 1 at a distance of 746.99 feet and continuing for a total distance of 799.59 feet to the POINT OF BEGINNING AND CONTAINING 654,216 square feet or 15.02 acres of land, more or less.

BASIS OF BEARING:

Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network. Convergence Angle for Western Data Systems reference point DSIA_g1012 is 00 degrees 47 minutes 20.17854 seconds, according to Corpscon V6.0.1 as provided by the U.S. Army Corps of Engineers. Distances shown are surface distances, scale factor is 1.000136506.

FLOOD PLAIN NOTES

By graphical plotting, the premises lies within Zone "X" (unshaded), Zone "X" (shaded), Zone "AE" (shaded), and Zone "AE" (hatched), as delineated on the Tarrant County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48439C0245K dated September 25, 2009, and as delineated on the Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48439C0295K Map revised July 7, 2014, as published by the Federal Emergency Management Agency. Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. Zone "AE" (shaded) is the 1% annual chance of flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual flood. Areas of Special Flood Hazard Area include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. "Zone "AE" (hatched) is "The floodway is the channel of a stream plus any adjacent floodplain areas must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

OWNERS DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That **Huntington Industrial Partners-Texas, LLC**, a Texas limited liability company, does hereby adopt this plat designating the hereon above described property as **Block 1 Lot 1 River Park 1100 Addition**, 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.

By: Huntington Industrial Partners-Texas, LLC, a Texas limited liability company

By: _____ Date: _____, 2015
Steve Meyer

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Steve Meyer, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of_____, 2015.

_____
Notary Public (Agent's Name)

My Commission Expires _____.

SURVEYOR CERTIFICATE

I, Douglas A. Calhoun, do hereby certify that I prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Registered Professional Land Surveyor
State of Texas No. 5619

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of_____, 2015.

_____
Notary Public (Agent's Name)

My Commission Expires _____

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date:

By: _____
Chairman

By: _____
Secretary

FINAL PLAT
OF
BLOCK 1, LOT 1
RIVER PARK 1100 ADDITION
ONE NON-RESIDENTIAL LOTS
BEING A TOTAL OF
15.02 ACRES
SITUATED IN THE
W.P. CROCKER SURVEY, ABSTRACT NO. 384
AND THE
W.P. CROCKER SURVEY, ABSTRACT NO. 1706
IN THE
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
AND THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
FOR
HUNTINGTON INDUSTRIAL PARTNERS-TEXAS, LLC
BY

HALFF
4000 FOSSIL CREEK BLVD. FORT WORTH, TEXAS 76137 (817) 847-1422
TBPLS FIRM NO. 10029605

APRIL 22, 2015

2/2

CASE No. _____

PLAT FILED AS INSTRUMENT No. _____ DATE: _____

OWNER / DEVELOPER
HUNTINGTON INDUSTRIAL PARTNERS-TEXAS, LLC
STEVE MEYER
5950 Berkshire Lane, Ste. 1250
Dallas, TX 75225
214-445-6000 ext. 9980
smeyer@huntingtonindustrial.com

SURVEYOR
DOUGLAS A. CALHOUN, RPLS
SURVEY MANAGER
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TEXAS 76137
(817) 764-7505 DIRECT
(817) 232-9784 FAX
dacalhoun@halff.com