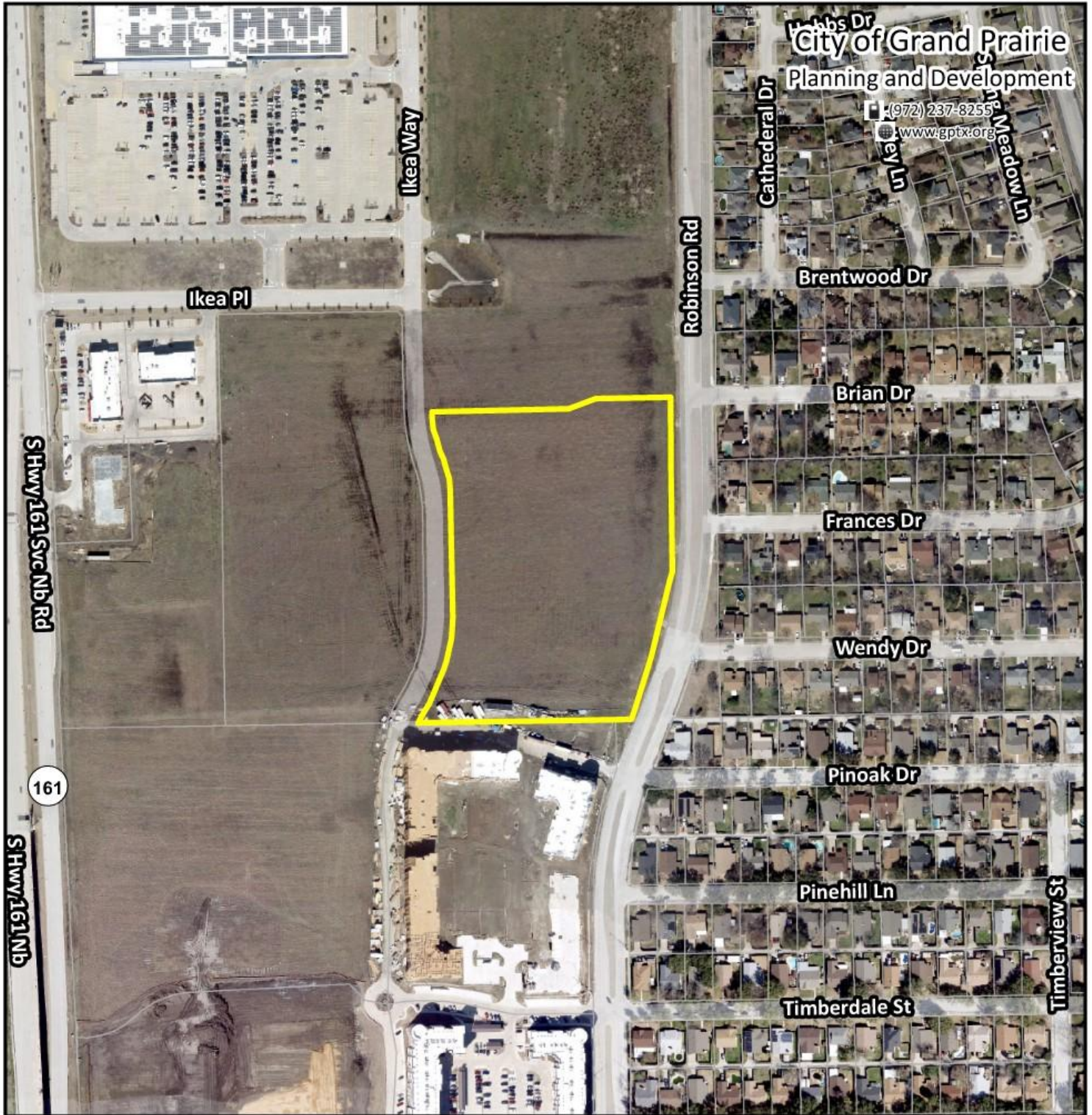


Exhibit A- Location Map

Page 1 of 1

CASE LOCATION MAP
ZON-26-04-0011
1151 IKEA WAY



-  Location
-  Street Center Line
-  Parcels

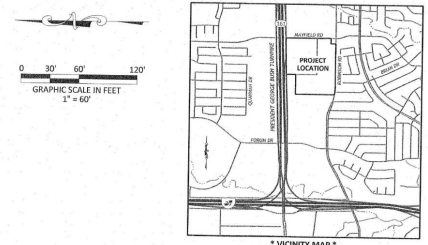
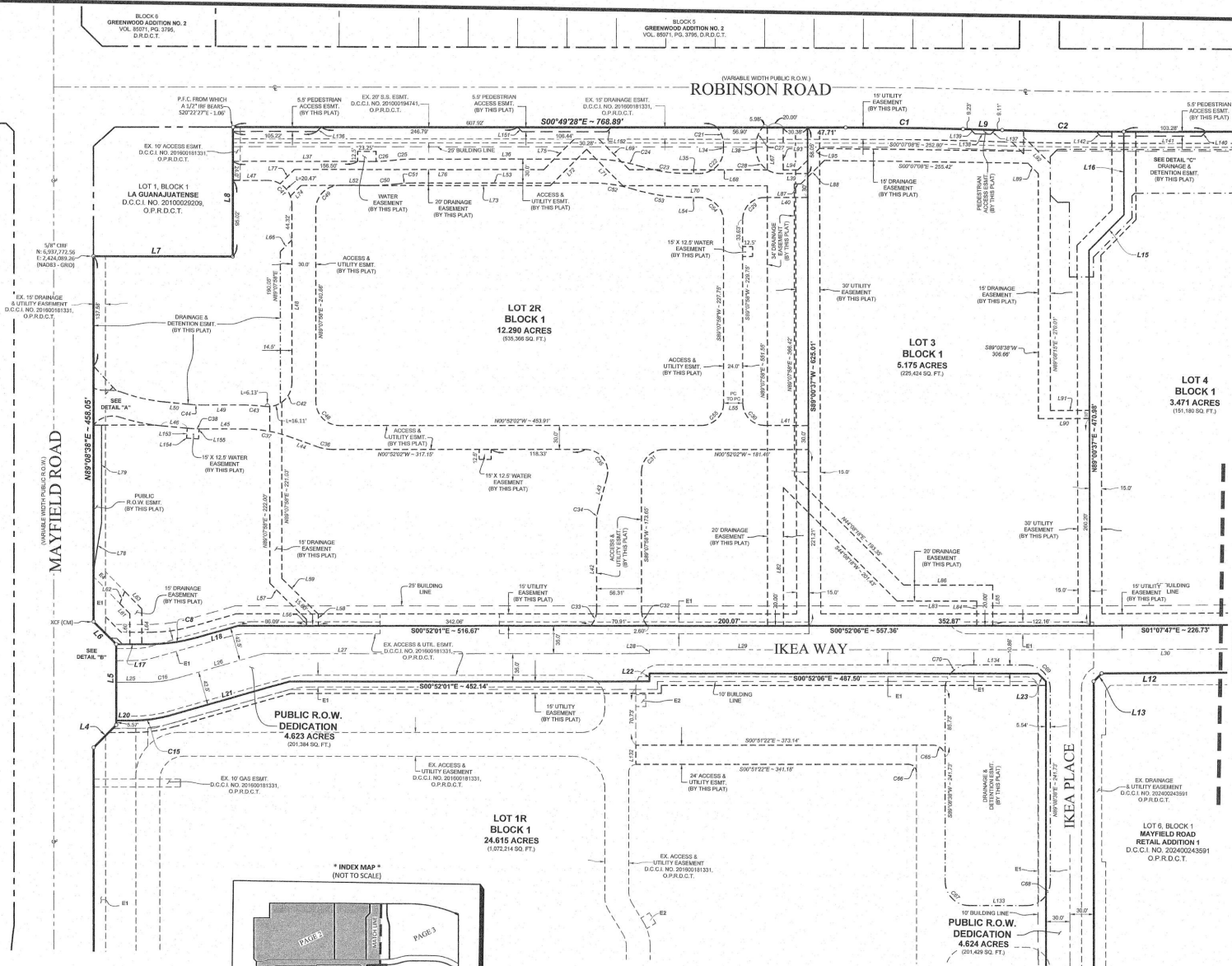
The City of Grand Prairie has prepared maps for informational purposes. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to the public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use, or its interpretation, is the user's responsibility and acceptance of this statement.



GRAND PRAIRIE
TEXAS
PLANNING
Date: 5/4/2026



Exhibit A - Boundary Description
Page 3 of 6



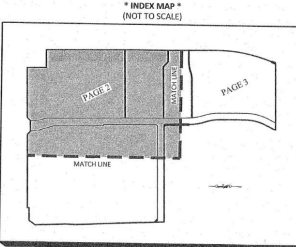
- * LEGEND ***
- CIRF 5/8" IRON ROD WITH CAP STAMPED
 - "SPOONER 5922" FOUND
 - IRF IRON ROD FOUND
 - XCF "X" CUT IN CONCRETE FOUND
 - COM CONTROLLING MONUMENT
 - D.R.C.T. DEED RECORD, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - L=5.00' ARC LENGTH OF 5.00' (BT)
 - CH CHORD BEARING
 - CL CHORD LENGTH
 - C CENTER LINE
 - ESMT. EASEMENT
 - EX. EXISTING
 - N.T.S. NOT TO SCALE
 - P.C. POINT OF CURVATURE
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT

- E1 EX. 15' UTILITY ESMT. D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E2 EX. WATER ESMT. D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E3 EX. ACCESS EASEMENT D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E4 EX. DRAINAGE ESMT. D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E5 EX. 24' ACCESS & UTILITY EASEMENT D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E6 EX. ACCESS UTILITY & EASEMENT D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E7 EX. 15' UTILITY ESMT. D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E8 EX. 10' ACCESS ESMT. D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E9 EX. WATER ESMT. D.C.C.I. NO. 201000181331, O.P.R.D.C.T.
- E10 EX. SIDEWALK ESMT. D.C.C.I. NO. 201000181331, O.P.R.D.C.T.

Filed for Record in Official Records of Dallas County on 4/26/2025 12:11:10 PM in the Plat Room
Doc Number: 2025-20250067016
Number of Pages: 5
Amount: 171.00
Order: 20250408000547
By: CR

CITY PROJECT NO. PLT-25-03-0016
LOT 1R, LOT 2R, LOTS 3-6, BLOCK 1 MAYFIELD ROAD RETAIL ADDITION 1

BEING A FINAL REPLAT OF A 60.263 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1395, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 60.263 ACRE TRACT OF LAND BEING A REPLAT OF ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



NOTES
All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise.
See Page 4 for Details and Line-Curve Tables.
See Page 5 of 5 for Owner's Dedication, Owner's Certificate, Surveyor's Statement, and General Notes.

OWNER
IKEA PROPERTY, INC.
420 ALAN WOOD ROAD
CINCINNATI, OH 45228

ENGINEER
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
DALLAS, TEXAS 75201
Phone: 972.440.1000
Fax: 972.440.1001
ATTN: NAME CLARK

SURVEYOR
SPOONER & ASSOCIATES
OVER 50 YEARS OF SERVICE
300 HYDE STREET, SUITE 100, EL PASO, TEXAS 79901
(972) 596-5600 WWW.SPOONERSURVEYORS.COM
TSP/SF/MR 1050000 - SAA 1000104

MARCH - 2025

SHEET 2 of 5

Exhibit A - Boundary Description
Page 4 of 6

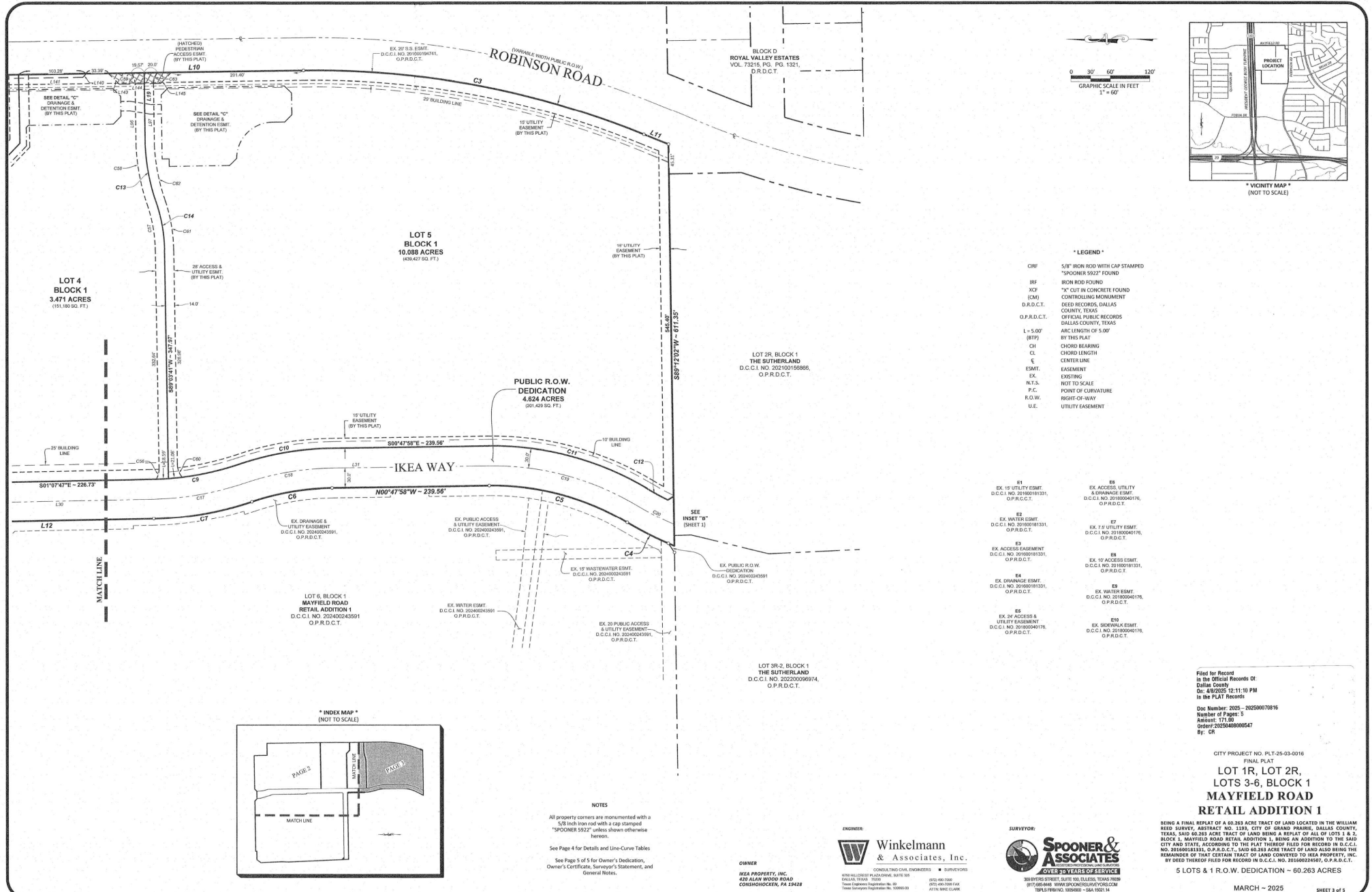
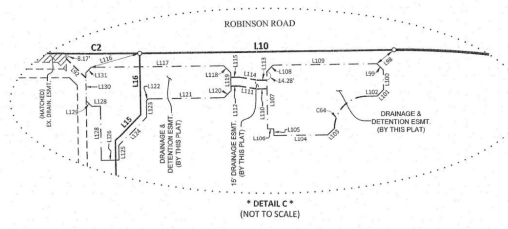
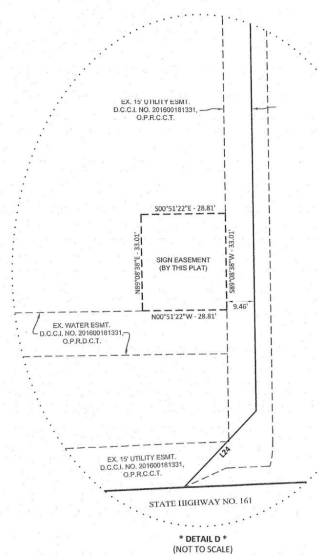
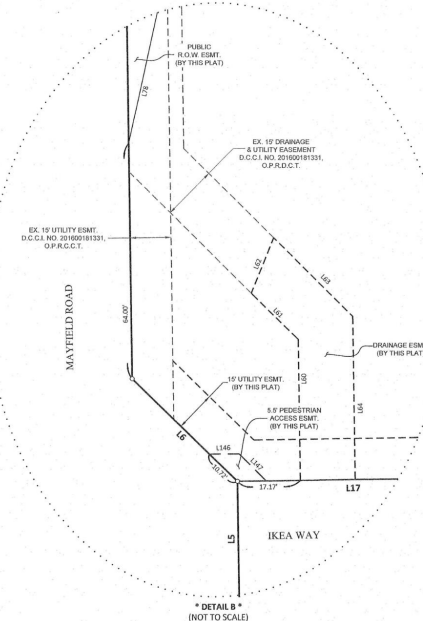
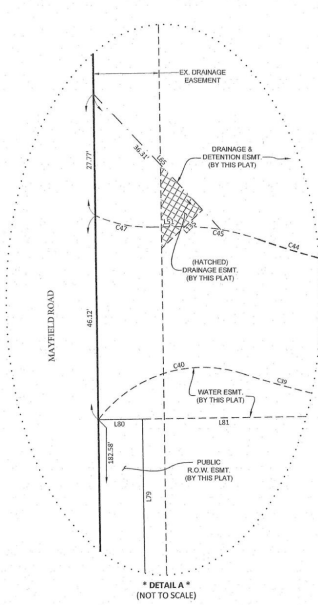


Exhibit A - Boundary Description
Page 5 of 6



NOTES

All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
See Page 5 of 5 for Owner's Declaration, Owner's Certificate, Surveyor's Statement, and General Notes.

LINE	BEARING	DISTANCE
L15	S40°01'12"E	62.30
L16	N88°58'48"E	104.52
L17	S00°56'37"E	44.51
L18	S16°46'00"E	55.86
L19	S89°09'47"W	111.35
L20	S00°56'37"E	22.65
L21	S16°46'00"E	154.21
L22	N89°07'59"E	10.00
L23	S44°06'04"W	14.13
L24	N44°41'15"W	35.86
L25	S00°56'37"E	40.53
L26	S16°46'00"E	111.98
L27	S00°52'01"E	484.41
L28	N89°07'59"E	5.00
L29	S00°52'06"E	557.30
L30	S01°07'47"E	233.25
L31	S00°47'58"E	239.56
L32	S89°08'38"W	927.61
L34	S89°07'58"W	6.02
L35	N00°52'02"W	15.06

LINE	BEARING	DISTANCE
L76	N00°49'28"W	313.07
L77	N45°52'02"W	25.54
L78	S81°12'51"E	60.47
L79	N89°06'01"E	122.97
L80	N00°51'10"W	10.03
L81	S00°51'10"E	66.12
L82	N89°07'58"E	173.32
L83	S00°51'22"E	100.02
L84	S89°08'38"W	30.86
L85	N89°08'38"E	50.86
L86	N00°51'22"W	111.74
L87	S00°49'28"E	8.10
L88	S45°49'28"E	41.54
L89	S44°08'38"W	18.60
L90	S00°51'22"E	64.05
L91	N00°56'50"W	48.99
L92	S44°08'38"W	47.38
L93	S89°07'58"W	53.50
L94	S00°49'28"E	18.40
L95	S45°49'28"E	38.11

LINE	BEARING	DISTANCE
L36	N00°52'02"W	226.95
L37	N00°52'02"W	177.27
L38	S89°07'58"W	5.80
L39	S00°52'02"E	34.51
L40	N00°52'02"W	53.57
L41	S00°52'02"E	54.18
L42	N89°08'11"E	110.72
L43	S75°49'59"E	42.39
L44	N18°59'48"E	35.23
L45	N00°51'10"W	50.20
L46	N04°72'00"E	33.38
L47	S00°52'02"E	44.01
L48	S89°07'58"W	223.18
L49	N00°51'10"W	50.20
L50	N04°72'00"E	33.38
L51	N00°51'10"W	7.10
L52	S00°52'02"E	43.31
L53	S00°52'02"E	226.95
L54	S00°52'02"E	15.06
L55	N00°52'02"W	24.07

LINE	BEARING	DISTANCE
L56	N89°09'47"E	93.57
L57	N89°09'47"E	93.09
L58	N83°46'34"W	37.39
L59	S44°11'12"W	15.36
L60	S89°11'12"W	33.37
L61	N45°48'48"W	15.36
L62	N00°48'48"W	19.11
L63	N44°40'21"W	15.22
L64	N00°48'48"W	92.02
L65	N89°11'12"E	11.50
L66	N00°48'48"W	10.62
L67	N89°11'12"E	97.64
L68	S45°48'48"E	15.36
L69	S00°48'48"E	176.87
L70	N00°51'22"W	17.15
L71	N09°11'12"E	31.71
L72	N00°51'22"W	13.33
L73	N00°51'22"E	15.84
L74	N09°11'12"E	31.71
L75	N00°51'22"W	14.63

LINE	BEARING	DISTANCE
L56	N89°08'38"E	8.13
L57	N43°32'06"E	64.09
L58	N89°08'38"E	14.44
L59	N43°32'06"E	64.09
L60	N89°08'38"E	38.31
L61	N44°34'19"E	18.01
L62	S67°45'35"E	16.22
L63	S44°34'19"E	30.32
L64	S89°08'38"W	44.43
L65	S46°50'17"W	42.34
L66	S45°52'02"E	20.51
L67	S89°07'58"W	53.50
L68	N00°49'28"W	173.29
L69	N44°10'32"E	54.45
L70	N00°49'28"W	181.59
L71	N44°10'32"E	64.15
L72	N45°49'28"W	64.15
L73	N00°49'28"W	313.06
L74	N45°52'02"W	19.00
L75	N45°49'28"W	54.45

LINE	BEARING	DISTANCE
L116	N16°00'49"W	85.96
L117	S00°41'24"E	226.26
L118	S44°14'54"W	16.59
L119	S89°11'12"W	30.79
L120	N45°51'08"W	16.59
L121	N00°52'22"W	129.60
L122	N45°51'08"W	4.63
L123	S89°11'12"W	27.89
L124	N46°01'12"W	68.56
L125	S89°08'38"W	24.98
L126	N00°51'22"W	30.26
L127	N89°08'38"E	93.50
L128	N00°51'22"W	14.73
L129	N44°08'51"E	13.06
L130	N89°08'38"E	47.80
L131	S45°46'10"E	13.08
L132	N89°08'38"E	24.05
L133	S00°51'22"E	72.00
L134	N00°51'22"W	72.00
L135	N42°53'36"W	12.71

LINE	BEARING	DISTANCE
L136	S45°49'28"E	7.78
L137	N45°16'31"W	7.67
L138	N00°36'34"E	19.93
L139	N44°43'29"E	7.90
L140	N45°16'31"W	7.85
L141	N00°46'32"W	126.80
L142	N44°43'29"E	7.72
L143	S44°09'55"W	23.21
L144	S00°51'22"E	63.09
L145	S45°50'05"E	23.13
L146	S00°50'47"E	8.16
L147	S44°54'13"W	10.41
L148	N87°17'31"W	5.00
L149	N02°42'29"E	5.00
L150	S87°17'31"E	5.00
L151	S44°10'32"W	7.78
L152	S45°49'28"E	7.78
L153	N87°17'31"W	12.50
L154	S02°42'29"W	15.00
L155	S87°17'31"E	12.50

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	5,900.41	147.49	N00°06'30"W	147.49
C2	6,147.33	152.47	S00°06'30"E	152.47
C3	1,332.12	530.98	N02°36'20"E	527.47
C4	538.50	80.27	N02°06'30"E	80.20
C5	400.00	230.28	N14°58'38"E	217.51
C6	400.00	124.26	N09°04'56"W	123.76
C7	500.00	152.44	S09°51'50"E	151.85
C8	200.00	55.23	S08°51'19"E	55.06
C9	440.00	140.54	S09°28'02"E	139.94
C10	460.00	142.90	N09°04'56"W	142.32
C11	460.00	253.33	N14°58'38"E	250.14
C12	478.50	35.54	S28°33'35"W	35.53
C13	303.35	85.25	S78°15'15"W	84.97
C14	236.00	76.06	N79°50'24"E	75.74
C15	170.00	46.95	S08°51'19"E	46.80
C21	35.00	23.95	N69°51'53"E	23.48
C22	30.00	47.12	S45°52'02"E	42.43
C23	200.00	60.23	S07°45'35"W	60.00
C24	200.00	60.23	N07°45'35"E	60.00
C25	200.00	24.03	N04°18'35"W	24.02

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C26	200.00	24.03	S04°18'35"E	24.02
C27	35.00	24.38	N71°04'42"W	23.70
C28	30.00	47.12	S44°07'58"W	42.43
C29	28.00	43.98	N45°52'02"W	39.60
C30	28.00	43.98	S44°07'58"W	39.60
C31	28.00	43.98	N45°52'02"W	39.60
C32	30.00	21.37	S68°46'40"W	20.87
C33	30.00	21.41	S70°21'58"E	20.96
C34	60.12	14.84	N82°55'00"W	14.80
C35	28.00	51.33	N51°39'00"E	44.44
C36	60.00	20.80	S09°03'53"W	20.70
C37	170.00	58.89	N09°04'19"E	58.60
C38	230.00	21.29	S01°47'55"W	21.28
C39	230.00	52.66	S11°00'32"W	52.54
C40	30.00	36.72	N17°30'14"W	34.47
C41	30.00	47.12	N44°07'58"E	42.43
C42	30.00	51.05	S42°06'53"E	45.11
C43	200.00	26.15	N02°53'33"E	26.13
C44	200.00	18.51	S01°47'55"W	18.50
C45	200.00	51.76	S11°51'50"W	51.62

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C46	50.00	17.57	N07°12'45"E	17.48
C47	30.00	12.90	S17°33'35"W	12.86
C48	30.00	47.12	S44°07'58"W	42.43
C49	30.00	47.12	N45°52'02"W	42.43
C50	230.00	27.64	S04°18'35"E	27.62
C51	170.00	70.43	N04°18'35"W	70.42
C52	170.00	51.19	N07°45'35"E	51.00
C53	230.00	69.26	S07°45'35"W	69.00
C54	30.00	47.12	N44°07'58"E	42.43
C55	28.00	43.98	S45°52'02"E	39.60
C56	30.00	16.96	S79°03'49"E	16.74
C57	222.00	68.78	N80°10'22"E	68.51
C58	217.35	92.22	S79°03'49"E	91.90
C59	30.00	19.18	N71°59'23"E	18.86
C60	30.00	20.93	S69°04'34"W	20.51
C61	250.00	77.72	N80°10'01"E	77.41
C62	289.35	83.80	S78°53'50"W	83.50
C63	30.00	19.33	N72°17'29"W	19.00
C64	55.00	85.76	N45°28'54"W	77.37
C65	15.00	73.56	N44°08'38"E	73.23

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C66	10.00	15.71	N44°08'38"E	14.14
C67	30.00	47.12	S44°08'38"W	42.43
C68	30.00	47.12	S45°51'22"E	42.43
C69	30.00	47.12	N02°53'33"E	42.43
C70	30.00	47.12	N45°51'22"W	42.43

Filed for Record
in the Official Records of:
Dallas County
On: 4/20/2025 12:11:10 PM
in the PLAT Records

Doc Number: 2025-20250007018
Number of Pages: 6
Amount: 171.00
Order: 20250408000547
By: CS

CITY PROJECT NO. PLT-25-03-0016
FINAL PLAT
LOT 1R, LOT 2R,
LOTS 3-6, BLOCK 1
MAYFIELD ROAD
RETAIL ADDITION 1

BEING A FINAL REPEAT OF A 60.263 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 119, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 60.263 ACRE TRACT OF LAND BEING A REPEAT OF ALL OF LOTS 1 & 2, BLOCK 1, MAYFIELD ROAD RETAIL ADDITION 1, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C.I. NO. 20160119131, O.P.R.D.C.T., AND 60.263 ACRE TRACT OF LAND ALSO BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO IEHA PROPERTY, INC. BY DEED THEREOF FILED FOR RECORD IN D.C.C.I. NO. 20160824607, O.P.R.D.C.T.

5 LOTS & 1 R.O.W. DEDICATION - 60.263 ACRES

MARCH - 2025

SHEET 4 of 5

OWNER
IEHA PROPERTY, INC.
420 ALAM WOOD ROAD
COGSBROCKEN, PA 19428

ENGINEER
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
6700 WILLOW CREEK DRIVE, SUITE 200
DALLAS, TEXAS 75230
Texas Engineer Registration No. 12658-0
Surveyor Registration No. 12658-0

SURVEYOR
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYOR
30 BYRDS STREET, SUITE 100, DALLAS, TEXAS 75209
(817) 601-8448 WWW.SPOONERSURVEYORS.COM
TELEPHONE: 754-0000 FAX: 754-1000-14

Exhibit A - Boundary Description
Page 6 of 6

OWNER'S CERTIFICATION *

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, IEHA PROPERTY, INC., is the sole owner of a 60.263 acre tract of land located in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, said 60.264 acre tract of land being all of LOTS 1 & 2, BLOCK 3, MAYFIELD ROAD RETAIL ADDITION 1, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 60.263 acre tract of land also being all of the remainder of a called 26.2533 acre tract of land conveyed to IEHA PROPERTY, INC., by deed thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, O.P.R.D.C.T., said 60.263 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING an "X" cut in concrete found at the most westerly northwest lot corner of said Lot 1, same being at the southeasterly end of a corner clip located at the intersection of the east right-of-way line of State Highway No. 161 (being a called 400 feet wide public right-of-way, a portion of said right-of-way being conveyed to the State of Texas, by the deed thereof filed for record in Volume 2004207, Page 5223, Deed Records, Dallas County, Texas) and the south right-of-way line of Mayfield Road (being a variable width public right-of-way at this point);

THENCE North 30°31'17" East, along a northwest lot line of said Lot 1 and along the said south right-of-way line of Mayfield Road the following courses and distances:

North 89°08'50" East, a distance of 137.44 feet to an iron rod found;
North 02°31'08" West, a distance of 15.36 feet to an iron rod found;
North 89°08'38" East, a distance of 672.87 feet to an iron rod found;
South 87°51'21" East, a distance of 40.26 feet to an iron rod found;
North 89°08'38" East, a distance of 103.34 feet to an iron rod found;
North 44°08'38" East, a distance of 40.06 feet to an iron rod found;

North 89°08'38" East, at a distance of 61.77 feet passing the most northerly northeast lot corner of said Lot 1, same being the northeast lot corner of said Lot 1, and continuing along a north lot line of said Lot 2 and along the said south right-of-way line, in all a total distance of 438.05 feet to an iron rod found at the most northerly northeast lot corner of said Lot 2, same being the northeast lot corner of Lot 1, Block 3, La Guianquense, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, O.P.R.D.C.T.;

THENCE South 02°49'49" East, departing the said south right-of-way line, and along the common lot line of said Lot 2 and Lot 1, La Guianquense, a distance of 174.50 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" (see hereinafter referred to as an iron rod);

THENCE North 89°14'17" East, continuing along the said common lot line, a distance of 162.50 feet to a point for corner at the most easterly northeast lot corner of said Lot 2, same being the southeast lot corner of Lot 1, of said La Guianquense, and being on the west right-of-way line of Robinson Road (being a variable width public right-of-way at this point), from which a 3/2 inch iron rod found bears South 20°27'27" East, a distance of 1.06 feet;

THENCE along the east lot line of said Lot 2 and along the said west right-of-way line of Robinson Road the following courses and distances:

South 02°49'28" East, a distance of 768.89 feet to an iron rod found at the beginning of a curve to the right having a radius of 3,000.41 feet;
With said curve to the right, an arc length of 147.49 feet and across a chord which bears North 00°09'30" East, a chord length of 147.49 feet to an iron rod found;

South 02°49'28" West, a distance of 63.27 feet to an iron rod found at the beginning of a curve to the left having a radius of 6,147.33 feet;

With said curve to the left, at an arc length of 114.47 feet passing an iron rod found at the most southerly southeast lot corner of said Lot 1, same being the northeast property corner of a called 26.2533 acre tract of land conveyed to said IEHA Property, Inc., by the said deed thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, O.P.R.D.C.T., and continuing along the easterly property line of the said 26.2533 acre tract and along the said west right-of-way line, in all a total arc length of 132.47 feet, and across a chord which bears South 07°06'30" East, a chord length of 152.50 feet to an iron rod;

THENCE continuing along the said easterly property line of the 26.2533 acre tract and along the said west right-of-way line the following courses and distances:

South 02°48'48" East, a distance of 433.93 feet to an iron rod set at the beginning of a curve to the right having a radius of 1,312.12 feet;
With said curve to the right, an arc length of 530.38 feet, and across a chord which bears South 30°38'20" West, a chord length of 527.47 feet to an iron rod set;
South 22°01'20" West, a distance of 40.48 feet to an iron rod set at the most southerly southeast property corner of the said 26.2533 acre tract, same being at an angle point in the said west right-of-way line;

THENCE South 89°12'07" West, along the south property line of the 26.2533 acre tract, at a distance of 65.13 feet passing the northeast lot corner of Lot 26, Block 1, The Subaltern, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, O.P.R.D.C.T., and continuing along the said south property line and the north lot line of said Lot 26, at a distance of 105.48 feet passing the northwest lot corner of said Lot 26, same being the northeast lot corner of Lot 36, Block 1, The Subaltern, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, O.P.R.D.C.T., and continuing along the said south property line and along the north lot line of said Lot 36, in a total distance of 611.25 feet to an iron rod found at the most southerly southeast addition corner of a Public Right-of-Way Dedication, dedicated by the plat of Mayfield Road Retail Addition 1, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, O.P.R.D.C.T., and iron rod found being at the beginning of a non-tangent curve to the right having a radius of 536.50 feet;

THENCE along the easterly lot lines of Lot 1, Block 1, of said Mayfield Road Retail Addition 1 the following courses and distances:

With said curve to the right, an arc length of 80.27 feet, and across a chord which bears North 20°29'00" East, a chord length of 80.20 feet to an iron rod found at the beginning of a curve to the left having a radius of 400.00 feet;
With said curve to the left, an arc length of 200.28 feet, and across a chord which bears North 14°58'38" East, a chord length of 217.51 feet to an iron rod found;

North 02°49'50" West, a distance of 239.56 feet to an iron rod found at the beginning of a curve to the left having a radius of 400.00 feet;
With said curve to the left, an arc length of 124.26 feet, and across a chord which bears North 09°43'56" West, a chord length of 123.76 feet to an iron rod found at the beginning of a curve to the right having a radius of 500.00 feet;

With said curve to the right, an arc length of 152.44 feet, and across a chord which bears North 09°53'50" West, a chord length of 153.85 feet to an iron rod found;
North 01°07'47" West, a distance of 223.25 feet to an iron rod found;

North 45°59'34" West, a distance of 14.18 feet to an iron rod found at the most northerly northeast lot corner of said Lot 6, same being on the south lot line of the above-said Lot 1;

THENCE South 89°08'38" West, along the common lot line of said Lots 1 and 6, at a distance of 446.88 feet passing an iron rod found at the northwest lot corner of said Lot 6, same being the northeast lot corner of Lot 182, Block A, 161 Tailored Retail Center, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 2023080227784, O.P.R.D.C.T., and continuing along the common lot line of said Lots 1 and 182, in all a total distance of 886.75 feet to a 6040 gal tank with a water stamped "SPOONER 5922" found at the most southerly southeast lot corner of said Lot 1, Block 1, and being on the aforementioned east right-of-way line of State Highway No. 161;

THENCE along the west lot line of said Lot 1, Block 1 and along the said east right-of-way line the following courses and distances:

North 02°31'08" West, a distance of 815.16 feet to an iron rod found;
North 02°31'13" East, a distance of 87.26 feet to an iron rod found;

North 02°31'08" West, a distance of 284.81 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of 60.263 acres (2,625,039 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, IEHA PROPERTY, INC., do hereby adopt this plat designating the herein-above described property as LOTS 1 & 2, and a through 6, BLOCK 3, MAYFIELD ROAD ADDITION 1, in 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 easements shown thereon as indicated. 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 building or other improvements, including fences, shall be permitted in an erosion hazard easement. No building 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 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 IEHA, Montgomery County, PA, this 1st day of APRIL, 2025.

IEHA PROPERTY, INC.

By: *[Signature]* *[Signature]*
Kenny Gilbert, Vice President
Printed Name and Title

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY
Commonwealth of Pennsylvania - Notary Seal
Cameron J. Dyer, Notary Public
My Commission Expires February 21, 2028
Commission Number 1462162

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared DOUG ORLANDO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 1st day of APRIL, 2025.

By: *[Signature]*
Notary Public, State of PENNSYLVANIA

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY
Notary Public, State of PENNSYLVANIA

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared KENNETH GILBERT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 1st day of APRIL, 2025.

By: *[Signature]*
Notary Public, State of PENNSYLVANIA

By: *[Signature]*
Notary Public, State of PENNSYLVANIA

THIS PLAT IS HEREBY ADMINISTRATIVELY APPROVED AS PROVIDED UNDER SECTION XII OF THE UNITED DEVELOPMENT CODE AFTER REVIEW AND APPROVAL OF ALL ISSUES AS ADDRESSED BY THE DEVELOPMENT REVIEW COMMITTEE, AND UPON FINAL RESOLUTION OF ALL ORDINANCE REQUIREMENTS AND CONDITIONS.

By: *[Signature]*
CERTIFIED DIRECTOR OF PLANNING AND DESIGN

STATE OF TEXAS

COUNTY OF TARRANT

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block boundaries and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Grand Prairie.

By: *[Signature]* 4.2.25
Eric S. Spooner, R.L.S.
Texas Registration No. 5922
Date

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 2nd day of APRIL, 2025.

By: *[Signature]*
Notary Public, State of Texas
Christopher Reed Reader
Notary Public, State of Texas
My Commission Expires February 21, 2028
Commission Number 132020204

GENERAL NOTES

- The bearings shown hereon are based on the found monumentation of Mayfield Road Retail Addition 1, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 2016080224507, Official Public Records, Dallas County, Texas.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain, as shown on Map No. 48113C0435 and 48113C0445 maps revised July 7, 2014 for Dallas County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The subject property is not located within the 100 year floodplain per FEMA Panel No. 48113C0435 and 48113C0445, dated July 7, 2014.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon.
- 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.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond on underground detention facility and associated drainage easement, hereinafter referred to as "improvement", to be developed, constructed or used by the Owner or its successors, assigns or heirs. The Owner(s) shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the improvement, including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the improvement. All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the improvement. It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said improvement. Owner shall require any successors, assigns or heirs in interest to accept full responsibility and liability for the improvement. All of the above shall be covenants running with the land.
- The purpose of this plat is to revise the configuration of Lots 1 and 2, to dedicate public right-of-way, to create additional lots from deeded tracts of land, and to create necessary easement value for commercial development. It is further the purpose of this plat to subdivide lots 3 through 5 for conveyance purposes only. All easements will be required in conjunction with civil plans before any building permits will be issued for lots 3 through 5.

Filed for Record
in the Official Records of:
Dallas County
On: 4/2/2025 02:11:10 PM
in the PLAT Records
Doc Number: 2025-000070816
Page: 6
Amount: \$71.00
Order#: 48080808547
By: CR

CITY PROJECT NO. FLT-25-03-0016
FINAL PLAT
LOT 1R, LOT 2R,
LOTS 3-6, BLOCK 1
MAYFIELD ROAD
RETAIL ADDITION 1

BEING A FINAL REPLAT OF A 60.263 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1193, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 60.263 ACRE TRACT OF LAND BEING A REPLAT OF ALL OF LOTS 1 & 2, BLOCK 3, MAYFIELD ROAD RETAIL ADDITION 1, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN D.C.C.T. NO. 2016080224507, O.P.R.D.C.T., SAID 60.263 ACRE TRACT OF LAND ALSO BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO IEHA PROPERTY, INC. BY DEED THEREOF FILED FOR RECORD IN D.C.C.T. NO. 2016080224507, O.P.R.D.C.T.

5 LOTS & 1 R.O.W. DEDICATION - 60.263 ACRES

MARCH - 2025

SHEET 5 OF 5

ENGINEER:

Winkelmann
& Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
420 ALAN WOOD ROAD
CONROCK, TEXAS 75834

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