



Texas Commission on Environmental Quality

Waste Permits Division Correspondence

Cover Sheet

Date: 12-17-2024

Facility Name: Oakdale Industrial III

Permit or Registration No.: _____

Nature of Correspondence:

☒ Initial/New

☐ Response/Revision to TCEQ Tracking No.: _____
(from subject line of TCEQ letter regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

Table 1 - Municipal Solid Waste Correspondence

Applications	Reports and Notifications
<input type="checkbox"/> New Notice of Intent	<input type="checkbox"/> Alternative Daily Cover Report
<input type="checkbox"/> Notice of Intent Revision	<input type="checkbox"/> Closure Report
<input checked="" type="checkbox"/> New Permit (including Subchapter T)	<input type="checkbox"/> Compost Report
<input type="checkbox"/> New Registration (including Subchapter T)	<input type="checkbox"/> Groundwater Alternate Source Demonstration
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Groundwater Corrective Action
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> Limited Scope Major Amendment	<input type="checkbox"/> Groundwater Background Evaluation
<input type="checkbox"/> Notice Modification	<input type="checkbox"/> Landfill Gas Corrective Action
<input type="checkbox"/> Non-Notice Modification	<input type="checkbox"/> Landfill Gas Monitoring
<input type="checkbox"/> Transfer/Name Change Modification	<input type="checkbox"/> Liner Evaluation Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Soil Boring Plan
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Special Waste Request
<input type="checkbox"/> Subchapter T Disturbance Non-Enclosed Structure	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	

Table 2 - Industrial & Hazardous Waste Correspondence

Applications	Reports and Responses
<input type="checkbox"/> New	<input type="checkbox"/> Annual/Biennial Site Activity Report
<input type="checkbox"/> Renewal	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> Post-Closure Order	<input type="checkbox"/> Closure Certification/Report
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Construction Certification/Report
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> CCR Registration	<input type="checkbox"/> Extension Request
<input type="checkbox"/> CCR Registration Major Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> CCR Registration Minor Amendment	<input type="checkbox"/> Interim Status Change
<input type="checkbox"/> Class 3 Modification	<input type="checkbox"/> Interim Status Closure Plan
<input type="checkbox"/> Class 2 Modification	<input type="checkbox"/> Soil Core Monitoring Report
<input type="checkbox"/> Class 1 ED Modification	<input type="checkbox"/> Treatability Study
<input type="checkbox"/> Class 1 Modification	<input type="checkbox"/> Trial Burn Plan/Result
<input type="checkbox"/> Endorsement	<input type="checkbox"/> Unsaturated Zone Monitoring Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Waste Minimization Report
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Other:
<input type="checkbox"/> 335.6 Notification	
<input type="checkbox"/> Other:	

SUBCHAPTER T PERMIT APPLICATION

30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964

OAKDALE INDUSTRIAL III

375 and 355 East Oakdale Road

City of Grand Prairie, Dallas County, Texas 75050



December 17, 2024

PREPARED FOR:

Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section – MC124
12100 Park 35 Circle
Austin, TX 78753

PREPARED BY:

The Vertex Companies, LLC
3030 LBJ Freeway, Suite 1620
Dallas, TX 75234

PHONE 214.499.9234

APPLICANT/OWNER:

Oakdale Industrial III, L.L.C.
3819 Maple Avenue Dallas,
TX 75219



TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 606345403		RN 112024674

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
<input checked="" type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
OAKDALE INDUSTRIAL III, L.L.C.					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
804013358		32078584441		86-3082485	
11. Type of Customer:		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
12. Number of Employees				13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: Proposed Owner					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:					
3819 Maple Avenue					
City		Dallas		State	TX
ZIP		75219		ZIP + 4	
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information**21. General Regulated Entity Information** (If 'New Regulated Entity' is selected, a new permit application is also required.)☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)

Oakdale Industrial III

23. Street Address of the Regulated Entity:(No PO Boxes)

375 and 355 East Oakdale Rd.

City

Grand Prairie

State

TX

ZIP

75050

ZIP + 4

24. County

Dallas

If no Street Address is provided, fields 25-28 are required.

25. Description to**Physical Location:**

The site is located approximately one-half-mile west of the intersection of Oakdale Road and Belt Line Road within the city limit of Grand Prairie in Dallas County, Texas.

26. Nearest City**State****Nearest ZIP Code**

Grand Prairie

TX

75050

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:

32.790330°

28. Longitude (W) In Decimal:

-97.002498°

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

32

47

25.19

97

0

8.99

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)

Vacant land

34. Mailing

3819 Maple Avenue

Address:

City

Dallas

State

TX

ZIP

75219

ZIP + 4

35. E-Mail Address:**36. Telephone Number****37. Extension or Code****38. Fax Number** (if applicable)

(214) 661-8341

() -

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input checked="" type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Nick Cramer			41. Title:	Project Lead
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(214) 499-9234		() -			

SECTION V: Authorized Signature


46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Oakdale Industrial III, L.L.C.	Job Title:	Vice President of the manager	
Name (In Print):	William G. Munding, III		Phone:	(214) 661-8341
Signature:	Please see attached signature page		Date:	

SIGNATURE PAGE TO TCEQ CORE DATA FORM 10400
REGULATED ENTITY NAME: OAKDALE INDUSTRIAL III
SECTION V: AUTHORIZED SIGNATURE

OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company

By: CHILTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: 
Name: William G. Munding, III
Title: Vice President
Date: 12/11/24

OAKDALE INDUSTRIAL III, L.L.C.

3819 Maple Avenue
Dallas, Texas 75219

Phone: 214-661-8341
Email: [REDACTED]

December 13, 2024

MC 124
Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section
12100 Park 35 Circle
Austin, TX 78753

Re: Oakdale Industrial III
Municipal Solid Waste (MSW)
Development Permit Application

OAKDALE INDUSTRIAL III, L.L.C. is pleased to submit the enclosed Subchapter T Permit Application. As required by 30 TAC 305.44, the applicant makes the following certification:

"I, in the stated capacity and not individually, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I, in the stated capacity and not individually, am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

We trust this information is acceptable. Should you require additional information or have any questions regarding this report, please contact the undersigned at 214.661.8341.

Sincerely,

OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: Will Munding
Name: William G. Munding, III
Title: Vice President



Texas Commission on Environmental Quality

Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill

Application Tracking Information

Applicant Name: OAKDALE INDUSTRIAL III, L.L.C.

Facility Name: OAKDALE INDUSTRIAL III

Development Permit Number: --

Initial Submission Date: 12-17-2024

Revision Date: --

Use this form to apply for a development permit for proposed enclosed structure over a closed municipal solid waste (MSW) landfill. Rules about use of land over a closed MSW landfill are in [Title 30, Texas Administrative Code](#)¹, Chapter 330, Subchapter T. Instructions for completing this form are provided in form [TCEQ 20785-instr](#)². Include a Core Data Form, available at www.tceq.texas.gov/goto/coredata with the application. If you have questions, contact the Municipal Solid Waste Permits Section by email to mswper@tceq.texas.gov, or by phone at 512-239-2335.

If you have an existing enclosed structure, use form [TCEQ-20786](#)³, Registration for Existing Enclosed Structure Over Closed Municipal Solid Waste Landfill. If you are proposing a non-enclosed structure, use form [TCEQ-20787](#)⁴, Authorization to Disturb Final Cover Over Closed Municipal Solid Waste Landfill for Non-Enclosed Structure.

Application Data

1. Application Type

☒ New Development Permit ☐ Revisions of Existing Permit

☐ Transfer of an Existing Permit

If existing Permit, indicate the Permit Number: _____

2. Submission Type

☒ Initial Submission ☐ Notice of Deficiency (NOD) Response

¹ www.tceq.texas.gov/goto/view-30tac

² www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20785-instr.pdf

³ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20786.pdf

⁴ www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20787.pdf

3. Application Fee

The application fee for a development permit is \$2,500.

☒ Paid by Check (A copy thereof is included between pages 2 and 3 of this TCEQ-20785)

☐ Paid Online

If paid online, ePay Confirmation Number: _____

4. Enrollment in Other TCEQ Programs

Indicate if the site is enrolled in the Voluntary Cleanup Program or other Remediation Program.

☐ Yes ☒ No

If Yes, indicate the program: _____

5. Development Type

Is the development a single-family or double-family home that is not part of a housing subdivision?

☐ Yes ☒ No

If "Yes", the construction is exempt from the development permit requirement.

6. Enclosed Structure Description

Provide a brief description of the proposed enclosed structure for which the development permit is requested.

The proposed project includes the development of the subject property with an office/warehouse facility comprised of two, single-story buildings containing approximately 477,275-square feet of total building area with associated concrete drive, parking areas, rights of way, sidewalks and landscaping. The office/warehouse facility is anticipated to feature office space within the accompanying warehouse space.

7. Soil Tests

Size of the property (acres): 38.17

Was the existence of the landfill determined through:

☐ Test I

☐ Test II

☐ Test III

☐ Other. Please describe: _____

If soil tests were performed prior to development in accordance with 30 TAC §330.953, the test results shall be included in this application.

TCEQ-20785 (Rev. 05-06-24)
Part 3. Application Fee

THE VERTEX COMPANIES, INC.

83426

Check Date: 12/19/2024

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Permit 12/2024	12/15/2024	0322926	2,500.00			2,500.00
Texas Commission on Environmental Village Bank & Trust 1			TOTAL 2,500.00 TEXAS COMMISSION			2,500.00

Oakdale Industrial III
Subchapter T Permit Application

December 17, 2024

VERTEX[®]

8. Notification of MSW Landfill Determination

If soil tests were used to determine the presence of a closed MSW landfill, provide evidence that the engineer who performed the soil tests has notified the following persons of that determination in accordance with 30 TAC §330.953(d).

☐ Each owner and lessee

☐ Executive Director

Not applicable; see Sections §330.952(a), §330.953.

☐ Local Government Officials

☐ Regional Council of Governments

9. Landfill Permit Status

What is the permit status of the landfill?

☐ Active MSW Permit

☐ Landfill in Post-Closure Care

Not applicable; see Sections §330.952(a), §330.953.

☐ Revoked MSW Permit

☐ Non-Permitted Landfill

If the landfill is still in the post-closure care period subject to an active MSW Permit, this development permit application for proposed enclosed structures shall be accompanied by a Permit Modification application prepared in accordance with 30 TAC §305.70, and by a certification signed by an independent engineer in accordance with 30 TAC §330.957(b)(2).

If the landfill has completed the post-closure care period, but the MSW permit has not been revoked (site affected by an active MSW Permit), a Voluntary Revocation request of the MSW Permit shall be submitted in accordance with 30 TAC §330.465 prior to the submittal of this development permit application for proposed enclosed structures over a closed MSW landfill.

10. Electronic Versions of Application

TCEQ will publish electronic versions of the application online. Applicants must provide a clean copy of the administratively complete application and technically complete application. TCEQ will also publish electronic versions of NOD responses online.

11. Public Place for Copy of Application

Name of the Public Place: Grand Prairie Public Library

Physical Address: 901 Conover Dr

City: Grand Prairie County: Dallas State: TX Zip Code: 75051

Phone Number: (972) 237-5700

Normal Operating Hours: Monday thru Friday 10A–8P; Saturday 11A–5P; Sunday Closed

12. Party Responsible for Publishing Notice

Indicate who will be responsible for publishing notice:

☐ Applicant ☒ Consultant

Contact Name: Nick Cramer

Title: Technical Expert

Email Address: [REDACTED]

13. Alternative Language Notice

Use the Alternative Language Checklist on Public Notice Verification Form TCEQ-20244-Waste-NAORPM available at www.tceq.texas.gov/permitting/waste_permits/msw_permits/msw_notice.html to determine if an alternative language notice is required.

Is an alternative language notice required for this application?

☒ Yes ☐ No

Indicate the alternative language: Spanish

14. Confidential Documents

Does the application contain confidential documents?

☐ Yes ☒ No

If "Yes", cross-reference the confidential documents throughout the application and submit as a separate attachment in a binder clearly marked "CONFIDENTIAL."

15. Permits and Construction Approvals

Mark the following tables to indicate status of other permits or approvals.

Permits and Construction Approvals

Permit or Approval	Received	Pending	Not Applicable
Zoning Approval		X	
Preliminary Subdivision Plan		X	
Final Plat		X	
Fire Inspector's Approval		X	
Building Inspector's Approval on Plans		X	
Water Service Tap		X	
Wastewater Service Tap		X	
On-site Wastewater Disposal System Approval			X

Other Environmental Permits

Other Environmental Permits (list)	Received	Pending

16. General Project Information

Facility Name: Oakdale Industrial III

SubT Development Permit Number (if available): --

Regulated Entity Reference Number (if issued): **RN** 112024674

Street or Physical Address: 375 and 355 East Oakdale Road

City: Grand Prairie County: Dallas State: TX Zip Code: 75050

Phone Number: --

If Regulated Entity Reference Number has not been issued for the facility, complete a Core Data Form (TCEQ-10400) and submit it with this application.

17. Contact Information

Applicant (Lessee/Project Owner)

Name: Oakdale Industrial III, L.L.C.

Customer Reference Number (if issued): **CN** 606345403

Mailing Address: 3819 Maple Avenue

City: Dallas County: Dallas State: TX Zip Code: 75219

Phone Number: (214) 661-8341

Email Address: [REDACTED]

If Customer Reference Number has not been issued, complete a Core Data Form (TCEQ-10400) and submit it with this application. List the Applicant as the Customer.

Property Owner

Name: Same as "Applicant"

Mailing Address: --

City: -- County: -- State: -- Zip Code: --

Phone Number: --

Email Address: --

If the Property Owner is the same as Applicant, indicate "Same as "Applicant".

Consultant (if applicable)

Firm Name: The Vertex Companies, LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15099

Mailing Address: 3030 LBJ Freeway, Suite 1620

City: Dallas County: Dallas State: TX Zip Code: 75234

Consultant Name: Nick Cramer

Phone Number: (214) 499-9234

Email Address: [REDACTED]

Engineer Who Performed Soil Tests

Firm Name: Reed Engineering Group, Ltd.

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-3114

Mailing Address: 2424 Stutz Drive, Suite 400

City: Dallas County: Dallas State: TX Zip Code: 75235

Engineer Name: Ronald Reed

Phone Number: (214) 350-5600

Email Address: [REDACTED]

18. Other Governmental Entities Information:

Fire Chief, Fire Marshal or Fire Inspector Information

Fire Department Name: City of Grand Prairie Fire Department
Person's Name: Chief Robert Fite
Mailing Address: 1525 Arkansas Lane
City: Grand Prairie County: Dallas State: Texas Zip Code: 75052
Phone Number: (972) 237-8300
Email Address: [REDACTED]

Local Floodplain Authority (if applicable)

Authority Name: City of Grand Prairie Floodplain Division
Contact Person's Name: Mr. Ryan Harrell, PE, CFM
Street or P.O. Box: 300 West Main Street
City: Grand Prairie County: Dallas State: Texas Zip Code: 75053
Phone Number: (972) 237-8251
Email Address: [REDACTED]

City Mayor Information

City Mayor's Name: Mayor Ron Jensen
Office Address: 300 West Main Street
City: Grand Prairie County: Dallas State: Texas Zip Code: 75053
Phone Number: 972-237-8022
Email Address: [REDACTED]

City Health Authority Information

Contact Person's Name: Director Cindy Mendez
Office Address: 300 West Main Street
City: Grand Prairie County: Dallas State: Texas Zip Code: 75053
Phone Number: (972) 237-8225
Email Address: [REDACTED]

Director of Public WorksDepartment Name: City of Grand Prairie Public Works DepartmentContact Person's Name: Noreen Housewright, PE, CFMOffice Address: 300 West Main StreetCity: Grand Prairie County: Dallas State: Texas Zip Code: 75053Phone Number: (972) 237-8150Email Address: [REDACTED]**Director of Utilities**Public Health and Environmental Quality, Solid Waste/Landfill/
Utility Name: Recycling, Transportation and Mobility and Engineering/Utility ServicesContact Person's Name: Managing Director Walter Shumac III, PE, CFMOffice Address: 300 West Main StreetCity: Grand Prairie County: Dallas State: Texas Zip Code: 75053Phone Number: 972-237-8132Email Address: [REDACTED]**Director of Planning**Agency Name: City of Grand Prairie Planning and Development DepartmentContact Person's Name: Rashad Jackson, AICP, CPMOffice Address: 300 West Main StreetCity: Grand Prairie County: Dallas State: Texas Zip Code: 75053Phone Number: (972) 237-8261Email Address: [REDACTED]**Building Inspector**Agency Name: Building Inspections DivisionContact Person's Name: Mr. David LittletonOffice Address: 300 West Main StreetCity: Grand Prairie County: Dallas State: Texas Zip Code: 75053Phone Number: (972) 237-8242Email Address: [REDACTED]**County Judge Information**County Judge's Name: Hon. Clay JenkinsOffice Address: 500 Elm Street, Suite 7000City: Dallas County: Dallas State: Texas Zip Code: 75202Phone Number: [REDACTED]Email Address: [REDACTED]

County Engineer Information

County Engineer's Name: Ms. Cecelia Rutherford, PE
County Engineer's P.E. Registration No.: 100037
Office Address: 500 Elm Street, Suite 5300
City: Dallas County: Dallas State: Texas Zip Code: 75202
Phone Number: (214) 653-6677
Email Address: [REDACTED]

County Health Authority

Agency Name: Dallas County Health and Human Services
Contact Person's Name: Dr. Philip Huang, MD, MPH
Office Address: 2377 North Stemmons Freeway
City: Dallas County: Dallas State: Texas Zip Code: 75207
Phone Number: (214) 819-2000
Email Address: [REDACTED]

State Representative Information

District Number: 104
State Representative's Name: Rep. González, Jessica
District Office Address: 400 South Zang Blvd., Suite 1214
City: Dallas County: Dallas State: Texas Zip Code: 75208
Phone Number: (214) 944-5441
Email Address: jessica.gonzalez@house.texas.gov

State Senator Information

District Number: 16
State Senator's Name: Mr. Nathan Johnson
District Office Address: 12222 Merit Drive, Suite 1010
City: Dallas County: Dallas State: Texas Zip Code: 75251
Phone Number: (972) 701-0349
Email Address: nathan.johnson@senate.texas.gov

Council of Government (COG)COG Name: North Central Texas Council of GovernmentsCOG Representative's Name: Ms. Edith Marvin, P.E., CFMCOG Representative's Title: Director of Environment & DevelopmentStreet Address or P.O. Box: 616 Six Flags DriveCity: Arlington County: Tarrant State: Texas Zip Code: 76011Phone Number: (817) 695-9211Email Address: [REDACTED]**Local Government Jurisdiction**

Is the property located within the limits or in the ETJ of any City?

☒ Yes ☐ No

If "Yes" city regulations may apply. Issuance of Development Permit for an Enclosed Structure does not exempt the applicant from complying with city codes and zoning.

Within City Limits of: Grand PrairieWithin Extraterritorial Jurisdiction of City of: --**19. Deed Recordation**

☒ Verify that the property owner filed a written notice for record in the real property records in the county where the land is located in accordance with 30 TAC §330.962 stating: (a) the former use of the land; (b) the legal description of the tract of land that contains the closed MSW landfill; (c) notice that restrictions on the development or lease of the land exist in the Texas Health and Safety Code and in MSW rules; and (d) the name of the owner.

☒ A certified copy of the Notice to Real Property Records is included in this application in accordance with 30 TAC §330.957(p).

20. Notice to Buyers, Lessees, and Occupants of the Structure

Did the property owner give written notice to all prospective buyers, lessees and/or occupants of the structure in accordance with 30 TAC §330.963 stating the land's former use as a landfill, and the structural controls in place to minimize potential future danger posed by the closed MSW landfill?

☐ Yes ☒ New Structure Not Yet Constructed

If "Yes" certified copies of the notices shall be submitted to TCEQ in accordance with 30 TAC §330.957(p).

If "New Structure Not Yet Constructed" a draft notice to all prospective buyers, lessees and/or occupants of the proposed structure, and procedures for its implementation upon structure's construction shall be included in this application.

21. Notice of Lease Restrictions on the Property

Is the property leased?

☐ Yes ☒ No

If "Yes", verify that the property owner provided written notice to all prospective lessees of the property in accordance with 30 TAC §330.964 concerning:

☐ (a) what is required to bring the property into compliance with 30 TAC Chapter 330, Subchapter T?

☐ (b) the prohibitions or requirements for future disturbance of the final cover?

☐ A certified copy of the notice is included in the application in accordance with 30 TAC §330.957(p).

Professional Engineer's Certification of No Potential Threat to Public Health or the Environment

The applicant's engineer for this project shall complete one of the following certifications:

"I, _____, Texas PE Number _____, certify that the proposed development is necessary to reduce a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:

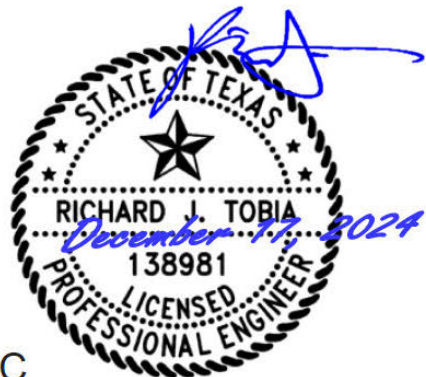
Engineering Firm Name: _____

Texas Board of Professional Engineers and Land Surveyors Firm Number: _____

Or:

"I, Richard James Tobia, Texas PE Number 138981, certify that the proposed development will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's seal, with signature and date:



Engineering Firm Name: The Vertex Companies, LLC

Texas Board of Professional Engineers and Land Surveyors Firm Number: F-15099

Signature Page

Both signatures on this page must be notarized.

Applicant Certification

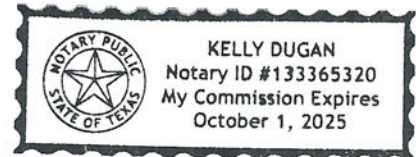
I, **Oakdale Industrial III, L.L.C.**, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. All references to "I" are in the stated capacity and not individually.

OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company
By: CHI LTH GP, L.L.C., a Delaware limited liability company, its manager

Signature: [Signature] Date: 12/19/24
Name: William G. Munding, III Title: Vice President
Email Address: wmundinger@crowholdings.com

SUBSCRIBED AND SWORN to before me by the said William G. Munding, III, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company, on behalf of said limited liability companies.

On this 19th day of December, 2024
My commission expires on the 1st day of October, 2025
Notary Name: [Signature]
Notary Public in and for Dallas County, Texas



Property Owner Authorization

To be completed by the property owner if the property owner is not the applicant.

I _____, the owner of the property identified by the address _____, hereby authorize the applicant to proceed with the project described in this application, and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Property Owner Name: _____
Signature: _____ Date: _____
Email Address: _____

SUBSCRIBED AND SWORN to before me by the said _____
On this _____ day of _____, _____
My commission expires on the _____ day of _____, _____
Notary's Name: _____
Notary Public in and for _____ County, Texas

Attachments for New Development Permit

Required Attachments

A. Narrative

Attachment	Attachment Number
Proposed Project Description	Report Pg 1
Existing Conditions Summary	Report Pg 5
Legal Authority	Report Pg 13
Evidence of Competency	Report Pg 13
Notice of Engineer Appointment	Report Pg 13
Notices of Coordination with Governmental Agencies and Officials	Report Pg 13
Geology and Soil Statement	Report Pg 14
Groundwater and Surface Water Statement	Report Pg 15
Foundation Plans	Figures 22-24
Soil Tests	Appendix C
Closure Plan	Report Pg 21
Structures Gas Monitoring Plan	Report Pg 22
Site Operating Plan	Report Pg 21
Safety and Evacuation Plan	Report Pg 28

B. Maps and Plans

Attachment	Attachment Number
Adjacent Landowners Map	Figure 80
Adjacent Landowners List	Figure 81
Electronic List or Mailing Labels	Separate Cover
General Location Map	Figure 1
General Topographic Map	Figure 10
Site Layout Plan with Limits of Waste Disposal Area	Figure 12
Foundation Plans	Figures 22-24
Structure Layout Plan	Figure 22, 25
Methane Monitoring Equipment Location Plans	Figure 32-33
Construction Details and Engineering Drawings	Figures 22-79

C. Copies of Legal Documents

Attachment	Attachment Number
Property Legal Description	Report Pg 14
Notice of Landfill Determination	Appendix C
Notice to Real Property Records	Appendix K
Notices to Buyers, Lessees, and Occupants	Appendix L
Notices of Lease Restrictions (if applies)	Appendix M

Additional Attachments as Applicable

Attachment	Attachment Number
<input checked="" type="checkbox"/> TCEQ Core Data Form(s)	Preceeding
<input type="checkbox"/> Confidential Documents	
<input checked="" type="checkbox"/> Soil Tests Boring Logs	Appendix C
<input checked="" type="checkbox"/> Other maps, plans and engineering drawings	Figures 1 - 81
<input checked="" type="checkbox"/> Methane Monitoring Equipment Specifications	Report Page 25
<input type="checkbox"/> Methane Monitoring Report	
<input type="checkbox"/> Waste Disposal Manifests	
<input checked="" type="checkbox"/> Fee Payment Receipt	Separate Cover
<input type="checkbox"/> Final Plat Record of Property	

Attachments for Revisions to Existing Development Permit

Required Attachments

A. Revised Pages

Attachment	Attachment Number
Marked (Redline/Strikeout) Pages	
Unmarked Revised Pages	

B. Narrative

Attachment	Attachment Number
Description of Proposed Revisions	
Foundation Plans (if revised)	
Closure Plan (if revised)	
Site Operating Plan (if revised)	
Structures Gas Monitoring Plan (if revised)	
Safety and Evacuation Plan (if revised)	

C. Maps and Plans

Attachment	Attachment Number
General Location Map	
Site Layout Plan	
Structure Layout Plan	
Methane Monitoring Equipment Location Plans	

Additional Attachments as Applicable

Attachment	Attachment Number

SUBCHAPTER T PERMIT APPLICATION

30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964

OAKDALE INDUSTRIAL III

375 and 355 East Oakdale Road

City of Grand Prairie, Dallas County, Texas 75050



December 17, 2024

PREPARED FOR:

Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section – MC124
12100 Park 35 Circle
Austin, TX 78753

APPLICANT/OWNER:

Oakdale Industrial III, L.L.C.
3819 Maple Avenue Dallas,
TX 75219

PREPARED BY:

The Vertex Companies, LLC
3030 LBJ Freeway, Suite 1620
Dallas, TX 75234

PHONE 214.499.9234



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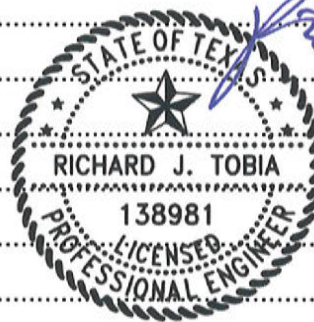
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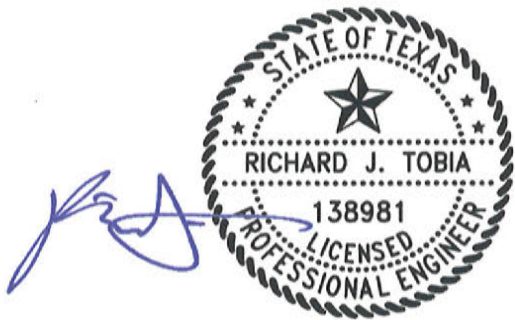
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TEXAS ADMINISTRATIVE CODE

TITLE 30	ENVIRONMENTAL QUALITY
PART 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 330	MUNICIPAL SOLID WASTE
SUBCHAPTER T	USE OF LAND OVER CLOSED MSW LANDFILLS

RULES §330.951 - §330.964

This document presents supporting information for a development permit application in accordance with 30 Texas Administrative Code (TAC) 330 Subchapter T §330.951 - §330.964. The following sections include data concerning a 38.17-acre tract of land located at 375 and 355 East Oakdale Road in Grand Prairie, Texas (the "site"). The proposed construction includes the development of the subject property with an office/warehouse facility comprised of two, single-story buildings containing approximately 477,275-square feet of total building area with associated concrete drives, parking areas, rights of way, sidewalks and landscaping. The site is owned by and will be developed by Oakdale Industrial III, L.L.C. (the Owner/Applicant). The following permit application report follows the format of 30 TAC 330 Subchapter T.

§330.951

DEFINITIONS

No action is required by this rule.

§330.952

APPLICABILITY AND EXEMPTIONS

§330.952(a) Applicability

A preliminary geotechnical investigation of the site indicated thin and discontinuous layers of municipal solid waste (MSW) in the soils underlying portions of the site. Out of an abundance of caution, the applicant is applying for a permit to develop the site with two onsite enclosed structures through the TCEQ Subchapter T rules.

§330.952(b) Exemptions

No exemptions apply.

§330.953

SOIL TEST REQUIRED BEFORE DEVELOPMENT

The site was evaluated as part of a geotechnical investigation that was summarized in a report titled 'Geotechnical Investigation, Oakdale III, Oakdale Road, Grand Prairie, Texas'; dated July 19, 2024; and sealed by Ronald F. Reed, PE, Reed Engineering Group. The geotechnical report is included in **Appendix C**.

Notifications are discussed in **Section §330.957(g)**.

§330.954

DEVELOPMENT PERMIT, DEVELOPMENT AUTHORIZATION, AND REGISTRATION REQUIREMENTS, PROCEDURES, AND PROCESSING

§330.954(a)

A preliminary geotechnical investigation of the site indicated thin and discontinuous layers of municipal solid waste (MSW) in the soils underlying portions of the site. Out of an abundance of caution, the applicant is applying for a permit to develop the site with two onsite enclosed structures through the TCEQ Subchapter T rules.

§330.954(b)

The Applicant will follow all guidance regarding public meetings and notices thereto.

§330.954(c)

A search of the North Central Texas Council of Governments (NCTCOG) closed landfill inventory did not indicate any historical landfills on-site. As such, the site is neither subject to a post-closure maintenance period; nor subsequent permit compliance inspections. Therefore, this rule is not applicable.

§330.954(d)

The Applicant is proposing to develop the site with new enclosed structures; therefore, this rule does not apply.

§330.954(e)

The Applicant is proposing to develop the site with new enclosed structures; therefore, this rule does not apply.

§330.955

MISCELLANEOUS

§330.955(a)

The proposed foundation will be slab-on-grade and, as such, there will be no enclosed area under the natural grade of land or under the grade of the final cover.

§330.955(b)

A final cover consisting of a laterally continuous layer of 2-feet (minimum) of compacted clay (the "cap" or "cover"), or equivalent, will be maintained onsite in order to protect the integrity and function of the final cover. Furthermore, the cover will be maintained in such a manner as to provide positive drainage across the site to drain any seepage or infiltrating water towards site boundaries. In areas where there are currently not sufficient cover materials, additional will be added.

§330.955(c)

Any excavated municipal solid waste (MSW) will be transported offsite for disposal at an authorized facility. Exposed MSW will be managed per Section **§330.955(h)** of this application.

§330.955(d)

The proposed development will include an office/warehouse facility comprised of two, single-story buildings containing approximately 477,275-square feet of total building area with associated Civil, Mechanical, Electrical, Plumbing, and Landscaping infrastructure including, but not necessarily limited to, the design outlined in the **Figures** section of this application (the Design).

§330.955(e)

Authorization of this application infers that all pilings, borings or other penetrations of the final cover related to the Design are also authorized. See Section **§330.955(e)**.

§330.955(f)

Any water that comes in contact with waste will be considered to be impacted and will be managed per **§330.957(n)(3)** under the subsection titled '**Drainage Control and Leachate**'.

§330.955(g)

Locations where waste is removed shall be backfilled and compacted with clean high-plasticity or low-plasticity clay to exceed the existing grade and provide positive drainage; maintaining a cover of a minimum of two-feet of compacted clay; or other impermeable surface of applicable thickness. If MSW is encountered during installation of liquid bearing utilities, the MSW will be managed per **§330.955(c)** and two-feet of compacted clay, or equivalent, will be placed between observed MSW and the liquid bearing utilities on the sides and the bottom of the excavation.

§330.955(h)

Excavated MSW will be containerized within Department of Transportation (DOT)-approved 55-gallon drums, roll off bins and/or placed on an impermeable synthetic material, as appropriate, prior to offsite disposal. MSW stored onsite overnight will be covered with an impermeable membrane (or equivalent) to limit exposure. Subsurface MSW that will be exposed overnight will be covered with clean soil or an impermeable membrane material (or equivalent) to limit exposure.

§330.956

APPLICATION FOR PROPOSED OR EXISTING CONSTRUCTIONS OVER A CLOSED MUNICIPAL SOLID WASTE LANDFILL UNIT, GENERAL REQUIREMENTS

§330.956(a) General Requirements

This application has been submitted before the public meeting (at the date of initial submission, no public meeting has been scheduled). The Owner/Applicant will comply with the design, construction, and operating procedures proposed in the application.

§330.956(b) General Requirements

The Owner/Applicant is responsible for providing the executive director data of sufficient completeness, accuracy, and clarity to provide assurance that operation of the facility will pose no reasonable probability of adverse effects to the health, welfare, or physical property of residents and occupants of the structures, and the environment. The Owner/Applicant is responsible for determining and reporting to the executive director any site-specific conditions that require special design considerations. The proposed development shall be in compliance with all applicable state and federal laws.

§330.956(c) Application submittal per §330.57(e) - (h), relating to Permit and Registration Applications for Municipal Solid Waste Facilities

§330.57(e) Number of copies

This rule is not applicable. Per TCEQ-20785-instr (Rev. 5-06-24), an original and two copies of the application have been submitted to MSW Permits Section (MC 124) in Austin (an original and one copy) and to the TCEQ Regional Office in Dallas-Fort Worth (one copy).

§330.57(f) Preparation

Preparation of the application conforms with the Texas Occupations Code, Texas Engineering Practice Act, Chapter 1001 and the Texas Geoscience Practice Act, Chapter 1002.

§330.57(g) Application format

The submitted application will follow the format in this rule.

§330.57(h) Application drawings

The submitted application will follow the format in this rule.

§330.956(d)(1)

The prevailing wind direction with a wind rose is included as **Figure 10**.

§330.956(d)(2)

Water well data from an Environmental Data Resources, Inc. water well report dated November 18, 2024, indicates that no well logs were located within 500-feet of the proposed development permit boundary. Two wells were identified within 1,000-feet of the proposed development, northwest of the site. The well locations included on **Figure 10** and the water well report is included in **Appendix B**.

§330.956(d)(3)

Any area streams, ponds, lakes and wetlands are included in **Figures 10 and 21**.

§330.956(d)(4)

The site is comprised of six tracts of vacant commercial land that total approximately 38.17-acres. The property boundary of the site showing the total contiguous acreage of the six tracts is included on **Figure 2**, further referenced on **Figure 3**, with the sealed ALTA surveys of each individual tract are included as **Figures 4 – 9**.

§330.956(d)(5)

Easements are included on the sealed ALTA survey that are included as **Figures 4 – 9**.

§330.956(d)(6)

An area search did not reveal the presence of schools, licensed day care facilities, hospitals, or other health care facilities within 1,000-feet of the site. The search radius is included as **Figure 10**.

§330.957

CONTENTS OF THE DEVELOPMENT PERMIT AND WORKPLAN APPLICATION

§330.957(a) General Requirements

The application follows the general requirements in §330.956 of this title (relating to Application for Proposed or Existing Constructions Over a Closed Municipal Solid Waste Landfill Unit, General Requirements).

§330.957(b)(1) Engineer's Certification

I, Richard James Tobia, P.E. #138981, certify that the proposed development is necessary to reduce a potential threat to public health or the environment, or that the proposed development will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed development will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations.

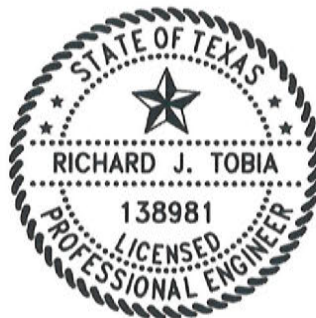


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License No. 138981

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§330.957(b)(2) Landfills In Post Closure Care

A search of the North Central Texas Council of Governments (NCTCOG) closed landfill inventory did not indicate any historical landfills on-site. As such, the site is neither subject to a post-closure maintenance period; nor subsequent permit compliance inspections. Therefore, this rule is not applicable.

Therefore, this rule is not applicable.

§330.957(c) Existing Conditions Summary

The site is comprised of six tracts of vacant commercial land that total approximately 38.17-acres. The property boundary of the site showing the total contiguous acreage of the six tracts is included on **Figure 2**, further referenced on **Figure 3**, with the sealed ALTA surveys of each individual tract are included as **Figures 4 – 9**. A site location map and a United States Geological Survey (USGS) Topographic Map are provided as **Figures 1** and **10**, respectively.

The site is currently vacant property and bounded by metal and barbwire fencing in various areas, with accessways or broken fence lines at points along the fenced perimeter. Two small concrete pads are located in the northwest portion of the site (the location previously occupied by CB Services); no other infrastructural improvements were identified on the site. Two unpaved driveway entrances provide access to the north central portion of the site from West Oakdale Road. Surface stockpiles of sand and gravel and, separate, surface stockpiles of general construction and demolition (C&D) debris are located around the site.

The USGS Topographic map indicates the topography throughout the site and surrounding area generally slopes gently to the southeast.

This area of Grand Prairie is zoned for planned development permitting retail, office, service uses, light industrial, and special amusement and entertainment uses. The area may be further characterized by residential, agricultural, and commercial/light industrial uses in combination on single or contiguous building sites. An area search did not reveal the presence of schools, licensed day care facilities, hospitals, or other health care facilities within 1,000-feet of the site. This search radius and a wind rose indicating a prevailing wind from the south is included on **Figure 10**.

An aerial photograph sourced from Google Earth and dated 2023 at a scale of 1-inch = 200-feet is included as **Figure 11**.

§330.957(c)(1) Condition of Final Cover

The condition of the final cover over the proposed development area was evaluated as part of a geotechnical investigation from a report titled 'Geotechnical Investigation, Oakdale III, Oakdale Road, Grand Prairie, Texas'; dated July 19, 2024; and sealed by Ronald F. Reed, PE, Reed Engineering Group.

The Reed 2024 investigation spatially covered the site with geotechnical borings that were drilled to depths between 10- to 30-feet. A 0- to 7-feet thick cover layer consisting of high to moderate plasticity (CH to CL) silty clay to sandy clay to gravelly clay was observed, with MSW encountered from 0- to 15-feet below ground surface (Bgs) and groundwater observed from 5- to 16-feet bgs.

Subsurface strata may be generally described as fill with MSW and alluvial soils overlying weathered then unweathered shale of the Cretaceous Eagle Ford formation. The geotechnical report is included in **Appendix C**.

§330.957(c)(2)Waste Characterization

Samples collected during geotechnical investigations indicate the largely co-mingled MSW was consistent with typical municipal solid waste and C&D; containing non-putrescible materials such as plastic, wood, fabric, paper, metal, concrete, rebar, roof shingles, and tar paper in a soil matrix.

§330.957(c)(3)Gas Production

A subsurface methane gas survey is planned for December 2024. The survey will be conducted to evaluate the potential for migration of landfill gases and an analysis of specific landfill gas concentrations. The proposed subsurface methane survey will include screening four boreholes within the proposed building footprints for methane and then submitting one from each footprint with the highest methane concentration for additional laboratory analyses, per **Section §330.957(t)(2)(G)**.

§330.957(c)(4)Potential Environmental Impacts

The proposed development would not result in degradation or cause impact to the soil and/or groundwater beneath the site.

Upon development of the project, the impervious surfaces provided by roofs and surrounding pavement will, along with engineered surface grading, reduce infiltration of precipitation into the underlying MSW mass.

Private water and wastewater utility lines are proposed to transect the site from offsite public connections, running across the site to through-slab connections within the facility. It is not anticipated that methane gas will accumulate and migrate in/along buried utility trenches because the water and wastewater lines will be installed within double containment with two-feet (min) of compacted clay, or equivalent, placed between the protected water-bearing utilities and any adjacent MSW.

Vapor intrusion to the proposed enclosed structures from methane migration at the through-slab penetrations will be prevented by using a sub-slab vapor barrier and by sealing any through-slab penetrations [Reference **Figure 31, Details 1 and 2, and Figure 35, Note (I)(7-12)**]. The wastewater and water plans are included as **Figure 57** through **Figure 60**.

Additionally, a methane mitigation system and a structures gas monitoring plan have been developed to mitigate these potential impacts and are included herein; reference:

- §330.957(m)(1) Methane Migration Control and Ventilation;
- §330.957(n)(3) Dimensional Control Plan - Water and Wastewater Utilities Plan;
- §330.957(t)(2)(A) Site Characteristics - Buried Utilities;
- §330.957(t)(2)(D) Gas Monitoring System and Equipment;
- §330.961(g) Conduits;
- §330.961(b)(1).

§330.957(d) Legal Authority

Oakdale Industrial III, L.L.C. (Owner/Applicant) will undertake the development of the proposed project. A Certificate of Incorporation issued by the State of Texas Secretary of State is included in **Appendix E**.

§330.957(e) Evidence of Competency

The development of the proposed project is being undertaken by the Owner/Applicant whose Principal, and Authorized Signatory, is Mr. William G. Munding, III.

§330.957(f) Notice of Appointment

The Notice of Appointment letter is included, in accordance with 330.957(f), in **Appendix F**. The Applicant has engaged the following:

Environmental:	The Vertex Companies, LLC
Geotechnical:	Reed Engineering Group, Ltd
Civil Engineer:	Halff Associates, Inc.
Structural Engineer:	Hunt & Joiner, Inc.
Architect:	Azimuth Architecture, Inc.

§330.957(g) Notice of Coordination

Notice of Coordination letters are mailed in accordance with 330.957(g). An example of the letter and a list of recipients are included in **Appendix G**.

§330.957(h) Legal Description

The Legal Description is included in **Figures 4 – 9**; reference **Figures 2 and 3** for context.

§330.957(i) Site Drawing

Metes and bounds maps of the site depicting vacant land is included as **Figures 4 – 9**; reference **Figures 2 and 3** for context. A scaled site drawing indicating that the lateral extent of onsite fill is included as **Figure 12**. A proposed site development plan is presented as **Figure 20**.

§330.957(j) Maps

§330.957(j)(1) General Location Map

A general location map is included as **Figure 1**.

§330.957(j)(2) General Topographic Map

A USGS Topographic Map is included as **Figure 10**.

§330.957(k) Geology and Soils Statement

Geology and Soils

The site geology consists of alluvial sands and clays overlying weathered and unweathered shale of the Cretaceous-age Eagle Ford Formation. The alluvial soils are terrace deposits associated with deposition within the floodplain of the ancestral Trinity River and its tributaries. Migration of the ancestral river channel resulted in deposition of channel sands immediately above the Eagle Ford Shale bedrock. Typically, these deposits were overlain by sandy clays and clays typical of overbank and floodplain deposition. Geotechnical borings revealed the observed deposits consist principally of dark brown to brown to yellowish-brown to red to reddish-yellow sandy clay, gravelly clay, clayey sand, and sand, construction debris, and soil fill with intermixing of MSW from depths as shallow as 0-feet bgs and extending to depths of 15-feet bgs. The alluvial soils are underlain by weathered and unweathered shale of the Eagle Ford Formation. Dark gray shale was observed at depths of approximately 12- to 25-feet bgs. In its unweathered state the Eagle Ford is typically dark gray, calcareous, and soft (rock classification) with low permeability. Weathering of the formation produces highly plastic clay soils. The Eagle Ford is considered an aquitard, inhibiting the vertical migration of groundwater. The Eagle Ford Shale at the site is estimated to be approximately 100-200-feet thick. The geotechnical report is discussed in **§330.957(c)(1)** and is included in **Appendix C**. A plan of borings with cross section lines is included as **Figure 14**. Geologic cross sections A-A', B-B', and C-C' are illustrated in **Figures 15, 16, and 17** respectively. A map detailing the thickness of soil cover and thickness of underlying MSW is included as **Figure 18 and 19**.

Leachate Pathways

A typical soil profile within the project area is expected to consist of a soil cover layer overlying co-mingled MSW and soil. Based on the geotechnical investigations, the soil cover layer ranges

between 1.5- to 7-feet and consists generally of silty clay to sandy clay to clayey sand to sand. Shale was observed at depth across the site. The underlying shale is considered an aquitard, inhibiting the vertical migration of groundwater. Soil borings and observed water levels in certain borings indicate free water in the MSW mass, suggesting the MSW mass and water-bearing clays are in direct hydraulic communication. A bottom clay liner was not encountered during the geotechnical investigations. Groundwater is anticipated to be present throughout the year. The relationship between erosion, leachate and the proposed development of the site are discussed in **§330.957(I)**.

Landfill Gas Pathways

Subsurface methane production from the site could be associated with the decomposition of underlying organic debris. Furthermore, if the upper clay soils desiccate, cracks may develop providing conduits (preferential pathways) for migration of methane to the surface. Geotechnical borings indicate the MSW fill is intermixed with clay soil material. Voids within the MSW mass are expected to facilitate movement of landfill gas. **Figure 12** details the thickness of MSW beneath the site. The VMMS discussed in **Section §330.957(c)(4)** of this application is designed to eliminate VI of methane gas.

§330.957(I) Groundwater and Surface Water Statement

Groundwater

Groundwater was encountered or indicated in all of the soil borings completed as part of the geotechnical investigation. Groundwater seepage occurred at depths ranging between approximately 3- and 16-feet bgs. Seepage depths and equilibrated water levels place the elevation of groundwater within, and therefore in direct hydraulic communication with, the MSW mass. Groundwater is anticipated to be present throughout the year, although the depth to groundwater is expected to fluctuate with seasonal and annual rainfall and will possibly increase upon construction of the proposed buildings and their associated impermeable surfaces due to related decreased onsite infiltration. Groundwater flow direction is anticipated to be to the southeast toward the West Fork of the Trinity River.

A water well survey performed by Environmental Data Resources, Inc., did not identify groundwater wells within 500-feet of the site [Reference **§330.956(d)(2)**]. The Water Well Report is included as **Appendix B**.

As the proposed development will decrease recharge to the underlying groundwater, that the composition is municipal in nature, and that the groundwater is not used by the City of Grand Prairie for drinking water, it is not anticipated that groundwater, or the use thereof, will be adversely affected by the proposed development.

Surface Water

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) of the site shows a majority of the site is in a special flood hazard area, with base flood elevations 445-feet above sea level. Small portions of the northeast, east-central, and south-central areas of the site are located within the 0.2% annual chance flood hazard, and the southern and southwestern portions of the site are located within a regulatory floodway. The FIRM is included as **Figure 20**.

Wetlands

During the site reconnaissance, the site was observed for the presence of sensitive ecological areas by noting environmental indicators (e.g., wetland vegetation, floodplains, marshy areas, ponds of water, low-lying areas, or streams) located on or immediately adjoining the site. A freshwater pond was observed on the south-central portion of the site and another pond was observed at the west adjacent property. Additionally, ponding water was observed in low lying areas of the west and southwest portions of the site. A review of the U.S. Fish and Wildlife (USFWS) National Wetlands Inventory (NWI) Map indicates that a small area of the northwestern portion of the site is classified as a freshwater pond habitat and the lake on the southern portion of the site is classified as a lake habitat. Lake and pond habitats were also identified on surrounding properties in all cardinal directions.

The NWI Maps are a preliminary tool to identify potential wetland areas by overlaying infrared aerial photography on USGS topographic maps to identify "wet" areas as potential wetland areas. The USFWS NWI map is included as **Figure 21**.

The Owner/Applicant has coordinated with the local floodplain authority to raise the site above the regulatory floodway and other low-lying areas by adding clean fill to reach design elevations. Furthermore, the proposed development will include the placement of impermeable surfaces on what is currently unimproved ground through the installation of the total building area, along with associated concrete drives, parking areas, rights of way, and sidewalks. The installation of impermeable surfaces onsite will decrease soil erosion, and subsequent offsite soil transport, and will also reduce surface water infiltration to the underlying shallow aquifer thereby decreasing the leaching of MSW contaminants of concern (COCs) to groundwater.

Therefore, the proposed development is not anticipated to adversely impact to proximate surface waters or wetlands. Documentation of coordination with the floodplain authority is included in **Appendix H**.

§330.957(m) Foundation Plans

Foundation Design

The geotechnical investigation is included in **Appendix C**. The foundation of the proposed buildings will overlies dynamically compacted fill (Reference §330.955).

§330.957(m)(1) Methane Migration Control and Ventilation

A methane mitigation system will be installed beneath each of the proposed buildings. The systems will consist of a minimum of a 12-inch-thick layer of an open graded, clean aggregate material [ENV-12 Notes (C)(2)] placed beneath, and prior to pouring, the floor slab. Geotextile filter fabric will be placed on the surface of the clean aggregate layer to prevent introduction of fine soil or other particulate matter into the permeable aggregate layer and to protect the overlying vapor barrier. A co-extruded ethylene vinyl alcohol (EVOH) and polyethylene (PE) passive vapor barrier with a detailing asphaltic spray-on compound, that is used to seal seam overlaps, through-slab penetrations, and termination surfaces, will be situated above the geotextile filter and will directly underlie the poured cement floor slab; reference **Figure 28 Detail 2**.

The vapor barrier will be sealed to the interior of the tilt-wall concrete panels by means of manufacturer approved methods to prevent vapor intrusion into the enclosed structure; (reference **Figure 30**). A network of perforated gas collection pipes (low profile vents) will be embedded in the aggregate material beneath the geotextile filter and overlying vapor barrier (**Figure 26** through **Figure 28**). The pipes will be routed to vertical risers that will vent above breathing height on the proposed buildings' roof. The vent lines will be fashioned with wind-operated syphon ventilators to provide a positive draw on the ventilation system collection piping (**Figure 29**). Automatic methane gas sensors shall be installed within the proposed buildings or any other structure in order to trigger an audible alarm when methane gas concentrations greater than 20% of the lower explosive limit are detected. The methane gas sensors are further discussed in section §330.961(b)(1)(C) of this application.

Where it is necessary to penetrate the vapor barrier, the penetrated portion and related utilities will be properly sealed per manufacturer's specifications as to prohibit methane gas entering the structure; reference **Figures 31 (Details 1 and 2)** and **Figure 35 Note I (7-12)**.

Methane sensors are proposed for locations that spatially cover the empty warehouse interior space and where water and/or wastewater utilities will penetrate the vapor barrier in the proposed buildings' pump rooms.

Methane sensors will be proposed for tenant lease space in locations where water and/or wastewater slab penetrations are planned and also to spatially cover common areas such as offices, conference rooms and/or warehouse spaces. These proposed changes will be addressed in future modifications to this permit application to be submitted per 30 TAC §330.961(b)(1)(D) after the space is leased and the design is complete. Future modifications will be included in **Appendix N** and will supersede any plans to-date. Where differences exist between the modifications and the preceding permit, the modifications in **Appendix N** will govern.

§330.957(n) Other Plans

§330.957(n)(1) Grading and Drainage

The site will be graded to achieve the planned contours that facilitate positive drainage of surface water from the site. The grading and stormwater plans are included as **Figures 41-56** and the erosion control plans are included as **Figures 61-64**.

§330.957(n)(2) Irrigation Systems

The irrigation system consists of a network of buried piping, spray heads, valves, and controllers to apply irrigation to all areas of the project that are not improved with buildings or pavement. The irrigation system will be a dry system; a system that is only pressurized when distributing irrigation water.

The irrigation system will be equipped with a flow sensor and master valve located at the irrigation water meter(s) that will close, turning off the water to the mainline when the system is not scheduled to operate. The flow sensors will monitor high and low flow and leak detection. If there are any irregularities the system operator will be notified. The master valve will shut off the flow of water into the system when the irrigation system is not scheduled to run. With flow sensors and the master valve there will be no uncontrolled water through the system or unknown leaks. The irrigation water will be supplied by the City of Grand Prairie. The paving plans are included as **Figures 37-40** and the landscape and irrigation plans are included as **Figures 65-79**.

§330.957(n)(3) Dimensional Control Plan

The dimension control plans are included as **Figure 37 - 40**. The plans illustrates the proposed structure and related improvements of the project.

Water and Wastewater Utilities Plan

Facility water will be supplied for domestic use and fire protection by the City of Grand Prairie. The site sanitary sewer service will be connected to the City sanitary sewer system. The facility water and the sanitary sewer conduits that lie within the comingled soil and MSW will be double contained. The water and sanitary sewer utility plans are included as **Figure 34 Detail 1 and 2, Figures 57-60**.

Disposal of Waste Materials

The proposed construction activities may potentially encounter MSW during installation of the water and/or sewer lines. Excavated MSW will be managed according to procedures outlined in Sections **330.955(h)** and **330.955(c)** of this application. Where beneficial, containment berm(s) will be constructed around waste pile(s) to limit contact with stormwater run-on.

If excavation activities result in subsurface exposed waste, this material will be managed according to procedures outlined in the Section **330.955(h)** and **§330.955(g)**, as related to the installation of liquid bearing utilities, of this application. Diversion berms will be installed where beneficial around exposed area(s) to limit contact with stormwater. Locations where waste is removed will be managed according to procedures outlined in Section **§330.955(g)** of this document.

Drainage Control and Leachate

Stormwater runoff control measures will be used to minimize leachate generation. Temporary diversion berms will be used upslope of all excavations where waste is exposed to minimize the amount of surface water coming into contact with waste materials. In addition, temporary containment berms may be constructed around areas of exposed waste to collect surface water to prevent impacted water from discharging to surface waters.

In view of the management procedures described above, especially the covering of waste and precautions implemented in advance of inclement weather, the generation [p expected to be minimal. However, if leachate or impacted water is generated, the water will be collected and disposed in accordance with standards set forth herein and in accordance with City and State requirements for disposal of such water. Any leachate or impacted water encountered or generated during construction will be stored within DOT-approved 55-gallon drums and/or onsite storage tank(s) (of type, volume and/or number to be determined based on the volume encountered) prior to offsite disposal via the following methods (or combination thereof):

- Onsite storage then disposal into the City of Grand Prairie sanitary sewer that will require City approval prior to disposal. Said approval will likely include, but may not be limited to, analysis of any leachate/impacted water and subsequent comparison of these analytical results to the local wastewater treatment plant acceptable quality and quantity limits.
- Onsite storage and offsite disposal via vacuum truck transport that will require a vacuum truck to transport any leachate/impacted water to an approved wastewater treatment facility.
- In areas where waste is excavated, all waste will be properly transported to an approved MSW landfill. No waste will be left exposed overnight.

Erosion and Sediment Control During Construction

The contractor will be required to file a Notice of Intent (NOI) for coverage under the general stormwater permit for construction activities of the Texas Pollutant Discharge Elimination System (TPDES) prior to beginning work. As part of the coverage under TPDES, the contractor will install appropriate erosion control devices in accordance with a Storm Water Pollution Prevention Plan (SWPPP), which must be in place prior to filing the NOI.

The provisions of the SWPPP will include measures to control sediment discharge during construction that may not be limited to the use of earthen berms, hay bales, and/or silt fencing down-gradient of slopes that may experience erosion (including material stockpiles). Erosion damage from rainfall events will be repaired by the contractor after such events. All erosion control measures will also be inspected and maintained throughout the development process. Drainage control measures will be put in place to minimize the amount of impacted water generated during the project and to collect any leachate from the excavation process. Such berms will also be maintained as necessary to meet SWPPP requirements and to control erosion.

With respect to erosion on soil cover over waste materials, any cover damage to the existing landfill, or in areas where cover must be maintained over MSW materials that are part of construction, will be repaired immediately and steps taken to prevent a recurrence of that type of damage. The Erosion Control Plan and Details Sheets are included as **Figures 61 - 64**.

Construction Quality Assurance Plan

The construction quality assurance plan for the installation of the vapor barrier is included herein as **§330.958**.

Limits of the Waste Disposal Area

The lateral extent of onsite MSW is illustrated on **Figure 12**.

Adjacent Property Owners

The adjacent property owners are shown in **Figure 80**, a tabulation of such is included as **Figure 81**, and mailing labels for said owners is included under separate cover.

Mineral Interest Ownership

In the State of Texas, mineral interest ownership is conveyed together with the surface of the land unless they are specifically separated. The vesting deeds for this site show the mineral conveyances of record and are included in **Appendix J**.

§330.957(o) Soil Tests

The existence of onsite buried MSW was observed during a geotechnical investigation. The geotechnical investigation report along with related boring logs are included in **Appendix C**. Notification of the findings were made to the appropriate officials per **§330.953(d)**; [Reference **§330.957(p)**]

§330.957(p) Certified Copies of Notices

Notices to real property records, buyers, lessees, and occupants are included in **30 TAC §330.962**, **30 TAC §330.963**, and **§330.964** of this permit application. In addition, notification of local, state, and federal government officials and agencies is discussed in **§330.957(g)**.

§330.957(q) Site Closure Plan

A final cap/cover of a minimum of two-feet of compacted clay, or other impermeable surface of applicable thickness, will be maintained above any onsite subsurface MSW in order to protect the integrity and function of the cap. In areas where there are currently not sufficient cover materials, additional compacted clay will be added. Clean soil will be placed above the cap to the proposed surface design grade. The surface slope of the project will be raised to design grade with clean fill soil to achieve a sufficient grade to preclude ponding of surface water. Periodic examination of the surface shall be performed to identify areas of subsidence or surface water ponding. These areas will be backfilled with clean soil to reflect the design grade as discussed above.

§330.957(r) Operational Requirements Plan

The operational requirements, including the necessary procedures, practices, record keeping, and reporting, described in the Site Closure Plan, Site Operating Plan, Structures Gas Monitoring Plan (SGMP), and Safety and Evacuation Plan shall be implemented and maintained by the Applicant. A copy of this development permit application, along with all required registration information including the Site Closure Plan, Site Operating Plan, the SGMP Plan, Safety and Evacuation Plan, and all other documents, plans, and correspondence required by 30 TAC §330.951 - §330.963, shall be maintained onsite in the general office of the Applicant.

The Applicant shall retain the operating record of the facility for the life of the proposed structure. Any deviation from the Development Permit and incorporated plans or other related documents associated with the development will be approved by the Executive Director of the TCEQ.

§330.957(s) Site Operating Plan

Introduction

The proposed project consists of the development of the site as an office/warehouse facility with two, single-story buildings (Buildings A and B) containing approximately 179,652- and 297,623-square feet, respectively, and 477,275-square feet (together) of total building area, along with associated concrete drives, parking areas, rights of way, sidewalks, and landscaping. The buildings will be constructed of concrete tilt-up walls. Underground utilities including water, wastewater, and a storm drainage system will service the property.

§330.957(s)(1) Onsite Equipment

Onsite equipment may include typical forklifts, automatic inventory moving machinery and office equipment including computers, coffee makers, refrigerators, HVAC, lighting, microwave ovens, miscellaneous electrical appliances, printing and copying equipment, as well as other general office and commercial equipment. The electric air conditioning units and electric and/or gas-operated heating units will be located on the roof of the building. Onsite ignition sources will include electrical outlets and the electrical conveniences noted above. It is reasonable to

anticipate that regular warehouse operations conducted on an improved-competent surface will not encounter the covered fill material underlying the site.

§330.957(s)(2) Site Procedures

Industrial and manufacturing operations are not expected. It is reasonable to anticipate that typical warehouse operations conducted on an improved competent surface will not encounter the covered MSW material underlying the site and will not need specialized equipment to maintain integrity of the cover.

§330.957(s)(3) Implementation

No specific equipment requirements are necessary; the operational requirements, as specified in §330.957(r) of this application, will be followed.

Landfill gas shall be monitored in accordance with the SGMP described in §330.957(t).

As the new enclosed structures will be constructed above the CMSWLF unit, they shall be equipped with continuous methane gas sensors and monitoring systems to monitor any methane concentrations within. The methane sensors will be calibrated per manufacturer's specifications to ensure proper working order. Methane sampling will be conducted according to §330.961(b)(2)(A).

All records associated with maintenance and calibration of methane sensors, results from gas monitoring activities, and all other record keeping requirements set forth in §330.961(h) will be maintained accordingly.

§330.957(t) Structure Gas Monitoring Plan

§330.957(t)(1) General

The purpose of this SGMP is to document the procedures which the Applicant shall follow to ensure that methane gas concentrations in the proposed enclosed structure does not exceed 1% by volume (20% of the Lower Explosive Limit). Additionally, this SGMP will document how the Applicant will comply with the requirements of 30 TAC §330.957(s).

Automatic methane gas sensors will be located inside the buildings and will be designed to trigger an audible alarm if the volumetric concentration of methane in air exceeds 1% (20% of the lower explosive limit). Additionally, the enclosed structures will incorporate a vapor barrier and ventilation system beneath the floor slabs.

§330.957(t)(2) Requirements for Structures Gas Monitoring Plan (SGMP)

§330.957(t)(2)(A) Site Characteristics

The proposed development is a 38.17-acre tract of land located at 375 and 355 East Oakdale Road in Grand Prairie, Dallas County, Texas. The proposed development is an office/warehouse facility comprised of two, single-story buildings (Building A and B) containing approximately 179,652- and 297,623-square feet of total building area, along with associated concrete drives, parking areas, rights of way, sidewalks, and landscaping. The building will be constructed of concrete tilt-up walls, placed on spread footings. Underground utilities including water, wastewater, and a storm drainage system will service the property. A dry irrigation system will be installed to irrigate the landscaped areas.

Location of Buildings Relative to Waste

The Geotechnical Report for the site indicates it is underlain by buried MSW and therefore the proposed buildings will somewhat overlie the buried MSW. A scaled site drawing indicating the lateral extent of the onsite MSW is presented as **Figure 12**.

Nature and Age of Waste and Potential to Generate Landfill Gas

The site was mined for sand and gravel from the early 1950's until the late 1960's. The site remained relatively unchanged until the present with the exception of some filling of the former sand and gravel mining pits in the mid-1990s. A search of the North Central Texas Council of Governments (NCTCOG) closed landfill inventory did not indicate any historical landfills on-site; however. A preliminary geotechnical investigation of the site indicated thin and discontinuous layers of municipal solid waste (MSW) in the soils underlying portions of the site. The subsurface conditions are discussed Section §330.957(c)(1).

Routes of Entry of Gas into Structures

A co-extruded EVOH and PE passive barrier with a detailing asphaltic spray-on compound, that is used to seal seam overlaps, through-slab penetrations, and termination surfaces, will be placed beneath the slab of the enclosed structure. If it is necessary to penetrate the liner during construction, the penetrated portion and related utilities will be properly sealed as to not allow methane gas to enter the structure; reference **Figure 31, Details 1 and 2, and Figure 39 Note (I)(7-12)**. Penetrations to the slab may also occur where utilities are planned to enter the facility in the pump room and where utility lines enter tenant lease spaces. Through-slab penetrations will be addressed in future modifications to this permit application to be submitted after the space is leased and the design is complete.

It is not anticipated that methane will enter the onsite structures because all foundation penetrations will be sealed against the vapor barrier to prevent vapor intrusion. Section §330.957(t)(2)(D) Gas Monitoring System and Equipment discusses post-construction monitoring for methane to mitigate potential methane intrusion.

Ignition Sources

Ignition sources within both enclosed warehouse buildings may include typical forklifts, automatic inventory moving machinery and office equipment including computers, coffee makers, refrigerators, HVAC, lighting, microwave ovens, miscellaneous electrical appliances, printing and copying equipment, as well as other general office and commercial equipment. The air conditioning units and heaters will be located on the roof.

Buried Utilities

Facility water will be supplied for domestic use and fire protection by the City of Grand Prairie. Sanitary sewer service will be connected to the City sanitary sewer system. It is not anticipated that methane gas will accumulate and migrate in/along buried utility trenches because water and wastewater lines and the trench bedding material will be enclosed and sealed within double containment; reference **Figures 57-60 and Figure 34 Details 1 and 2.** illustrate the water and sanitary sewer utility plans.

Occupancy

The site will consist of two, single-story occupied warehouses containing separate office and warehouse spaces. Building occupancy will vary depending on time of day and day of week and vacancy.

Depth of Final Cover over Waste

The subsurface conditions are discussed Section §330.957(c)(1). The project grading plans (**Figure 51 through Figure 56**) calls for the grading of soil throughout the property. A sufficient thickness of cover will remain or be added. Additionally, a majority of the site will be covered with impermeable surfaces including parking and drive areas, and buildings.

§330.957(t)(2)(B) Design Characteristics of Structures

An impermeable vapor barrier will be placed beneath the floor slab of the enclosed structure. The vapor barrier will consist of a co-extruded EVOH and PE passive barrier with a detailing asphaltic spray-on compound, that is used to seal seam overlaps, through-slab penetrations, and termination surfaces. The barrier will be fixed to the interior sides of the concrete tilt wall panels per manufacturers specifications and will be sealed per manufacturer specifications if/where penetrated.

The enclosed structure will be equipped with continuous methane monitoring sensors. The sensor units will be placed in office and warehouse areas. The methane gas sensors are further discussed in section §330.961(b)(1)(C) of this application.

§330.957(t)(2)(C) Ventilation System

A ventilation system designed to passively vent methane gas from the sub floor will be installed beneath the enclosed structure. The ventilation system will consist of a 12-inch aggregate layer placed between the subgrade and overlying barrier membrane. A network of perforated gas

collection pipes (low profile vents) will be embedded in the aggregate material beneath the geotextile filter fabric and overlying vapor barrier. The pipes will be routed to vertical risers that will vent above the breathing height on the roof of the building, removed from probable ignition sources. The vent lines will be fashioned with wind-operated syphon ventilator(s) to provide a positive draw on the ventilation system and are planned in such a way as to spatially cover the internal space footprint. **Figure 25 - 29** illustrate the methane ventilation system.

§330.957(t)(2)(D) Gas Monitoring System and Equipment

Continuous methane gas monitors will be installed within the planned enclosed structure. Initially, the finished building will be a pre-leased shell with pending build-to-suit lease space. As such, methane sensors are proposed herein to spatially cover the internal space of the proposed building. Additional sensor locations will be proposed to any additional enclosed areas once the interior layout has been determined. Prior to modifying a subject lease space, revisions of the sensor locations will be submitted to the TCEQ per 30 TAC §330.961(b)(1)(E). The methane monitoring system is detailed in **Figures 32 and 33**.

The Honeywell E3 Point sensors and the 301C control panel (or equivalent) are proposed for continuous monitoring of the onsite structure. The units would operate off 120-VAC and shall be configured to trigger a minimum 85-dB alarm if the volumetric concentration of methane in air exceeds a maximum of 1.0% by volume (20% LEL). The manufacturer's specifications are included as **Appendix I.1**.

Gas monitoring equipment will be checked for calibration and operation per manufacturer's specifications, and repairs or replacements will be made on an as-needed basis. A record of the maintenance will be maintained in the site operating record.

§330.957(t)(2)(E) Implementation

The continuous gas-sensing monitors will be installed immediately upon completion of the enclosed structure. The building will be monitored on a monthly basis after construction using field instrumentation. All monthly monitoring results shall be placed in the operating record of the site and submitted to the executive director of TCEQ upon request. The units will be tested and calibrated in accordance with the manufacturer's recommendations.

§330.957(t)(2)(F) Landfill Gas Sampling and Analysis Plan

The following landfill gas sampling and analysis plan shall be utilized in the event additional analysis of landfill gas is required.

In-situ Landfill Gas Sample Collection Equipment and Techniques

As needed, gas sampling portals will be installed in the venting risers of the enclosed structure, vapor barrier and/or through the foundation. The following equipment and techniques will be used to obtain landfill gas samples suitable for analysis:

- The sampling train will consist of the following items, as appropriate:
 - Vent riser;
 - a sufficient length of 1/4" Teflon tubing;
 - a Landtec Model GA-90 oxygen (O₂), carbon dioxide (CO₂) and methane (CH₄) landfill gas analyzer or equivalent;
 - required valves; and
 - a SUMMA[®] canister or Tedlar bag equipped with a sampling pump.
- The tubing will be purged of at least three line-volumes. Prior to sample collection, the gas drawn from the sampling points will be analyzed using the gas analyzer(s) to determine the relative concentrations of methane, oxygen, and carbon dioxide. The value of CH₄, CO₂, and O₂ will be recorded. The sample location with the highest methane concentration will be used for the sampling.
- The sample will be entered into a chain-of-custody and immediately delivered to an accredited analytical laboratory for analysis.

Sample Quality Assurance and Quality Control (QA/QC)

QA/QC of field samples shall be maintained by adherence to the following protocols:

- Field Samples shall be collected by experienced personnel and shall be performed in accordance with the procedures described above.
- Analytical Methods shall be appropriate for the analysis and will comprise the following analyses:
 - A mass balance analysis for major components such as methane, other light hydrocarbons, carbon monoxide, and water vapor measured with fairly high precision (i.e., 5.0% - 10% relative error);
 - Trace analyses for hydrogen sulfide, mercaptans, and ammonia; and
 - Analysis for volatile organic compounds using an evacuated steel canister collection device and analyzed via United States Environmental Protection Agency Compendium Method TO-15.
- Quality Assurance and Quality Control shall be verified by the collection of field duplicate(s) and using a trip blank, as necessary or appropriate. The standard program of instrument calibrations, method blanks, replicates and spikes used for laboratory QA/QC shall conform to the laboratories standard operating procedures. The Laboratory Quality Control Report shall accompany the Laboratory Reports.

- Documentation of Landfill Gas Sampling shall include the following information provided by the field sampling personnel and the analytical laboratory:
 - a plan of showing the location of the sample location relative to the existing structure;
 - field sampling data sheets including any duplicate samples; and
 - laboratory results documented by the analytical laboratory in a laboratory report format, including the QA/QC results.

These data shall be entered into the operating record of the facility and submitted to TCEQ upon request.

Sampling Protocol for Field Measurements of Gas Emissions

Field measurements of gas emissions shall be performed by personnel familiar with the calibration, maintenance, and operation of the landfill gas monitoring equipment.

§330.957(t)(2)(G) Landfill Gas Analysis

A subsurface methane gas survey is planned for December 2024. The survey will be conducted to evaluate the potential for migration of landfill gases and an analysis of specific landfill gas concentrations. The proposed subsurface methane survey will include screening four boreholes within the proposed building footprints for methane and then submitting one from each footprint with the highest methane concentration for additional laboratory analyses, per **Section §330.957(t)(2)(G)**.

The boreholes will be equilibrated prior to sampling and will be screened for methane utilizing a Landtec GEM 2000 Portable Gas Analyzer.

The two locations with the highest measured methane concentrations within/proximate to each proposed building footprint will be selected converted into soil vapor points. The vapor points will be generally constructed by placing six-inches of clean silica sand at the bottom of each borehole, after which a length of implant tipped, Teflon-lined tubing will be inserted into the boring until the implant rested on top of the six-inch sand layer. An additional six-inches of clean silica sand will be placed downhole around and above the implant-tipped tubing and the remaining borehole will be sealed with hydrated bentonite compacted in six-inch lifts to near-surface. The open above-ground tubing will be connected in-parallel to both a 50 milliliter (ml) syringe for purging purposes and to a six-liter, laboratory-supplied summa canister equipped with a regulator set at a flow rate of 200 milliliters per minute (ml/min). Note that each canister will be individually checked, tested, and certified by the laboratory for air tightness and proper vacuum prior to being shipped to VERTEX. Prior to sampling, a minimum of three volumes of soil gas will be purged from the downhole tubing. Following this purge, and a subsequent leak test, the tube vacuum and bentonite seal will be observed for indications of a compromise. After passing the quality control testing, the summa canister will be opened and the initial starting pressure from the canister vacuum gauge will be noted on the laboratory chain of custody. At

the end of the test, each summa canister will be sealed with a slight vacuum and the final vacuums will be noted on the laboratory chain of custody.

The filled summa cannisters will be submitted to ALS Laboratories in Simi Valley, California for an analysis of the landfill gas per TAC §330.957(t)(2)(G) as follows:

- Ammonia per OSHA ID-188/ OSHA ID-164.
- Fixed gases per ASTM D 1946;
- Light hydrocarbon analysis per EPA Method TO-3;
- Volatile Organic Compounds (VOCs) per EPA Method TO-15;
- Sulfur analysis including hydrogen sulfide per ASTM D 5504;
- Water vapor.

§330.957(u) Safety and Evacuation Plan

Construction Safety and Evacuation Plan

- The presence of methane will be monitored when conducting subsurface work utilizing a RAE Systems QRAE 21 Four Gas Meter (or equivalent).
- When registering less than 10% lower explosive limit, the work will proceed with caution.
- If a methane sensor reads between 10% and 20% lower explosive limit, this reading should be checked with a hand-held methane meter to confirm the reading.
- In the event a consistent lower explosive limit reading of 20% or greater are observed, construction operations shall cease and personnel shall immediately leave the 20-foot area around the observed lower explosive limit exceedance (20% or greater of lower explosive limit). The monitoring operator shall increase his radius of survey to include the nearest piece of operating equipment (i.e. excavator, etc.). In the event a methane reading of 20% or greater of lower explosive limit occurs in the expanded sample radius, the equipment will be turned off and the operator and other personnel shall immediately leave the expanded sample radius. Personnel may employ fans to disperse any observed methane concentrations in air. Operations may commence once methane concentrations decline to less than 20% of lower explosive limit.
- In the event of fire, all onsite personnel will move to a location upwind of the fire. The site superintendent or his appointee shall call the City of Grand Prairie Fire Department. The site superintendent or his appointee shall verify and ensure that all project personnel are present or accounted for.
- Smoking shall not be permitted within 20-feet of any open excavation that exhibits detectable methane concentrations.

- Construction operations that could result in the generation of sparks or other ignition sources (i.e. grinding, drilling, welding, engine maintenance) shall not occur within 20-feet of any open excavation which exhibits detectable methane concentrations.
- Every effort shall be made to access open excavations from an upwind direction.
- No personnel shall be allowed to return to the fire area until the City of Grand Prairie Fire Department has indicated the work area is safe to re-occupy.

Occupied Safety and Evacuation Plan

The building owners/operators and/or property management company will be trained in the function and operation of the methane monitoring systems by the methane sensor installation company or manufacturer's representative. The term owners/operators refers to the owners of the buildings as well as any personnel, managers, and/or other personnel who would be responsible for conduct within the building either during business hours or when the building is closed to the public. These individuals will be responsible for responding to the audible alarms will consist of discussions on the nature of project development, specifically the hazards of methane, and the evacuation procedures. Additionally, as part of the lease agreement, the building owners/operators will discuss in detail the nature of the project development, specifically the hazards of methane, and the evacuation procedures with lessees.

The following procedures relating to landfill gas safety and evacuation shall be added to any existing Safety Plan currently maintained onsite by the Applicant.

- Smoking shall not be permitted within 20-feet of a methane vent outlet.
- Field operations, which could result in the generation of sparks or other ignition sources (i.e. grinding, drilling, welding, engine maintenance) shall not be permitted within 20-feet of a methane vent opening.
- If a methane sensor reads between 10% and 20% lower explosive limit, this reading should be checked with a hand-held methane meter to confirm the reading.
- In the event a continuous methane detector sounds an audible alarm within the affected building, the employee monitoring the system shall notify the receptionist, the facility manager, or a corporate officer in the affected lease space of the situation. The manager or corporate officer shall notify, using all appropriate methods to be determined by the owner, all employees that they must evacuate the affected building(s) immediately. Additional operation-specific protocols will be established by the operator and approved by the owner.
- The corporate officers or facility managers of the affected building shall immediately open all overhead doors and then notify the City of Grand Prairie Fire Department that a methane monitor(s) has indicated a build-up of methane in excess of 20% of the lower explosive limit. The officers shall inform the City of Grand Prairie Fire Department that evacuation of the

affected building is under way. The officer shall request the City of Grand Prairie Fire Department to respond to the facility.

- When the evacuation announcement is made, all personnel present in the affected structure shall immediately cease their activities and leave the building via the nearest exit.
- A corporate officer or manager shall make a survey of the affected building to ensure that all personnel and/or guests have been evacuated from the building.
- After exiting the building, all personnel exiting the building shall meet in the parking area to the south of the building. The corporate officer or facility manger identified above shall verify and ensure that all staff personnel are present and accounted for. One or more designated officials shall be stationed a safe distance from the affected building(s) (i.e. 50-feet or more) to prevent personnel from approaching the affected building. After it has been confirmed that all personnel and members are present, all persons shall remain in the parking lot to await the arrival of the City of Grand Prairie Fire Department.
- No personnel shall be allowed to return to the building until the City of Grand Prairie Fire Department has indicated the building is safe to re-occupy. The corporate officer or manager shall provide access to the affected building.

Within seven days of the incident, the detected concentration of methane gas levels and a description of the steps taken to protect human health will be placed in the operating record.

Within 60 days of the incident, a plan describing the nature and extent of the problem and the implemented remedy will be placed in the operating record of the facility and submitted to the executive director.

§330.958

CONSTRUCTION PLANS AND SPECIFICATIONS

Construction Plans and Specification of the development will be maintained at the site at all times during construction. Construction will begin only after a building permit has been issued by the City of Grand Prairie.

After completion of construction, one set of as-built construction plans and specifications shall be maintained at the permitted development. Plans maintained at the structure shall be made available for inspection by executive director representatives.

§330.959

**REQUIREMENTS FOR REGISTRATION OF AN EXISTING STRUCTURE BUILT OVER A CLOSED
MUNICIPAL SOLID WASTE LANDFILL UNIT**

Not Applicable

§330.960

**CONTENTS OF AUTHORIZATION REQUEST TO DISTURB FINAL COVER OVER A CLOSED
MUNICIPAL SOLID WASTE LANDFILL FOR NON-ENCLOSED STRUCTURES**

Not Applicable

§330.961

OPERATIONAL REQUIREMENTS FOR AN ENCLOSED STRUCTURE OVER A CLOSED MUNICIPAL SOLID WASTE LANDFILL UNIT

§330.961(a) General

§330.961(a)(1) Documents

All pertinent documents relating to the operation of the facility including the development permit, the site Operating Plan, Closure Plan, SGMP, Safety and Evacuation Plan, and as-built drawings and specifications shall be considered part of the operating record and shall be maintained onsite in an office at the permitted development.

§330.961(a)(2) Operating Record

The owner or operator will retain the operating record for the life of the structure.

§330.961(a)(3) Deviation from the Development Permit

Any deviation from the development permit or plans will require notification of the executive director of TCEQ. Lease agreements and ownership transactions will include a notice of the existing development permit and the requirement of TCEQ notification. Approval by the executive director of TCEQ will be obtained prior to implementing changes to the site and deviations from this permit application.

§330.961(a)(4) Site Incidents

The development permit holder shall notify the executive director of, and any local pollution agency with jurisdiction that has requested to be notified, any incident involving the facility relative to the development permit or registration and provisions for the remediation of the incident.

§330.961(b) Landfill Gas Control

Landfill gas shall be monitored in accordance with the SGMP described in 330.957(t).

§330.961(b)(1) Landfill Gas Monitoring

§330.961(b)(1)(A) Equipment for Monitoring

The new enclosed structure built over the CMSWLF unit shall be equipped with devices to monitor methane accumulations within the building at areas where potential gas buildup may be of concern. Refer to section §330.957(t)(2)(D) of this application for more information.

§330.961(b)(1)(B) Onsite Monitoring

Monitoring of the onsite structure will include a continuous monitoring system integral to the enclosed structure.

§330.961(b)(1)(C) Continuous Monitoring

The interior of enclosed structure built over the MSW areas will be monitored on a continuous basis. The Honeywell E3 Point sensors and the 301C control panel are proposed for continuous monitoring of the onsite structure. The units operate off 120-VAC and shall be configured to trigger a minimum 85-dB alarm if the volumetric concentration of methane in air exceeds a maximum of 1.0% by volume (20% of the lower explosive limit). Any building will be evacuated and then inspected prior to reoccupation in the event of a power failure. The manufacturer's specifications are included as **Appendix I**.

§330.961(b)(1)(D) Monitored Areas

Continuous methane gas monitors will be installed in the enclosed structure. The gas monitors will be placed in locations where gas accumulation is probable, including utility penetration locations and in the vicinity of ignition sources.

§330.961(b)(1)(E) System Modifications

The gas monitoring and control systems shall be modified as needed to reflect modifications to the structure such as changes to the office and warehouse layout.

§330.961(b)(2) Reporting

§330.961(b)(2)(A) Sampling for Methane

The onsite structure shall be monitored utilizing a continuous monitoring system. Additionally, the building will be monitored for lower explosive limit using a handheld landfill gas meter on a monthly basis. All monthly monitoring results shall be placed in the operating record of the site within seven working days and will be made available for inspection by the executive director, and any local pollution agency with jurisdiction that has requested to be notified. In the event a continuous methane detector sounds an audible alarm then protocol outlined in Section §330.961(a)(4) Site Incidents, and in §330.957(u), the Safety and Evacuation Plan, will be followed. The gas monitoring system is discussed in Section §330.957(t)(2)(D).

§330.961(b)(2)(B) Sampling for Specified Trace Gasses

Based on the results from the Landfill Gas Analysis, sampling for specified trace gases is not anticipated to be conducted unless otherwise requested by the TCEQ. Refer to Section §330.957(t)(2)(G) for more details.

§330.961(c) Air Criteria

§330.961(c)(1) Air Pollution Requirements

The development is subject to TCEQ jurisdiction concerning burning and air pollution. The owner or operator will comply with applicable regulatory requirements including permits and record keeping in accordance with the State Implementation Plan.

§330.961(c)(2) Ventilation of the CMSWLF and Enclosed Structures

Ventilation of the enclosed structure and the CMSWLF will be in accordance with appropriate TCEQ rules and regulations.

§330.961(d) Ponded Water

The site shall be graded to prevent the ponding of surface water over areas of buried MSW. Areas adjacent to foundation grade beams and footings shall be sloped away from the foundation to prevent ponding of water. Ponded water shall be eliminated as quickly as possible and the area of ponding shall be filled and graded within seven-days of the occurrence.

§330.961(e) Water Pollution Control

Surface water shall not be allowed to come in contact with exposed MSW. All exposed MSW shall be covered with a minimum of two-feet of compacted clay soil, or other impermeable surface of applicable thickness, and/or removed and disposed in a permitted landfill.

Berms and/or diversion structures shall be constructed to prevent surface water run-on from upgradient properties.

§330.961(f) Groundwater Monitoring

The site was not subject to a post-closure maintenance period and was not subject to further permit compliance inspections. Therefore, the CMSWLF does not have a groundwater monitoring system, and no groundwater monitoring is proposed with this permit application.

§330.961(g) Conduits

Potable water lines, fire suppression water lines, and sanitary sewer lines that lie over or within the MSW mass shall be double contained. Irrigation lines and stormwater lines that typically do not convey water consistently will not be double contained.

The irrigation lines will not be pressurized except when irrigating and will be additionally equipped with controllers, master valves and sensors that will shut the system down if a loss of pressure (leak) is detected. As such, double containment is not required for the irrigation system.

The stormwater system is gravity-fed (i.e. unpressurized and non-continuous flow) through open pipes with sufficient drainage slope. The system is designed to quickly carry intermittent flows of rainfall offsite that, if the site were not developed, would otherwise naturally infiltrate and recharge the shallow groundwater underlying the site. As such, double containment is not required for the stormwater system.

Where practical, fluid transmitting utility lines will be placed in imported fill soils placed over the existing cover soils.

§330.961(h) Record keeping Requirements

§330.961(h)(1) Maintenance of Files

The owner or operator shall promptly record and retain in the operating record the following information:

§330.961(h)(1)(A) Gas Monitoring

All results from gas monitoring and any mitigation plans pertaining to control of landfill gas will be maintained in the operating record.

§330.961(h)(1)(B) Unit Design Documentation

All unit design documentation for the placement of gas monitoring systems or leachate or gas condensate removal or disposal related to the CMSWLF unit will be maintained in the operating record.

§330.961(h)(1)(C) Correspondence

Copies of all correspondence with the TCEQ relating to the development permit will be maintained in the operating record.

§330.961(h)(1)(D) Operation and Maintenance

All documents relating to the operation and maintenance of the building, site, or monitoring systems as they relate to the development permit will be maintained in the operating record.

§330.961(h)(1)(E) Other Documents

Any other document(s) as specified by the approved development permit or by the executive director will be maintained in the operating record.

§330.961(h)(2) Written Notification

The owner or operator will provide written notification to the executive director, and any local pollution agency with jurisdiction that has requested to be notified, for each occurrence that is required to be documented by the record keeping section of this permit. All information maintained in the operating record shall be available at all reasonable times for inspection by the executive director or his representative.

§330.962

NOTICE TO REAL PROPERTY RECORDS

The recorded notice is included in **Appendix K**.

§330.963(a)

NOTICE TO BUYERS, LESSEES, AND OCCUPANTS

The recorded notice is included in **Appendix L**.

§330.963(b)

NOTICE TO LESSEES AND OCCUPANTS

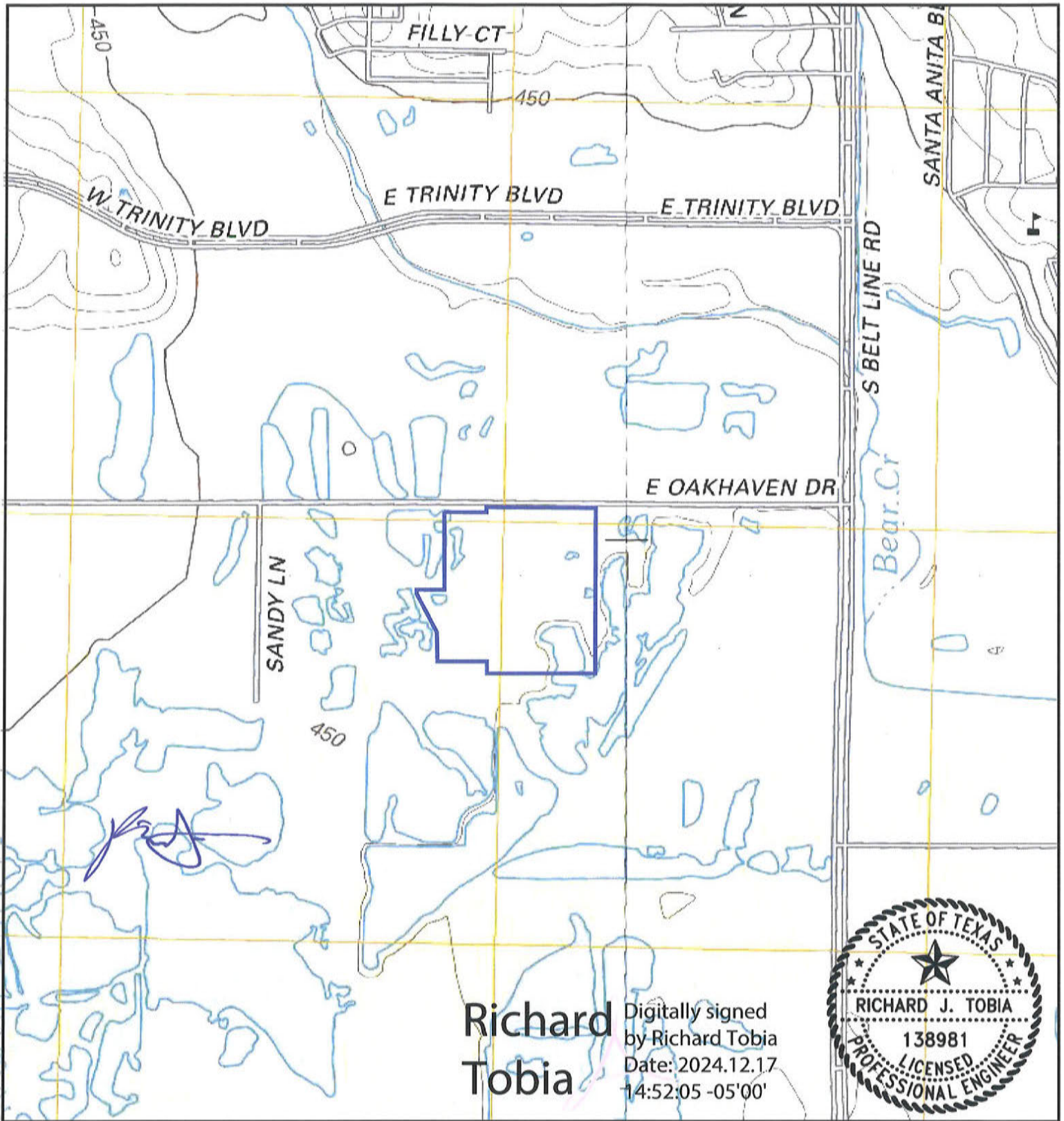
A blank notice is included in **Appendix M**.

§330.964

LEASE RESTRICTIONS

Lease restrictions are written within notices located in **Appendix M**.

FIGURES



LEGEND

— APPROXIMATE PROPERTY BOUNDARY

SOURCE: USGS TOPOGRAPHIC MAPS, EULESS (2013) & IRVING (2012) QUADRANGLES, TEXAS; 7.5 MINUTE SERIES

SITE LOCATION MAP

OAKDALE INDUSTRIAL III
101 WEST & 111 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

DATE:	NOVEMBER 2024
DRAWN BY:	BH
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE

1

VERTEXENG.COM

1 INCH = 1000 FEET
0 1000 2000



VERTEX
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TEXAS 75234



LEGEND

- APPROXIMATE SITE BOUNDARY (~38.17-ACRES)
- APPROXIMATE BUILDING BOUNDARIES PROPERTY
- DALLAS COUNTY APPRAISAL DISTRICT (DCAD)
- WHITE** UPDATED DEEDS and SURVEYS (SEE FIGURE 4.2).
- BOLD**

SOURCES: DCAD, NCTCOG, USGS, ESRI INC 2024 (NOVEMBER 2024); SEE ALSO FIGURE 4.2.

UPDATED TRACT MAP

OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

DATE:	DEC 2024	FIGURE
DRAWN BY:	BH	2
CHECKED BY:	NC	
VERTEX PROJECT #:	94747	



VERTEXENG.COM

VERTEX[®]
3030 LBJ FWY., STE.
1620 DALLAS, TX 75234

C.B. SERVICES, INC. (GRANTOR) AND OAKDALE INDUSTRIAL III, L.L.C. (GRANTEE) SPECIAL WARRANTY DEED (2022 - 202200299486); C.B. SERVICES TRACT; AND SHEET TITLED 'ALTA/NSPS LAND TITLE SURVEY OF A 5.776 ACRE TRACT OF LAND'; PREPARED BY HALFF ASSOCIATES, INC.; SEALED BY DOUGLAS A. CALHOUN, TEXAS RPLS 5619; AND DATED OCTOBER 27, 2022.

AMAYA TRACT AND THE SHEET TITLED 'ALTA/NSPS LAND TITLE SURVEY OF A 3.1358 ACRE TRACT OF LAND'; PREPARED BY HALFF ASSOCIATES, INC.; SEALED BY DOUGLAS A. CALHOUN, TEXAS RPLS 5619; AND DATED APRIL 23, 2021.

OLIVERA TRACT AND THE SHEET TITLED 'ALTA/NSPS LAND TITLE SURVEY OF A 2.6493 ACRE TRACT OF LAND'; PREPARED BY HALFF ASSOCIATES, INC.; SEALED BY DOUGLAS A. CALHOUN, TEXAS RPLS 5619; AND DATED OCTOBER 25, 2022.

JCN HOLDINGS TRACT AND THE SHEET TITLED 'ALTA/NSPS LAND TITLE SURVEY OF A 2.5898 ACRE TRACT OF LAND'; PREPARED BY HALFF ASSOCIATES, INC.; SEALED BY DOUGLAS A. CALHOUN, TEXAS RPLS 5619; AND DATED JULY 23, 2021.

KELLUM TRACT AND THE SHEET TITLED 'ALTA/NSPS LAND TITLE SURVEY OF A 7.55 ACRE TRACT OF LAND'; PREPARED BY HALFF ASSOCIATES, INC.; SEALED BY DOUGLAS A. CALHOUN, TEXAS RPLS 5619; AND DATED DECEMBER 21, 2021.

JAMES E. SIZELOVE AND WIFE, NORMA SUNDERLAND SIZELOVE, AND ICHAE E. SIZELOVE AND WIFE, DEBORAH DENISE SIZELOVE, EACH AN INDIVIDUAL COLLECTIVELY, "GRANTOR") AND OAKDALE INDUSTRIAL III, L.L.C. (GRANTEE) SPECIAL WARRANTY DEED (2024 - 202400187653); AND SHEET TITLED 'EXHIBIT A, BOUNDARY EXHIBIT'; PREPARED BY HALFF ASSOCIATES, INC.; OF A 16.47-ACRE TRACT, SEALED BY MATT HIBBITT, TEXAS RPLS 6980; AND DATED AUGUST 21, 2024.



UPDATED TRACT MAP - SOURCES

OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

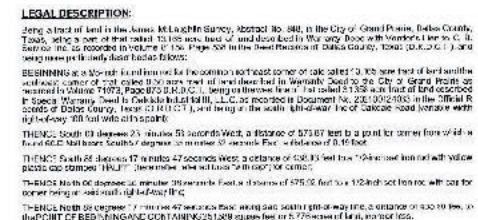
DATE:	DEC 2024
DRAWN BY:	BH
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE
3

VERTEXENG.COM

VERTEX®
3030 LBJ FWY., STE.
1620 DALLAS, TX 75234

VICINITY MAP
NOT TO SCALE



SCHEDULE B NOTES:

The books are checked during the following times: during Schedule B's Title Commitment File (of NC CMG-11C-2007) 0200-03:30 p.m. by the Commitment Staff; The Insurance Company effective date October 9, 2007. See also Schedule 7B, 2002.

1. (14) Internationally Unsettled;
2. (14) Internationally Debated;

This book is not affected by the following items listed in Schedule B's Title Commitment File (of NC CMG-11C-2007) 0200-03:30 p.m. by the Commitment Staff; The Insurance Company effective date October 9, 2007. See also Schedule 7B, 2002.

1. (14) Internationally Debated (and of Schedule B's Right of Access Master B. Which, therefore as recorded in

[illegible]

SURVEYOR'S CERTIFICATE:

To: Oakdale Industries, L.L.C., a Delaware limited liability company and a successor of a partner, Oakdale Holdings, L.P., a Delaware limited liability partnership, a Texas oil and gas company, 3617 E. 27th Street, Suite 200, Dallas, Texas 75229 (Company) and The Lumberjacks Company.

This is to certify that the map and plan of the Survey on which it is based were made in accordance with the 1928 Uniform Standard Code then in force in the State of Texas, and that the Survey, which includes a well identified by its 10/21 and 10/22 and 10/23 and 10/24 and 10/25 and 10/26 and 10/27 and 10/28 and 10/29 and 10/30 and 10/31 and 10/32 and 10/33 and 10/34 and 10/35 and 10/36 and 10/37 and 10/38 and 10/39 and 10/40 and 10/41 and 10/42 and 10/43 and 10/44 and 10/45 and 10/46 and 10/47 and 10/48 and 10/49 and 10/50 and 10/51 and 10/52 and 10/53 and 10/54 and 10/55 and 10/56 and 10/57 and 10/58 and 10/59 and 10/60 and 10/61 and 10/62 and 10/63 and 10/64 and 10/65 and 10/66 and 10/67 and 10/68 and 10/69 and 10/70 and 10/71 and 10/72 and 10/73 and 10/74 and 10/75 and 10/76 and 10/77 and 10/78 and 10/79 and 10/80 and 10/81 and 10/82 and 10/83 and 10/84 and 10/85 and 10/86 and 10/87 and 10/88 and 10/89 and 10/90 and 10/91 and 10/92 and 10/93 and 10/94 and 10/95 and 10/96 and 10/97 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Figure 4; Page 47; December 17, 2024

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

ALTAINSPS LAND TITLE SURVEY
OF A
5.776 ACRE TRACT OF LAND
SIT OF THE
JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 848
IN THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



HALFF
 8000 JAMES CREECH, S.W.
 LITTLE ROCK, AR 72207-2237
 501-225-1500

Revision	Date	Description
1	11/17/22	Updated Title to: Millwright

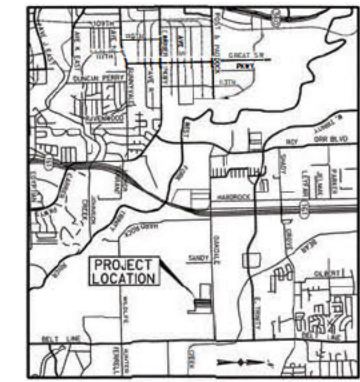
Project No.	35078
Issued:	10/27/22
Drawn By:	CADD
Checked By:	DAC
Scale:	1" = 50'
Sheet Title	

**ALTANSPS I AND
TITLE SURVEY**

V3.01

Sheet Number

LEGEND table with 3 columns: Symbol, Description, and Additional Info. Includes entries for PCMS, FIR, FMS, SR, SM, SWS, CM, and various property lines and easements.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that called 1.0 acre tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yelson Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:
BEGINNING at a set Mag Nail being the northwest corner of said called 1.0 acre tract of land, being on the east line of that called 0.90 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width road, called 40-foot wide at this point);
THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 144.83 feet to 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the common northeast corner of said called 1.0 acre tract of land and the northwest corner of that tract of land described in Sheriff's Deed to C.N.Holdings LLC, as recorded in Document No. 201300328173 O.P.R.D.C.T.;
THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 944.37 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southeast corner of said Tract 2, the southwest corner of said JCN Holdings LLC tract of land, and being on the north line of that called 0.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 O.P.R.D.C.T.;
THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 144.80 feet to a 5/8-inch found iron rod with the remains of a cap for corner;
THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 942.31 feet to the POINT OF BEGINNING AND CONTAINING 136,594 square feet or 3.1358 acres of land, more or less.

- SCHEDULE B NOTES:
This tract is affected by the following items listed in Schedule B of Title Commitment File GF No. CHW-11C 22011200104, as provided by Commonwealth Land Title Insurance Company effective date April 18, 2021, issue date April 23, 2021:
- (13) Easement and Right of Way to Texas Power & Light Company as recorded in Volume 236, Page 351 O.P.R.D.C.T.;
 - (14) Agreement for Ingress and Egress to Louis A. Bryan as recorded in Volume 73006, Page 568 O.P.R.D.C.T.;
 - (15) Terms and Provisions of right of ingress and egress as recorded in Quit Claim Deed to Fred Michaels, Jr. as recorded in Volume 63018, Page 1710 O.P.R.D.C.T.;
 - (16) Memorandum of Oil and Gas Lease to Dale Resources, LLC as recorded in Document No. 2006048647 O.P.R.D.C.T.;
 - (17) Mineral reserved in General Warranty Deed with Vendor's Lien as recorded in Document No. 20070291383 O.P.R.D.C.T.;
 - (18) Oil and Gas Lease to Newmark Energy, LLC as recorded in Document No. 201000251964 O.P.R.D.C.T., as affected by Conveyance, Assignment, Bill of Sale and Assumption Agreement as recorded in Document No. 201100243910 O.P.R.D.C.T., Decision of Pooled Unit as recorded in Document No. 201200245460 O.P.R.D.C.T., Assignment and Bill of Sale as recorded in Document No. 201300218025 O.P.R.D.C.T., and by Assignment, Bill of Sale and Conveyance as recorded in Document No. 201600069876 O.P.R.D.C.T.;

NOTES:
1. Basis of bearing is NAD 83 (1983) Texas Coordinate System, Texas North Central Zone (4202), based upon Leica Global Network system as surveyed June 25, 2020. Distances shown are surface values using TxDOT Dallas County scale factor of 1.000136506.
2. The parcel described herein lies within Zone "AE" as delineated on the Dallas County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48130C0295L, dated March 21, 2019. Zone "AE" is defined as "Special Flood Hazard Areas with DFE or Deep". 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.

SURVEYOR'S CERTIFICATE:
To: Oakdale Industrial III, L.L.C., a Delaware limited liability company; CHIAcquisitions, L.P., a Delaware limited partnership, doing business in Texas as CHIAcquisitions, TX, L.P., Yelson Amaya and Luis Montiel; Commonwealth Land Title Insurance Company.
This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 7(b)(1), 7(c), 8, and 13 of Table A thereof. The fieldwork was completed on August 7, 2020.
Date of Plat or Map: August 7, 2020
[Signature] Douglas A. Calhoun
Registered Professional Land Surveyor
State of Texas No. 5619



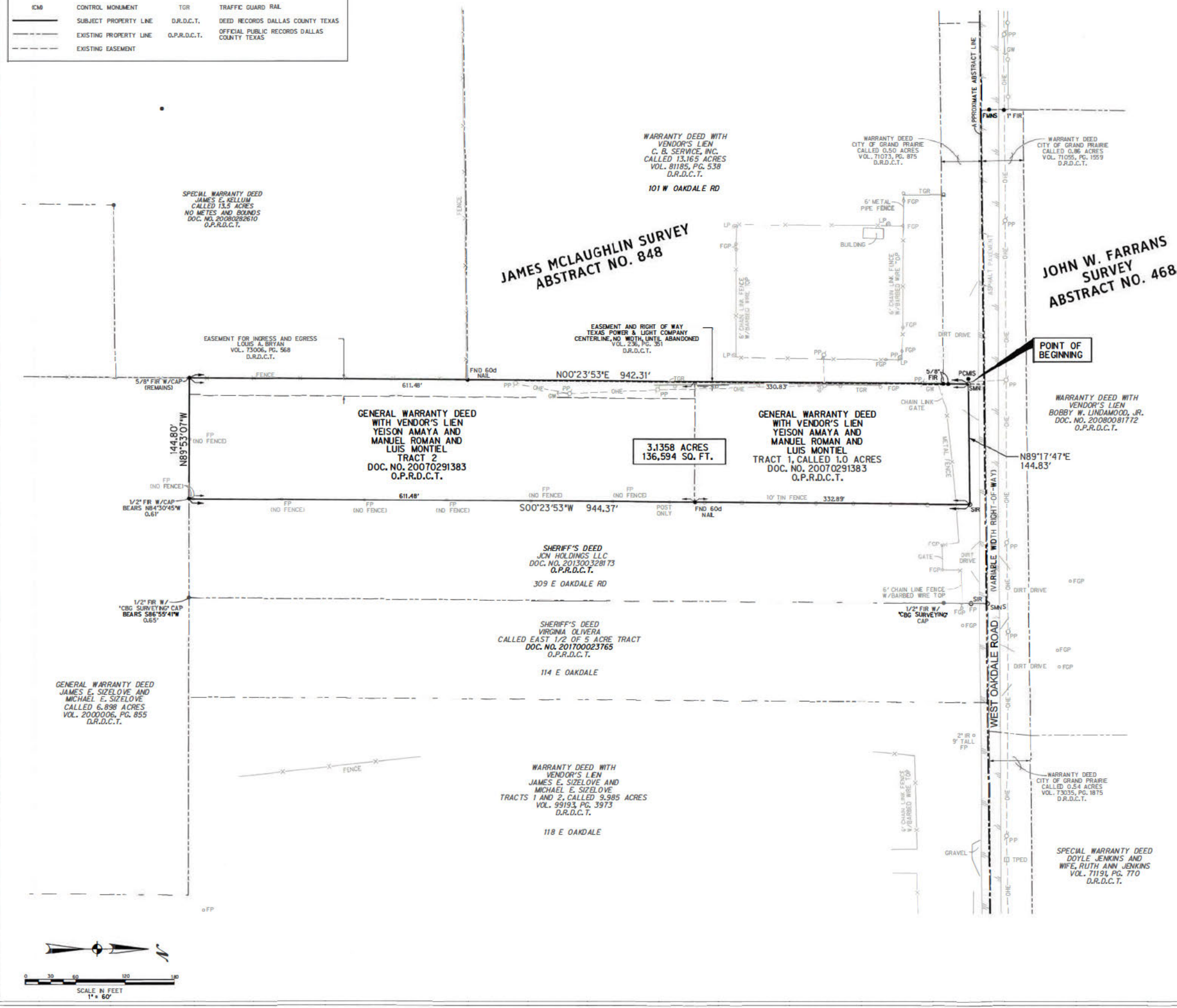
Figure 5; Page 48; December 17, 2024

ALTANSPS LAND TITLE SURVEY
OF A
3.1358 ACRE TRACT OF LINE
OUT OF THE
JAMES McLAUGHLIN SURVEY, ABSTRACT NO. 848
IN THE
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS



Revision No.	Date	Description

Project No.: 36078
Issued: 04/23/21
Drawn By: CADD
Checked By: DAC
Scale: 1" = 60'
Sheet Title
ALTANSPS LAND TITLE SURVEY
V3.01
Sheet Number



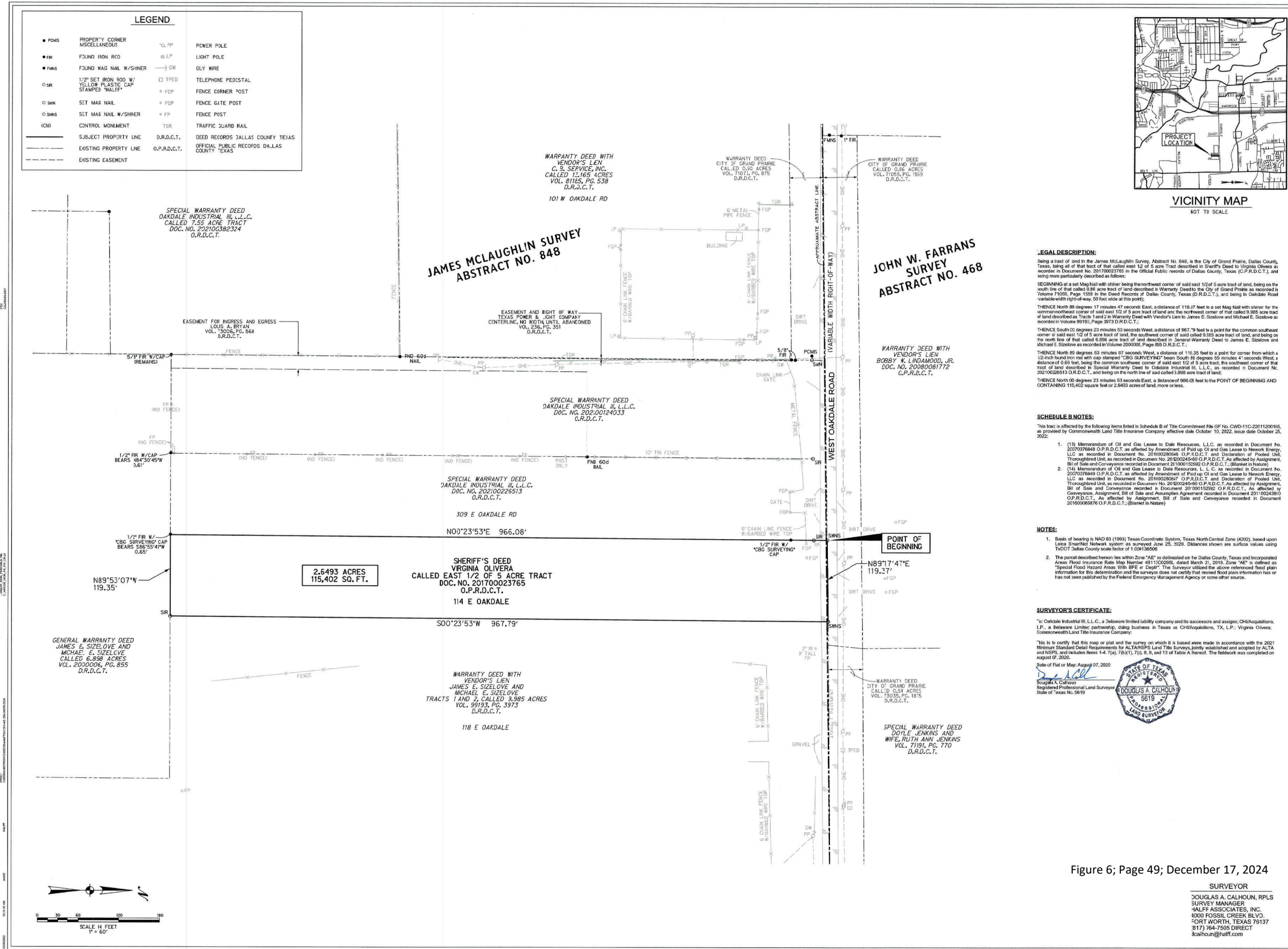


Figure 6; Page 49; December 17, 2024

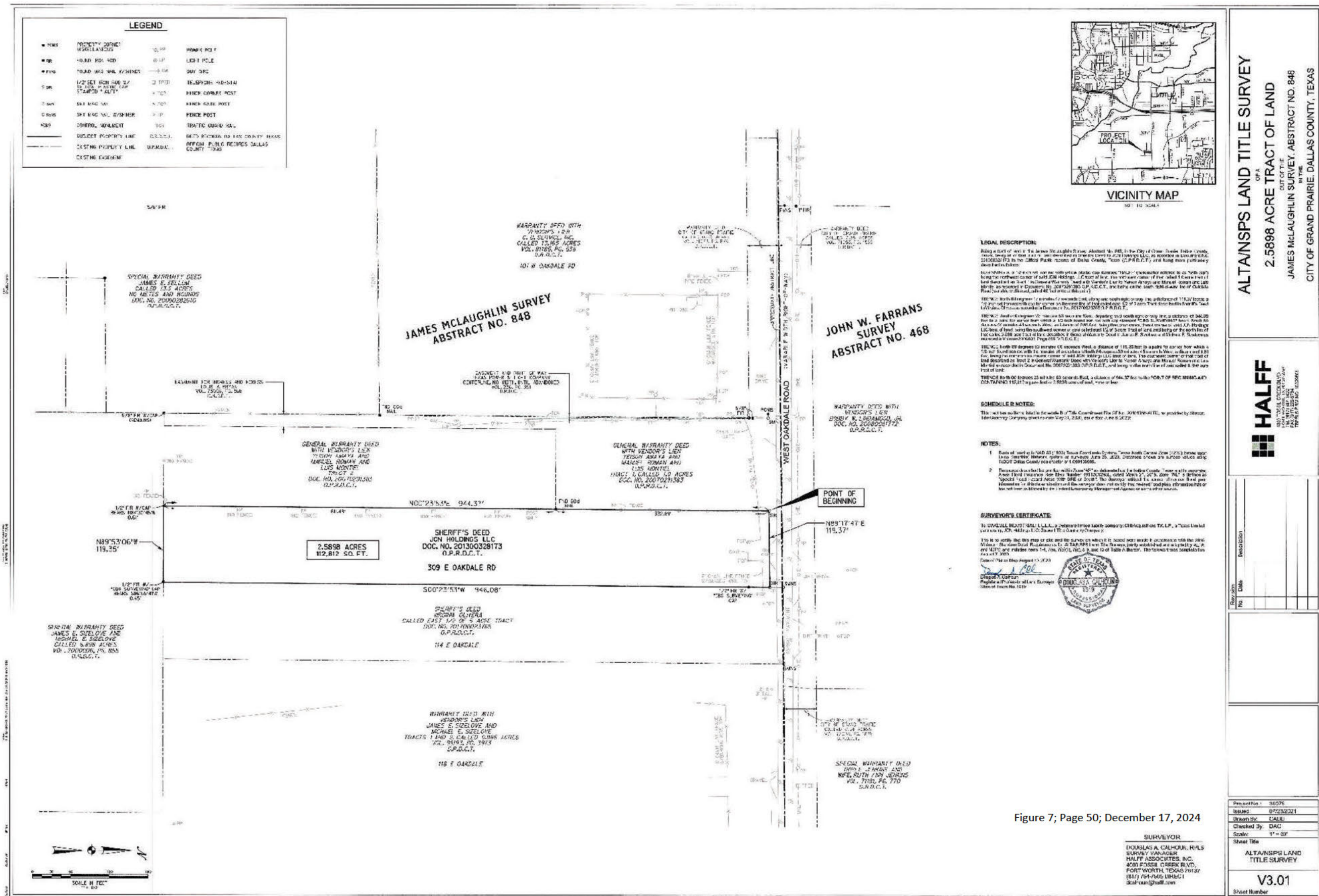


Figure 7; Page 50; December 17, 2024

ALTANSPS LAND TITLE SURVEY

OF A

2.5898 ACRE TRACT OF LAND

OUT OF THE

JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 848

IN THE

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

HALFF

1001 TEXAS STREET, SUITE 200

IRVING, TEXAS 76039

PHONE: 972.462.1234

FAX: 972.462.1235

Revision	Date	Description
1	07/23/2021	Initial Survey
2	07/23/2021	Final Survey

Project No.: 30276

Issue: 07/23/2021

Drawn By: CALH

Checked By: DAC

Scale: 1" = 50'

Sheet Title: ALTANSPS LAND TITLE SURVEY

V3.01

Sheet Number

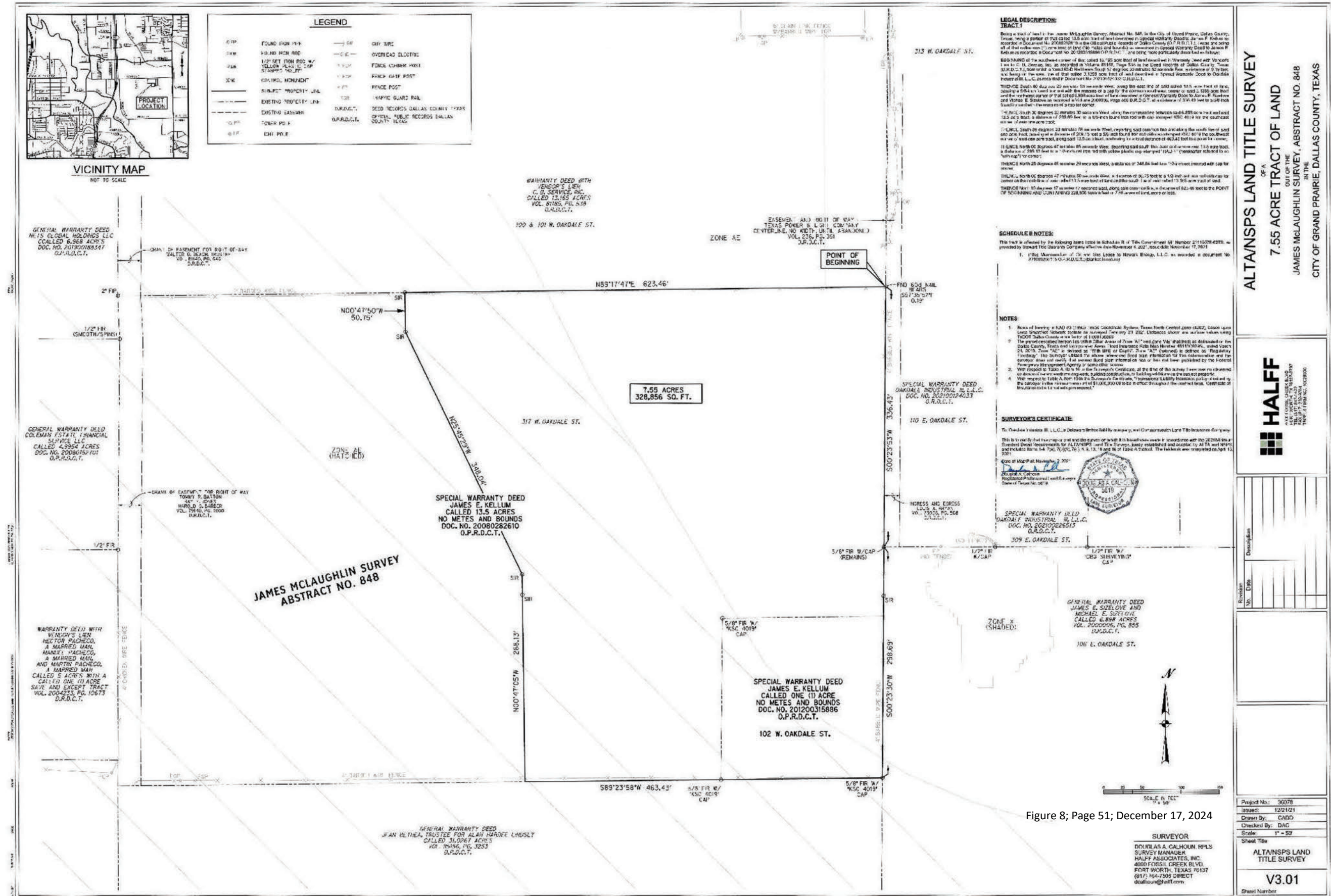
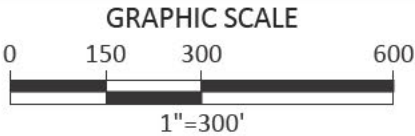
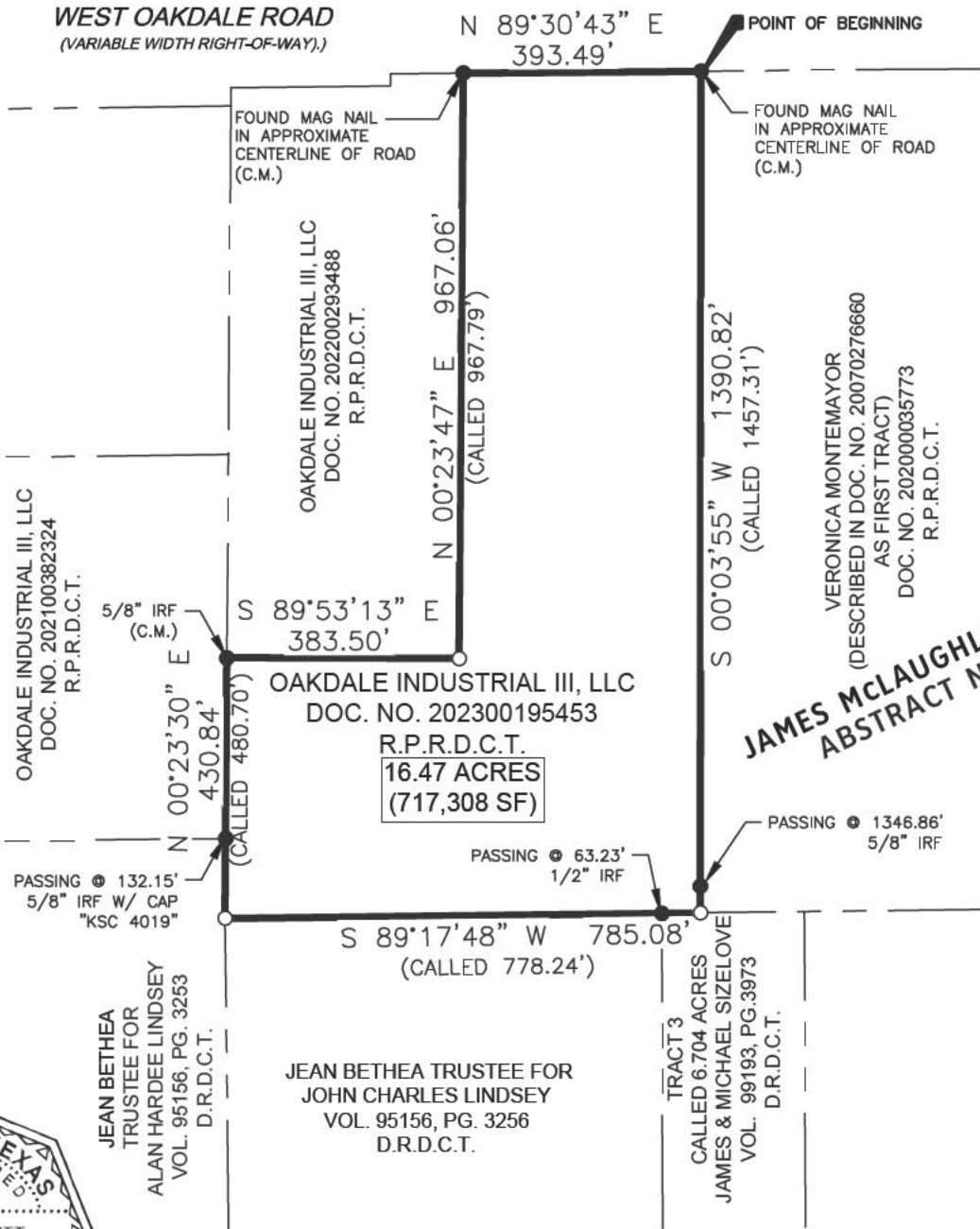


EXHIBIT "A"



WEST OAKDALE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY,)



Matt Hibbitt

GENERAL NOTES:

1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00 BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (TXNC-4202). DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES.
2. THIS SURVEY IS ISSUED WITHOUT THE BENEFIT OF A CURRENT COMMITMENT FOR TITLE INSURANCE AND COULD BE SUBJECT TO RESTRICTIONS AND/OR ADDITIONAL EASEMENTS NOT SHOWN HEREON.
3. THIS SURVEY IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION OF EVEN DATE.
4. FIELD WORK WAS COMPLETED ON: AUGUST 15, 2024.

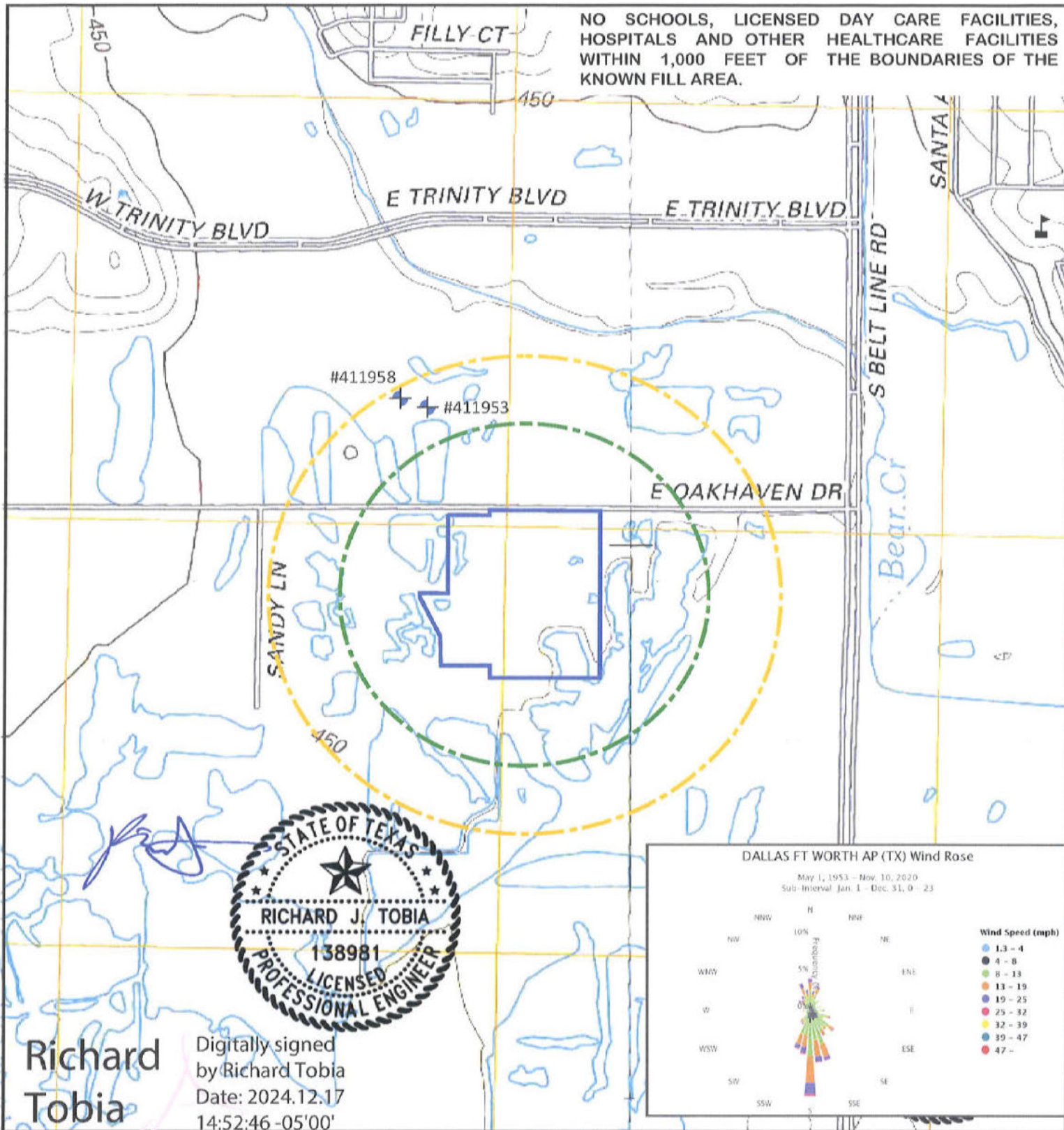


2601 MEACHAM BLVD., SUITE 600
FORT WORTH, TX 76137
TEL (817) 847-1422
TBPELS SURVEYING FIRM #10029605

EXHIBIT A
BOUNDARY EXHIBIT
SITUATED IN
JAMES MCLAUGHLIN SURVEY
ABSTRACT NUMBER 848
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PROJECT NO: 36078.005
DATE ISSUED: 8/21/2024
DRAWN BY: AZH
CHECKED BY:MDH
PAGE: 2 OF 2

NO SCHOOLS, LICENSED DAY CARE FACILITIES, HOSPITALS AND OTHER HEALTHCARE FACILITIES WITHIN 1,000 FEET OF THE BOUNDARIES OF THE KNOWN FILL AREA.



LEGEND

- APPROX. PROPERTY BOUNDARY
 - - - 500 FOOT BUFFER
 - - - 1,000 FOOT BUFFER
 - ⚡ APPROX. LOCATION OF WATER WELL
- SOURCE: 1) USGS TOPOGRAPHIC MAP EULESS (2013) & IRVING (2012) QUADRANGLES, TEXAS; 7.5 MINUTE SERIES; 2) EDR WATER WELL REPORT (11/18/2024).

USGS TOPOGRAPHIC MAP

OAKDALE INDUSTRIAL III
101 WEST & 111 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

DATE: NOVEMBER 2024
DRAWN BY: BH
CHECKED BY: NC
VERTEX PROJECT #: 94747

FIGURE
10

VERTX.ENG.COM

VERTX
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TEXAS 75234



LEGEND

— APPROXIMATE PROPERTY BOUNDARY

Richard Tobia

Digitally signed by Richard Tobia
Date: 2024.12.17 14:53:26 -05'00'

SOURCE: GOOGLE EARTH AERIAL IMAGERY 2023

1 INCH = 200 FEET

0 200 400

N

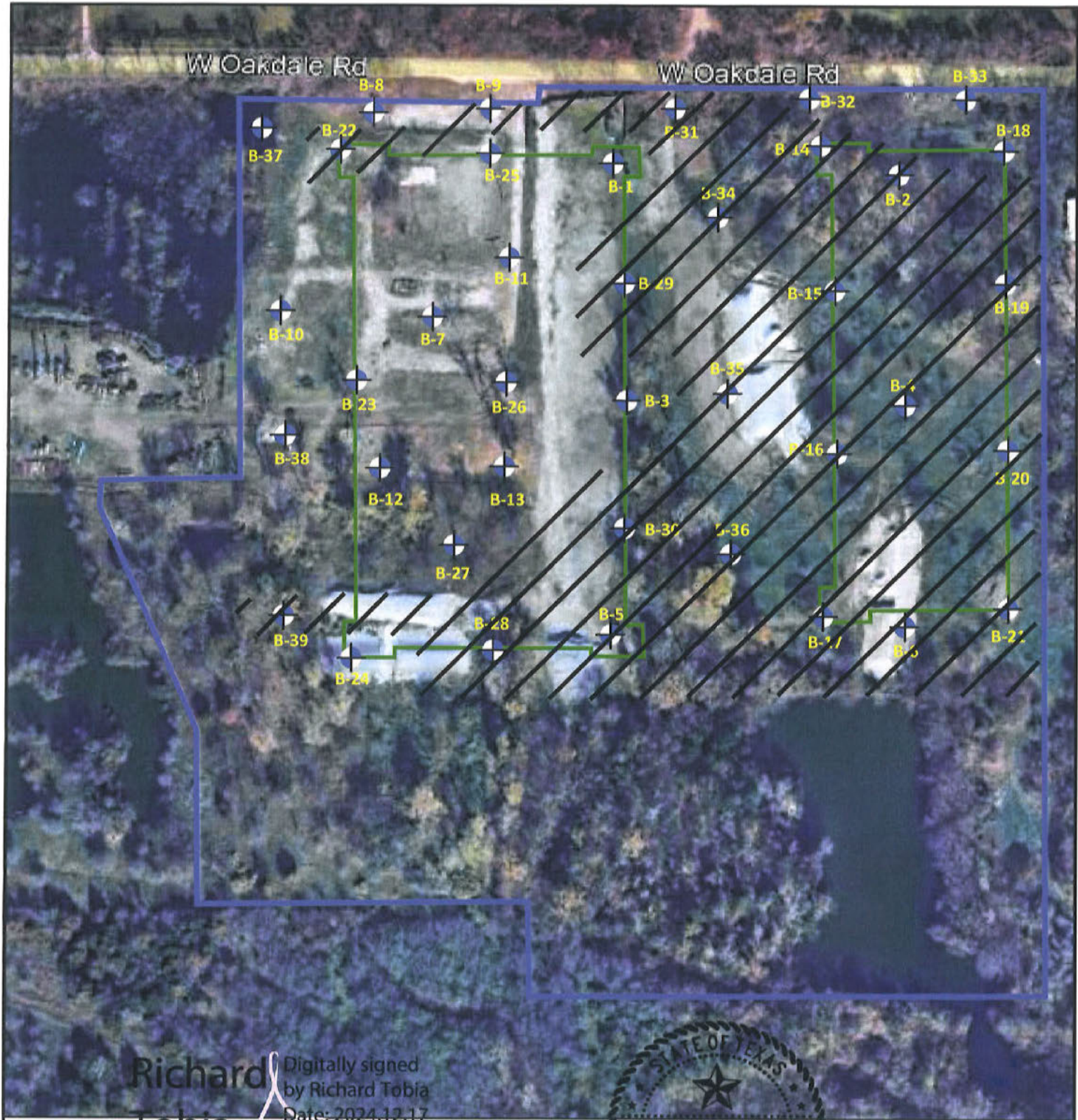
AERIAL PHOTOGRAPHIC MAP

OAKDALE INDUSTRIAL III 101 WEST & 111 EAST OAKDALE ROAD GRAND PRAIRIE, TEXAS 75050	DATE: NOVEMBER 2024 DRAWN BY: BH CHECKED BY: NC VERTEX PROJECT #: 94747	FIGURE 11
--	--	---------------------

VERTEXENG.COM

VERTENX[®]
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TEXAS 75234

Figure 11; Page 54; December 17, 2024



LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- APPROXIMATE SOIL BORING LOCATION; B-#

FILL EXTENT

Richard J. Tobia

Digitally signed by Richard Tobia
Date: 2024.12.17 14:54:12 -05'00'

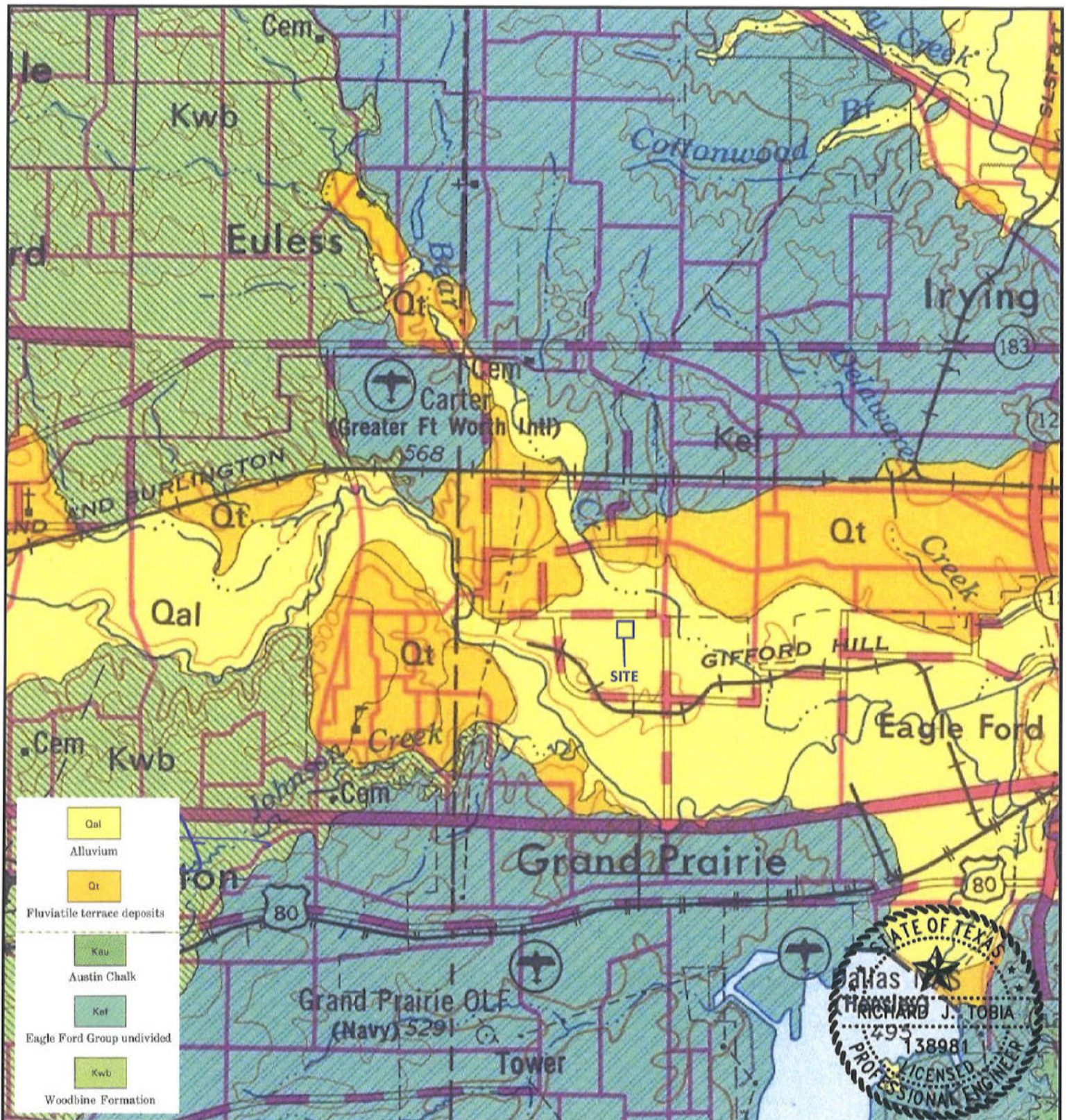
SOURCE: GOOGLE EARTH AERIAL IMAGERY 2023; REED ENGINEERING - 07.19.2024

LATERAL EXTENT OF FILL MAP

1 INCH = 200 FEET

OAKDALE INDUSTRIAL III 101 WEST & 111 EAST OAKDALE ROAD GRAND PRAIRIE, TEXAS 75050	DATE: NOVEMBER 2024	FIGURE	12	VERTEN 3030 LBJ FWY., STE. 1620 DALLAS, TX 75234
	DRAWN BY: BH			
	CHECKED BY: NC			
	VERTEX PROJECT #: 94747			

Figure 12; Page 55; December 17, 2024



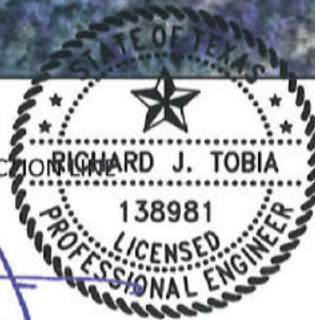


LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- + APPROXIMATE SOIL BORING LOCATION; B-#



CROSS SECTION LINE



1 INCH = 200 FEET
0 100 200

SOURCE: DCAD, NCTCOG, USGS, ESRI INC 2024 (NOVEMBER 2024)

SOIL BORING LOCATION MAP

OAKDALE INDUSTRIAL III
101 WEST & 111 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

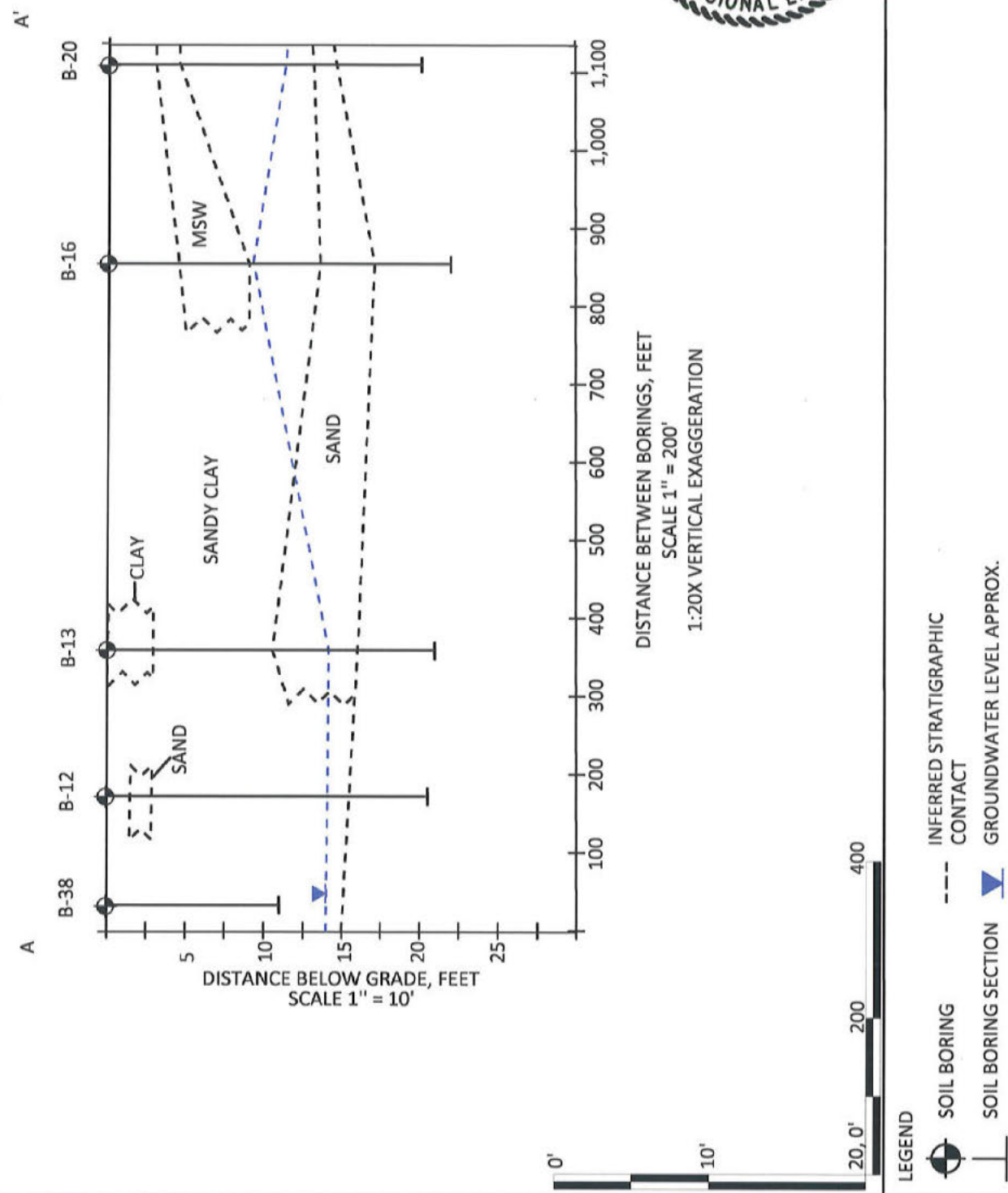
DATE:	NOVEMBER 2024
DRAWN BY:	AM
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE
14

VERTEXENG.COM

VERTEX
3030 LBJ FWY., STE. 1620
DALLAS, TX 75234

Richard Tobia
Digitally signed
by Richard Tobia
Date: 2024.12.17
14:56:43 -05'00'

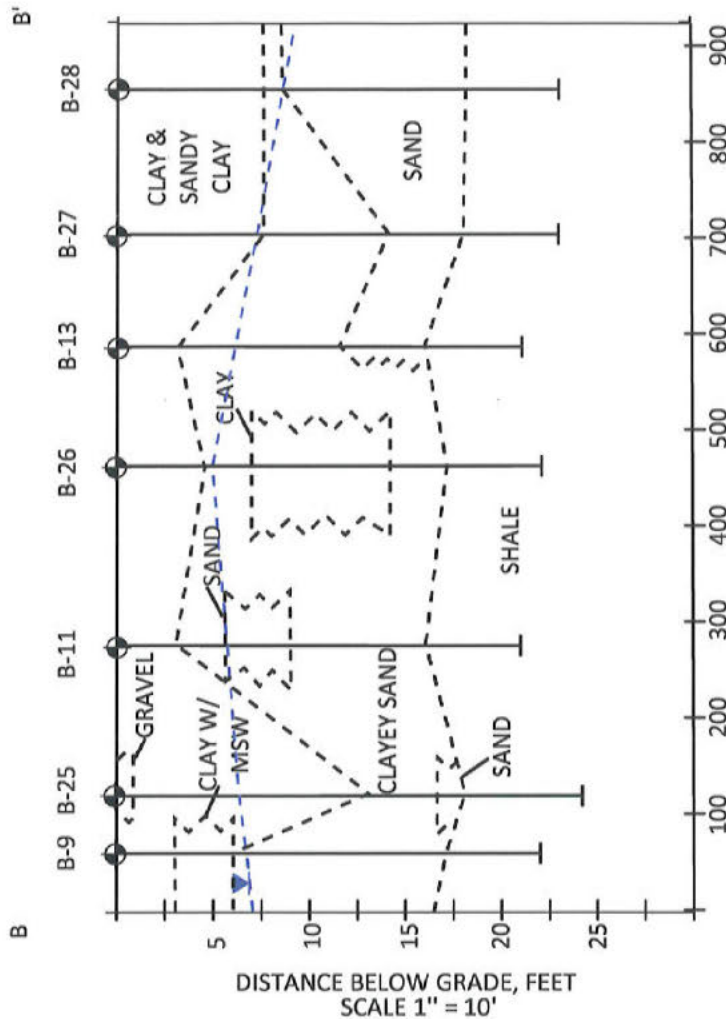


CROSS SECTION A-A'		DATE: NOVEMBER 2024	FIGURE 15
OAKDALE INDUSTRIAL III 101 WEST & 111 EAST OAKDALE ROAD GRAND PRAIRIE, TEXAS 75050		DRAWN BY: AM	VERTEX 3030 LBJ FWY., STE. 1620 DALLAS, TX 75234
		CHECKED BY: NC	
		VERTEX PROJECT #: 94747	

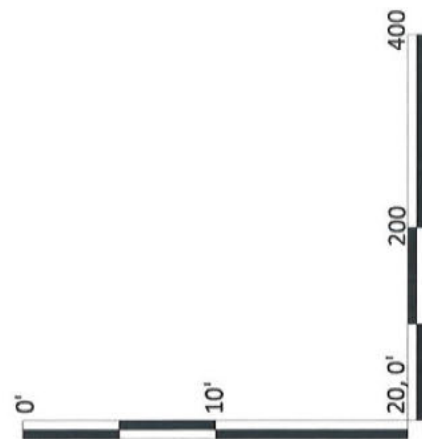
NOTE: 1. REED ENGINEERING, GEOTECHNICAL INVESTIGATION, OAKDALE III - SIGNED & SEALED BY RONALD F. REED JULY 22, 2024.
2. WATER LEVELS BASED ON EQUILIBRATION DATA FROM SUMMER 2024 DRILLING EVENTS. WATER LEVELS FOR BORINGS DRILLED PRIOR TO 2024 ARE INFERRED.

Richard
Tobia

Digitally signed by
Richard Tobia
Date: 2024.12.17
14:57:33 -05'00'



DISTANCE BETWEEN BORINGS, FEET
SCALE 1" = 200'
1:20X VERTICAL EXAGGERATION



LEGEND
SOIL BORING
SOIL BORING SECTION
INFERRED STRATIGRAPHIC
CONTACT
GROUNDWATER LEVEL APPROX.

NOTE: 1. REED ENGINEERING, GEOTECHNICAL INVESTIGATION, OAKDALE III - SIGNED & SEALED BY RONALD F. REED JULY 22, 2024.
2. WATER LEVELS BASED ON EQUILIBRATION DATA FROM SUMMER 2024 DRILLING EVENTS. WATER LEVELS FOR BORINGS DRILLED PRIOR TO 2024 ARE INFERRED.

CROSS SECTION B-B'

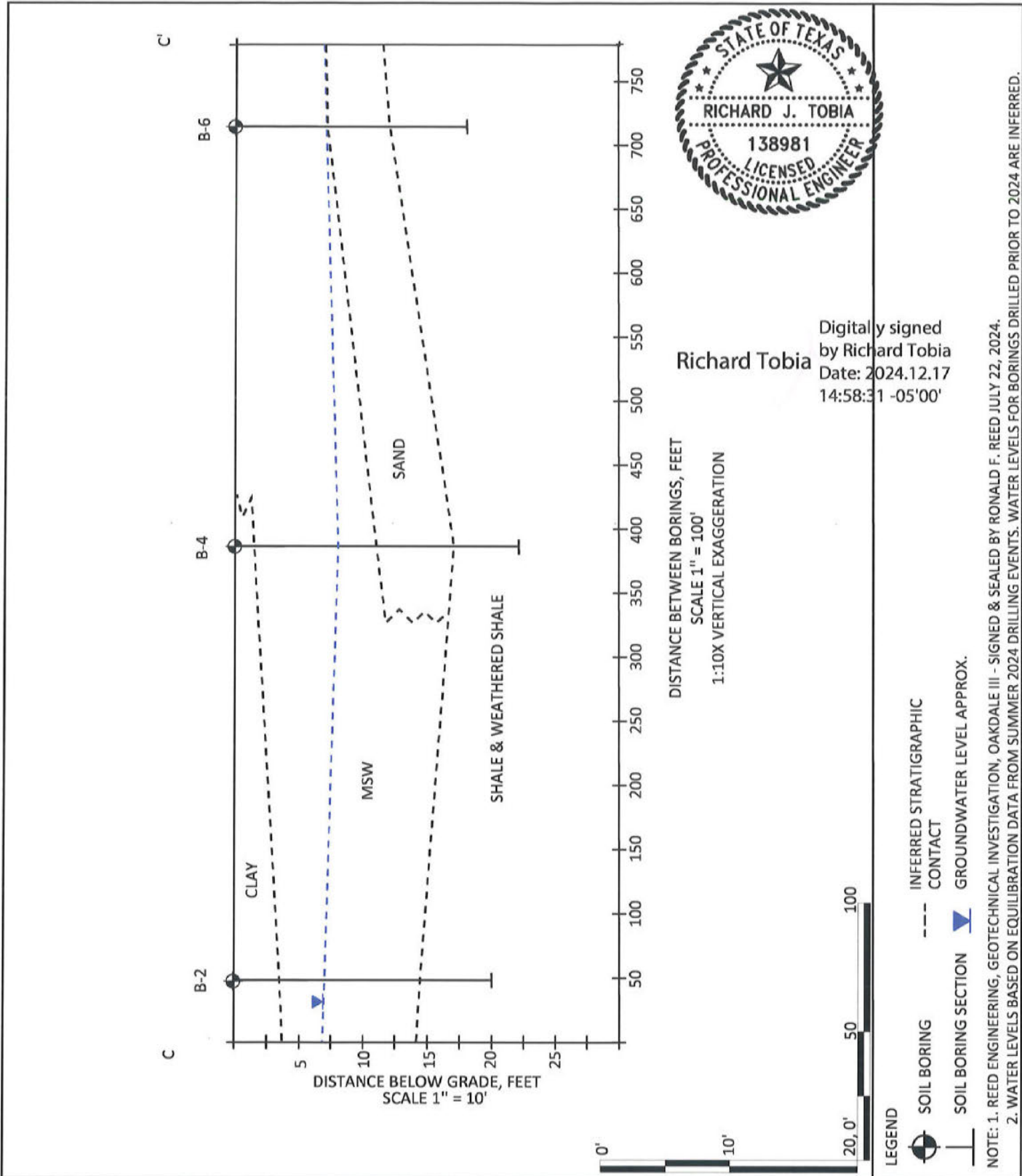
OAKDALE INDUSTRIAL III
101 WEST & 111 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

DATE:	NOVEMBER 2024
DRAWN BY:	AM
CHECKED BY:	NC
VERTEX PROJECT #:	94747

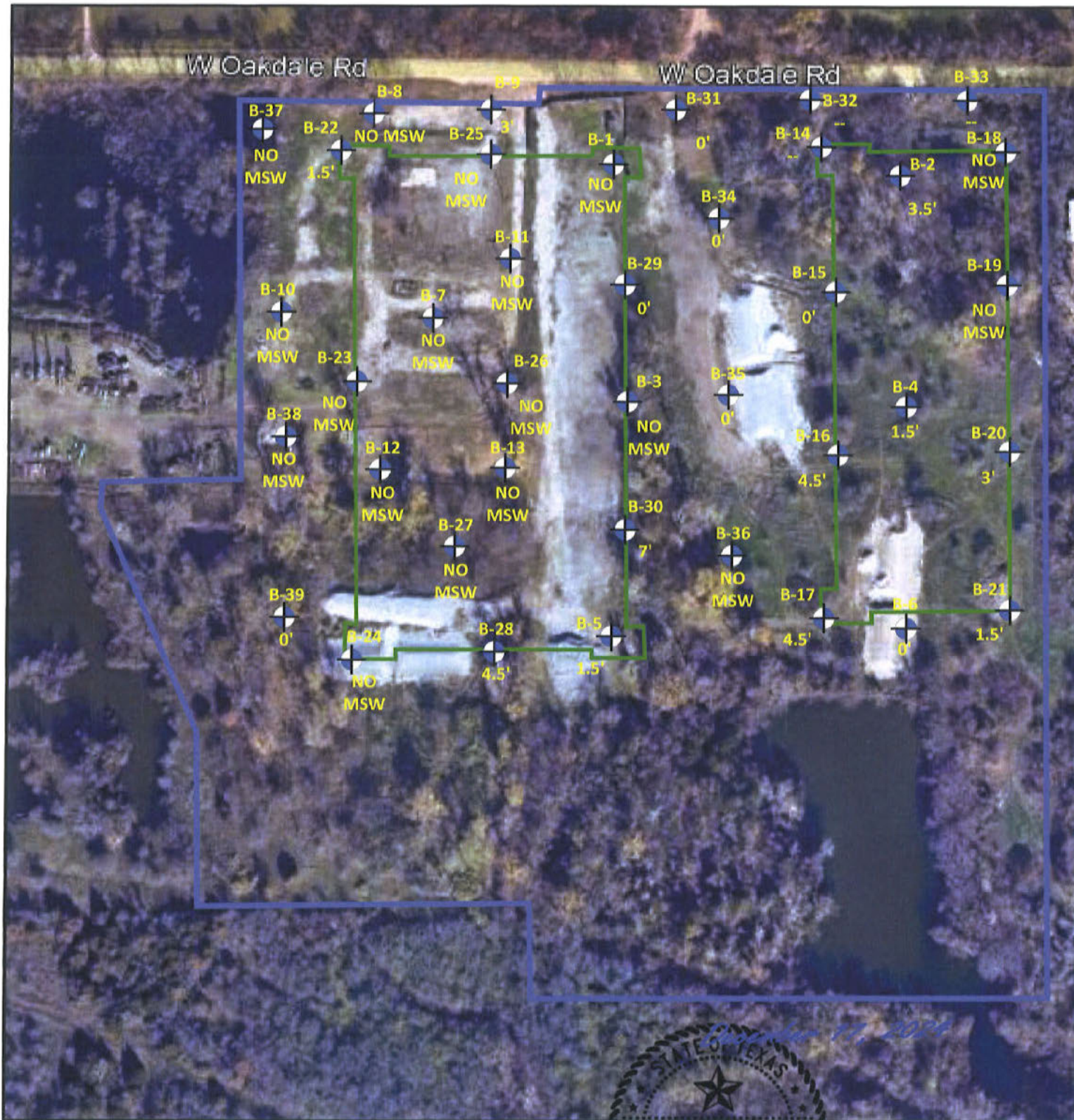
FIGURE
16

VERTEXENG.COM

VERTEX
3030 LBJ FWY., STE. 1620
DALLAS, TX 75234



<p>OAKDALE INDUSTRIAL III</p> <p>101 WEST & 111 EAST OAKDALE ROAD</p> <p>GRAND PRAIRIE, TEXAS 75050</p>	<p>DATE: NOVEMBER 2024</p> <p>DRAWN BY: AM</p> <p>CHECKED BY: NC</p> <p>VERTEX PROJECT #: 94747</p>	<p>FIGURE 17</p>	<p>VERTEX</p> <p>3030 LBJ FWY., STE. 1620</p> <p>DALLAS, TX 75234</p>
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LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- APPROXIMATE SOIL BORING LOCATION; B-#;
- SOIL COVER - FEET

NOTE:
 -- = VERTEX NOT PROVIDED WITH LOG

SOURCE: GOOGLE EARTH AERIAL IMAGERY 2023; REED ENGINEERING 07.19.2024

SOIL COVER MAP

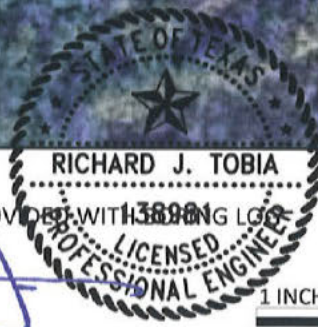
Richard J. Tobia
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 138981

1 INCH = 200 FEET
 0 200 400

<p>OAKDALE INDUSTRIAL III 101 WEST & 111 EAST OAKDALE ROAD GRAND PRAIRIE, TEXAS 75050</p>	<p>DATE: NOVEMBER 2024 DRAWN BY: TM CHECKED BY: NC VERTEX PROJECT #: 94747</p>	<p>FIGURE 18</p>	<p>VERTX 3030 LBJ FWY., STE. 1620 DALLAS, TX 75234</p>
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Richard J. Tobia
 Digitally signed by Richard Tobia
 Date: 2024.12.17 14:59:49 -05'00'



LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- APPROXIMATE SOIL BORING LOCATION; B-#;
- MSW THICKNESS - FEET

NOTE:

-- = VERTEX NOT PROVIDED WITH 3898

SOURCE: GOOGLE EARTH AERIAL IMAGERY 2023; REED ENGINEERING 07.19.2024

MSW THICKNESS MAP

OAKDALE INDUSTRIAL III
 101 WEST & 111 EAST OAKDALE ROAD
 GRAND PRAIRIE, TEXAS 75050

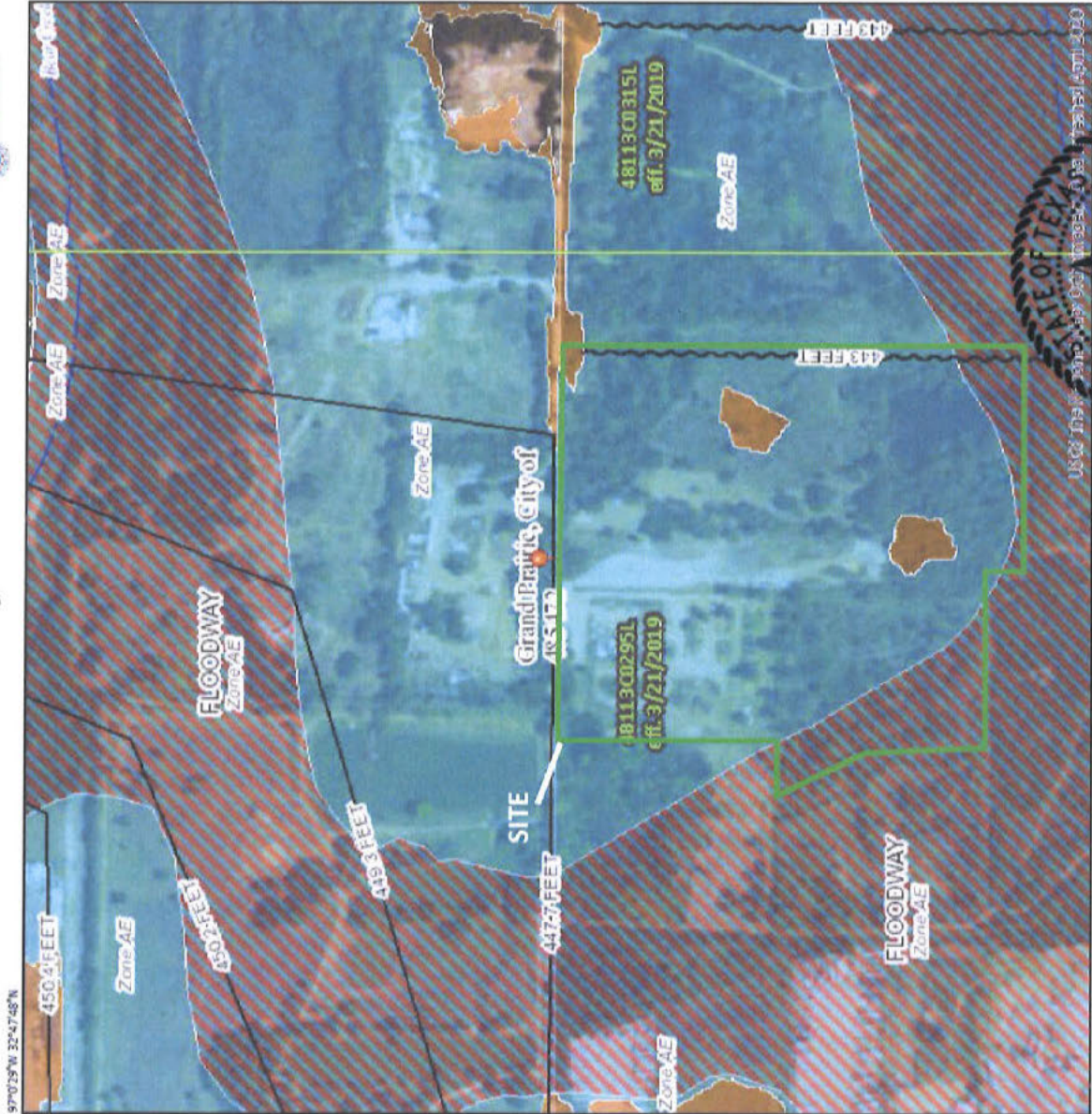
DATE:	NOVEMBER 2024
DRAWN BY:	TM
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE
19

VERTXENG.COM

VERTX
 3030 LBJ FWY., STE. 1620
 DALLAS, TX 75234

National Flood Hazard Layer FIRMette



Legend

- SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, X50
 - With BFE or Depth Zone AE, AO, AH, VE, AP
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levees, See Notes, Zone X
 - Area with Flood Risk due to Levees Zone D
- OTHER AREAS**
- No Shading Area of Minimal Flood Hazard Zone X
 - Effective LOMRS
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Traverses
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Traverses Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/29/2020 at 9:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: becoming imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Richard Tobia

Digitally signed by Richard Tobia

Date: 2024.12.17 15:00:50 -05'00'



REFERENCE: Federal Emergency Management Agency (FEMA) website.
Flood Insurance Rate Map (FIRM), <https://msc.fema.gov/>

FLOOD INSURANCE RATE MAP

OAKDALE INDUSTRIAL III
101 WEST & 111 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

DATE:	NOVEMBER 2024
DRAWN BY:	BH
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE
20

VERTEXENG.COM

VERTENX
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TEXAS 75234

OAKDALE INDUSTRIAL III

U.S. Fish and Wildlife Service

National Wetlands Inventory



November 13, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the information shown on this map. All wetlands related data should be used in conjunction with the layer metadata found on the National Wetlands Inventory (NWI).



Digitally signed by
Richard Tobia
Date: 2024.12.17
15:01:58 -05'00'

Richard
Tobia

LEGEND

— APPROXIMATE PROPERTY BOUNDARY

REFERENCE: U. S. Fish and Wildlife Service. National Wetlands Inventory website. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C.
<http://www.fws.gov/wetlands/>

NATIONAL WETLANDS INVENTORY MAP

OAKDALE INDUSTRIAL III
101 WEST & 111 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

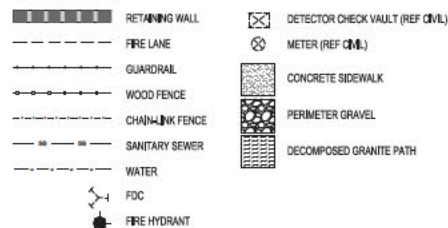
DATE: NOVEMBER 2024
DRAWN BY: BH
CHECKED BY: NC
VERTEX PROJECT #: 94747

FIGURE
21

VERTEXENG.COM

VERTEX
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TEXAS 75234

SITE PLAN LEGEND



BUILDING A PARKING ANALYSIS
 DIMENSIONS = 9' x 18'
 6,474 SF OFFICE (3.8%) 1,000 = 7 SPACES
 173,175 SF 5000 = 35 SPACES + 20 SPACES = 55 SPACES
 TOTAL PARKING PROVIDED = 62 SPACES
 TOTAL PARKING REQUIRED = 62 SPACES
 INCLUDING 6 HC (ALL VAN ACCESSIBLE)
 TOTAL # OF DOCK DOORS = 37
 TOTAL # OF TRAILER PARKING SPACES = 26

BUILDING B PARKING ANALYSIS
 DIMENSIONS = 9' x 18'
 12,948 SF OFFICE (4.3%) 1,000 = 13 SPACES
 284,675 SF 5000 = 57 SPACES + 20 SPACES = 77 SPACES
 TOTAL PARKING PROVIDED = 90 SPACES
 TOTAL PARKING REQUIRED = 90 SPACES
 INCLUDING 6 HC (ALL VAN ACCESSIBLE)
 TOTAL # OF DOCK DOORS = 76
 TOTAL # OF TRAILER PARKING SPACES = 66

WEST OAKDALE INDUSTRIAL III
SITE ANALYSIS
 PROPOSED USE: OFFICE & WAREHOUSE
 EXISTING ZONING: LIGHT INDUSTRIAL
 SITE AREA: 26.8 ACRES
 BUILDING AREA: 477,275 SF
 PROPOSED LOT COVERAGE: 43.7%
 FLOOR AREA RATIO: 0.437 to 1

ARCHITECT
 AZIMUTH ARCHITECTURE, INC.
 JOHN TAYLOR
 10228 E NORTHWEST HWY, BOX 66
 DALLAS, TEXAS 75226
 PH (214) 881-4094
 CONTACT: John B. Cooper
 bcooper@azimutharc.com

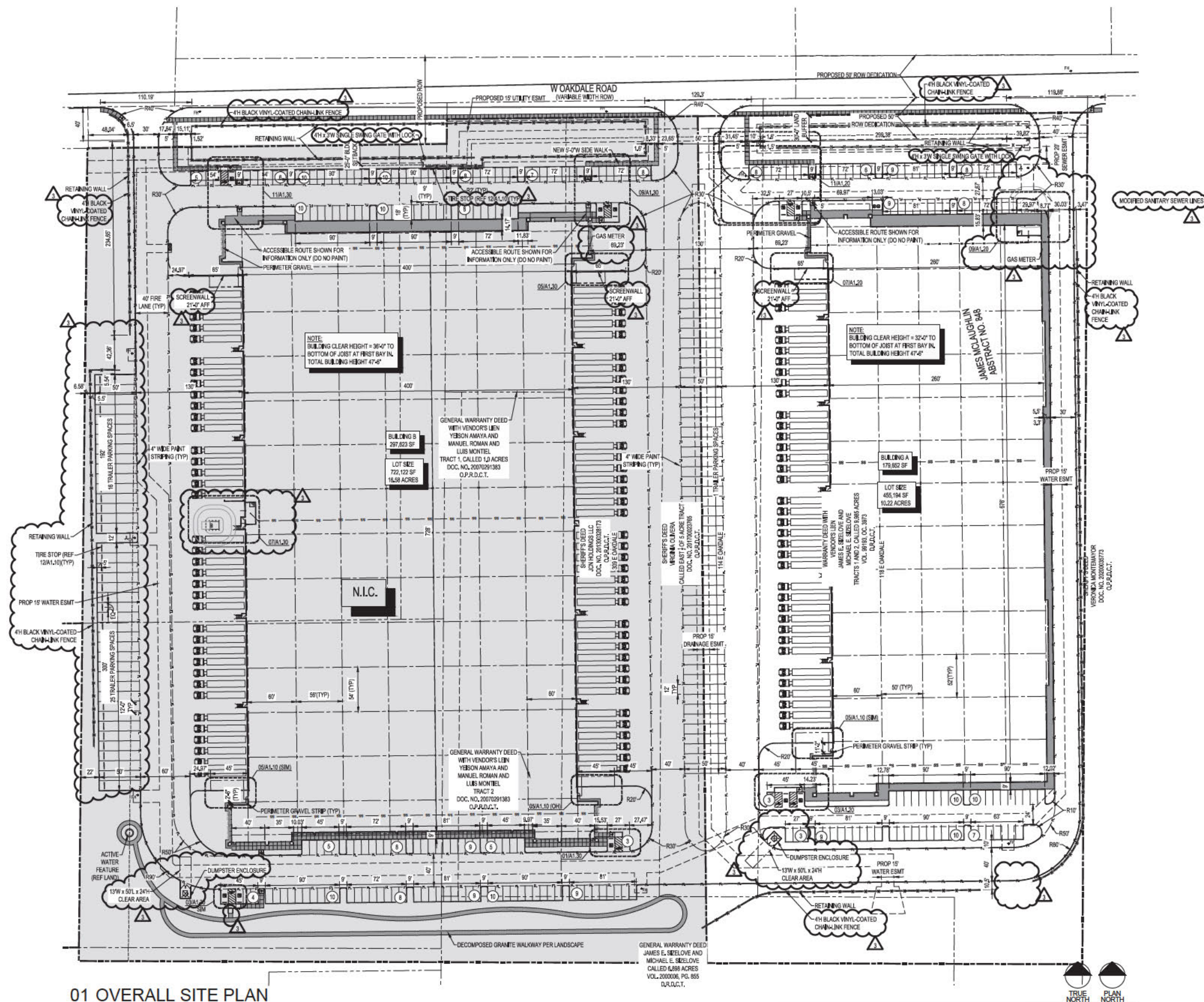
DEVELOPER
 Oakdale Industrial III, L.L.C.
 3819 Maple Avenue
 Dallas, Texas 75219
 PH (214) 881-4094
 CONTACT: John B. Cooper
 bcooper@azimutharc.com

AZIMUTH:

architecture

10228 E Northwest Hwy
 Box 66
 Dallas, Texas 75226
 214.261.9080

www.azimutharc.com



01 OVERALL SITE PLAN

Scale: 1" = 60'-0"

Figure 22; Page 65; December 17, 2024

OAKDALE INDUSTRIAL III

BUILDING A
 375 East Oakdale Road
 Grand Prairie, Texas 75050

2610A

REV	DATE	DESCRIPTION
1	04.26.24	For Construction
2	07.02.24	Revision 1
3	07.25.24	Revision 2
4	10.09.24	IFC Revision 3
5		
6		
7		
8		
9		



THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY MICHAEL L. WILLIAMS, ARCHITECT #12345
 ON 08/15/2024. ANY ALTERATIONS TO THIS DOCUMENT WITHOUT PROPER
 NOTIFICATION TO THE RESPONSIBLE ARCHITECT IS AN
 OFFENSE UNDER THE TEXAS BOARD OF ARCHITECTURAL
 EXAMINERS.

SHEET CONTENTS:
 OVERALL SITE PLAN

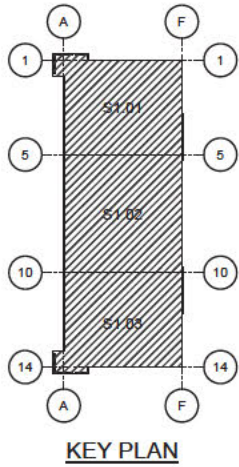
DATE: October 9, 2024

SHEET:
A1.00

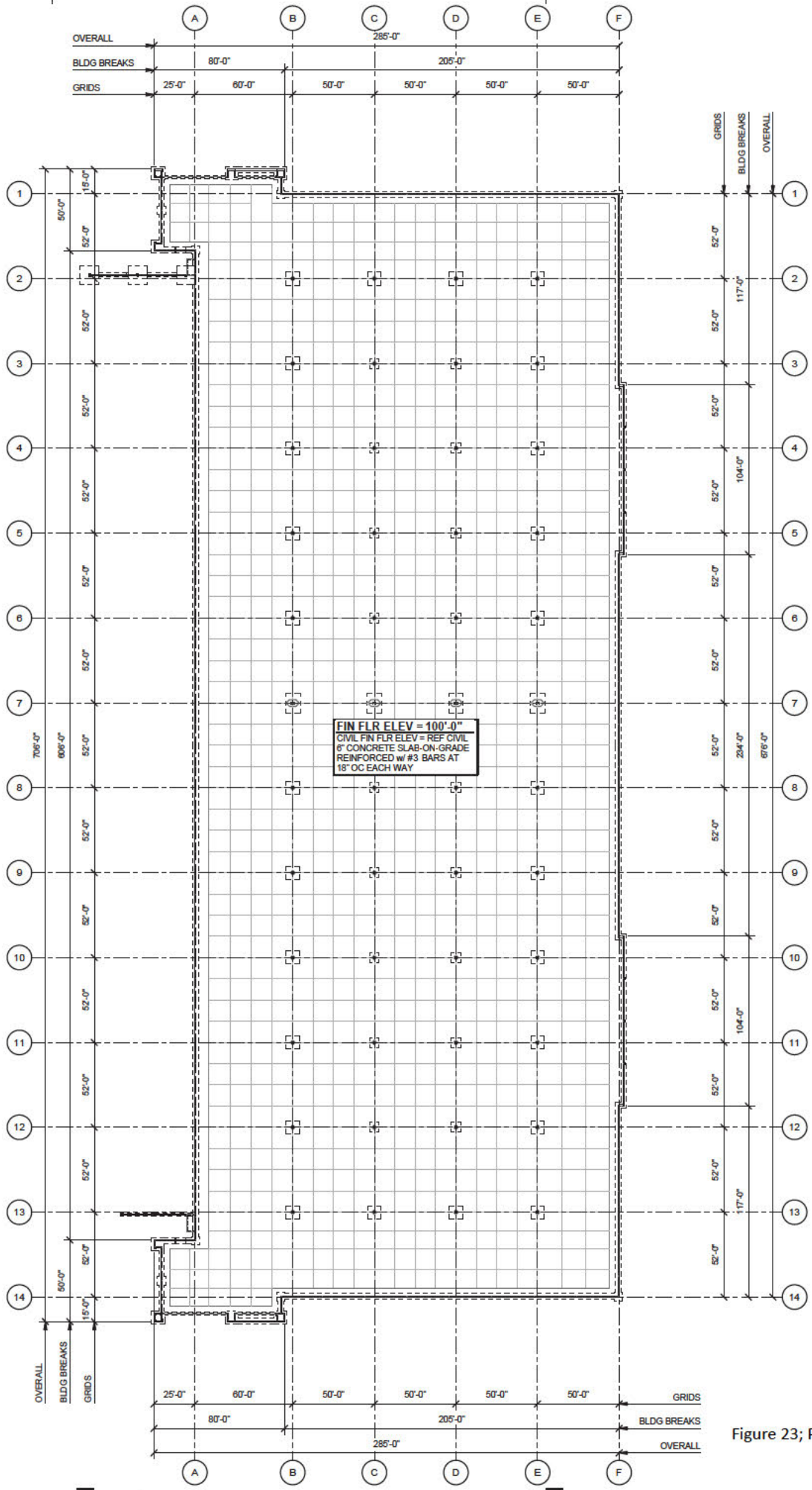
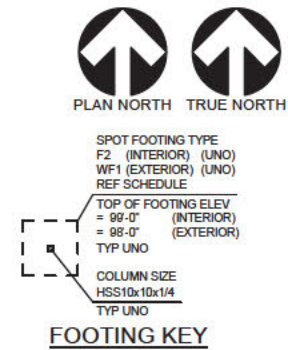
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FOOTING SCHEDULE							
MARK	LENGTH	WIDTH	THICKNESS	REINF (TRANS)	REINF (LONG)	REINF LOCATION	NOTES
F1	8'-0"	8'-0"	1'-3"	(9) #5	(9) #5	TOP&BOT	--
F2	6'-0"	6'-0"	1'-3"	(7) #5	(7) #5	BOT	--
F3	11'-6"	11'-6"	1'-3"	(12) #5	(12) #5	BOT	--
F4	12'-0"	9'-0"	2'-6"	(10) #7	(13) #7	TOP&BOT	--
F5	13'-0"	9'-0"	2'-6"	(10) #7	(15) #7	TOP&BOT	--
F6	5'-0"	5'-0"	1'-0"	(6) #5	(6) #5	BOT	--
F7	8'-0"	8'-0"	1'-0"	(9) #5	(9) #5	TOP&BOT	--
WF1	CONT	3'-6"	1'-0"	#5 @ 12" OC	(4) #5	BOT	--
WF2	CONT	2'-0"	1'-0"	#5 @ 12" OC	(4) #4	BOT	--

NOTES:
1. ALL INDICATED ELEVATIONS ARE RELATIVE TO THE FINISHED FLOOR ELEVATION AND CIVIL ELEVATION. VERIFY CIVIL FINISHED FLOOR ELEVATION WITH THE LATEST CIVIL DRAWINGS PRIOR TO CONSTRUCTION.
2. TOP OF PIER/FOOTING ELEVATIONS SHALL BE COORDINATED WITH THE LATEST CIVIL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY LOCATIONS WHERE MINIMUM 1'-0" COVER IS NOT PROVIDED OVER PIER/FOOTINGS.
3. COORDINATE BUILDING DIMENSIONS & WALL OPENINGS WITH ARCHITECTURAL DRAWINGS.
4. UNLESS NOTED OTHERWISE, PANELS SHALL BE 8" THICK.
5. CONCRETE SUBCONTRACTOR TO PROVIDE CONTROL JOINT PLAN FOR WITHIN THE POUR STRIP ZONES FOR APPROVAL.



1 OVERALL FOUNDATION PLAN
1" = 40'-0"



HJ PROJECT NO. 21045 TX REG.#423
HUNT & JOINER, INC.
Consulting Structural Engineers
1605 Hodges Center Blvd., Suite 400 Dallas, TX 75207
Ph: (214) 740-1000 F: (214) 740-1001 E: hjo@hjo.com

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

OAKDALE INDUSTRIAL III

BUILDING A
355 East Oakdale Road
Grand Prairie, Texas 75050

2610A

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SHEET CONTENTS:
OVERALL
FOUNDATION PLAN

DATE: April 08, 2024

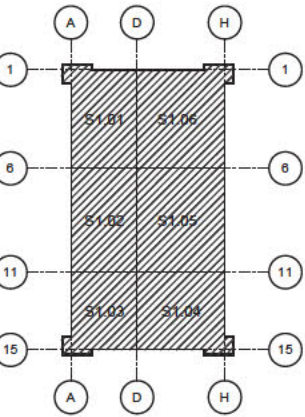
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S1.00

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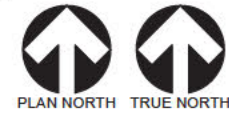
FOOTING SCHEDULE							
MARK	LENGTH	WIDTH	THICKNESS	REINF (TRANS)	REINF (LONG)	REINF LOCATION	NOTES
F1	8'-0"	8'-0"	1'-3"	(9) #5	(9) #5	TOP&BOT	-
F2	6'-0"	6'-0"	1'-3"	(7) #5	(7) #5	BOT	-
F3	11'-8"	11'-6"	1'-3"	(12) #5	(12) #5	BOT	-
F4	12'-0"	9'-0"	2'-6"	(10) #7	(13) #7	TOP&BOT	-
F5	13'-0"	9'-0"	2'-6"	(10) #7	(15) #7	TOP&BOT	-
F6	5'-0"	5'-0"	1'-0"	(6) #5	(6) #5	BOT	-
F7	8'-0"	8'-0"	1'-0"	(9) #5	(9) #5	TOP&BOT	-
WF1	CONT	3'-8"	1'-0"	#5 @ 12" OC	(4) #5	BOT	-
WF2	CONT	2'-0"	1'-0"	#5 @ 12" OC	(4) #4	BOT	-

NOTES:
1. ALL INDICATED ELEVATIONS ARE RELATIVE TO THE FINISHED FLOOR ELEVATION AND CIVIL ELEVATION. VERIFY CIVIL FINISHED FLOOR ELEVATION WITH THE LATEST CIVIL DRAWINGS PRIOR TO CONSTRUCTION.
2. TOP OF PIER/FOOTING ELEVATIONS SHALL BE COORDINATED WITH THE LATEST CIVIL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY LOCATIONS WHERE MINIMUM 1'-0" COVER IS NOT PROVIDED OVER PIER/FOOTINGS.
3. COORDINATE BUILDING DIMENSIONS & WALL OPENINGS WITH ARCHITECTURAL DRAWINGS.
4. UNLESS NOTED OTHERWISE, PANELS SHALL BE 8 1/4" THICK.
5. CONCRETE SUBCONTRACTOR TO PROVIDE CONTROL JOINT PLAN FOR WITHIN THE POUR STRIP ZONES FOR APPROVAL.



KEY PLAN

1 OVERALL FOUNDATION PLAN
1" = 40'-0"



SPOT FOOTING TYPE
F2 (INTERIOR) (UNO)
WF1 (EXTERIOR) (UNO)
REF SCHEDULE
TOP OF FOOTING ELEV = 99'-0" (INTERIOR)
= 98'-0" (EXTERIOR)
TYP UNO
COLUMN SIZE
HSS10x10x1/4
TYP UNO

FOOTING KEY

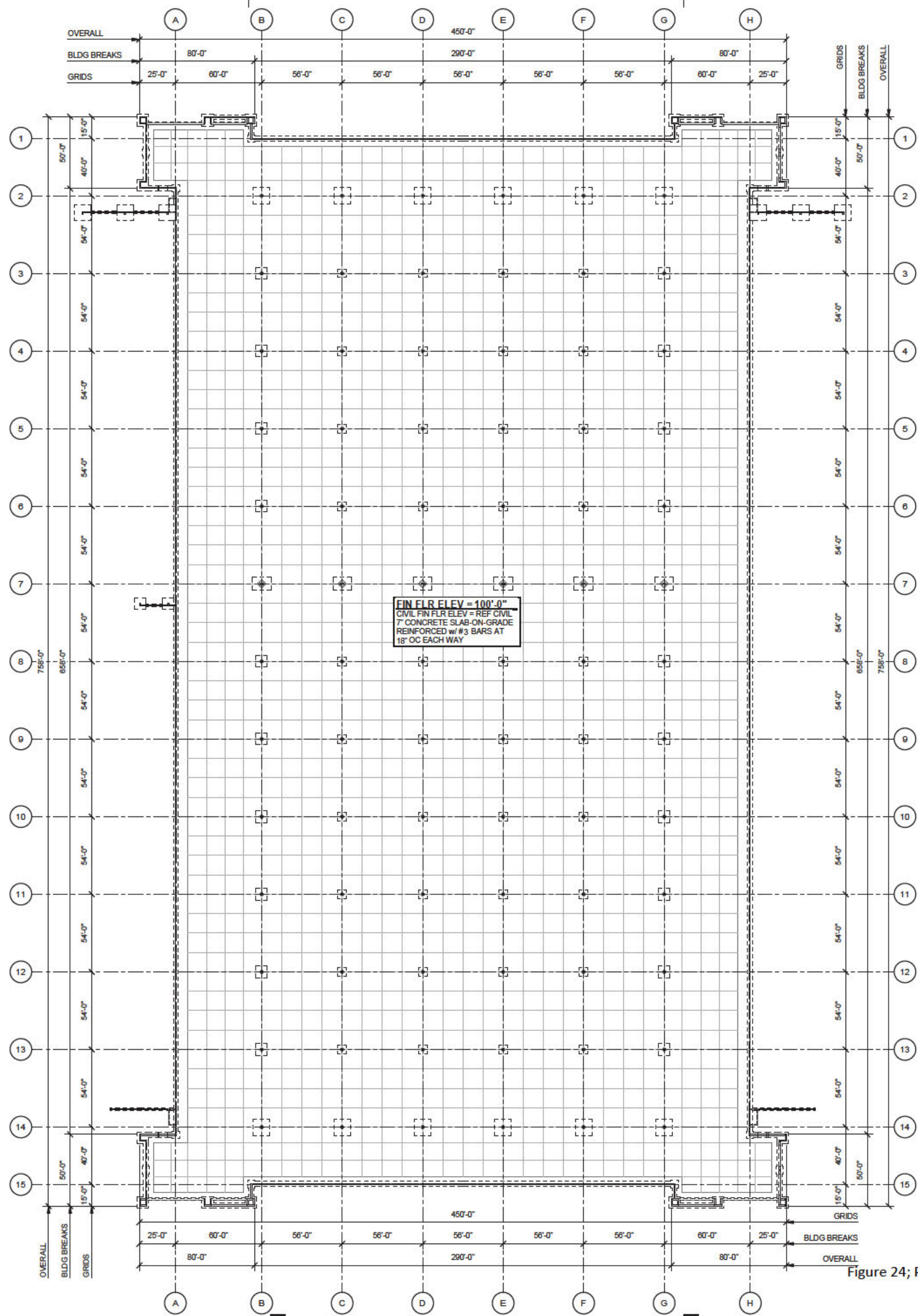


Figure 24; Page 67; December 17, 2024

HJ HUNT & JOINER, INC.
Consulting Structural Engineers
1605 Shuman Center Blvd., Suite 400 Dallas, TX 75207
Ph: (214) 760-1000 F: (214) 760-1001 E: h@hjinc.com

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9060

www.azimutharc.com

OAKDALE INDUSTRIAL III

BUILDING B
355 East Oakdale Road
Grand Prairie, Texas 75050

2610B

JOB #:

CLIENT:

REVISIONS:

SEAL:

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10/18/24

SHEET CONTENTS:
OVERALL
FOUNDATION PLAN

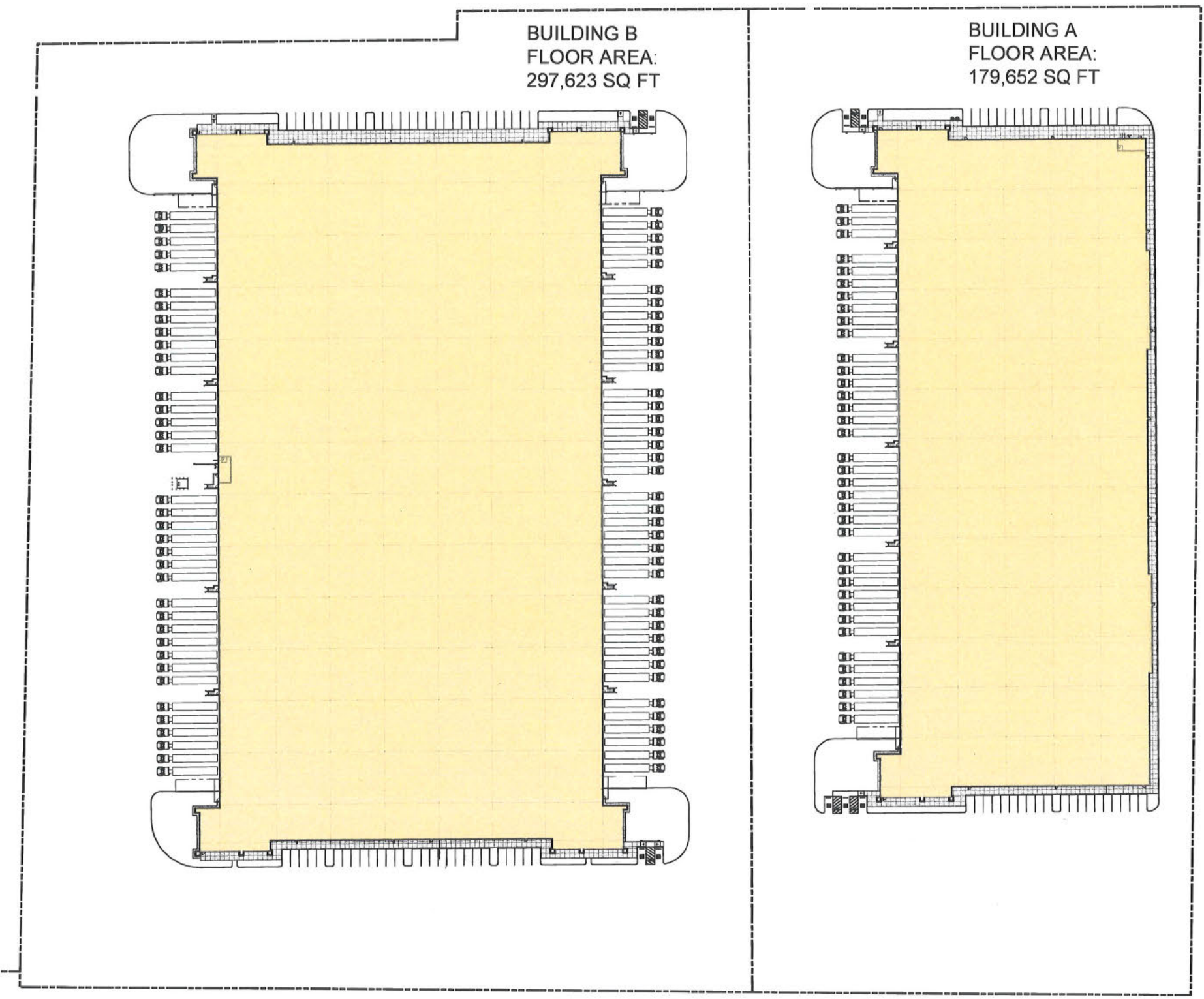
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SHEET:

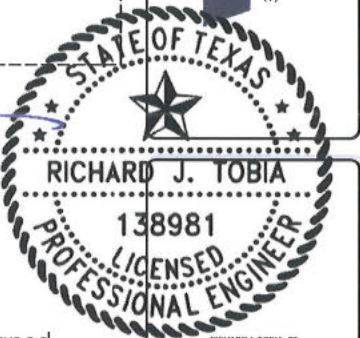
S1.00

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OAKDALE III, GRAND PRAIRIE, TEXAS
VAPOR AND METHANE MITIGATION SYSTEM (VMMS)
SHEETS ENV - 1 THROUGH ENV - 11



Richard Tobia
Digitally signed
by Richard Tobia
Date: 2024.12.17
15:03:10 -05'00'



EXTENT OF
VAPOR BARRIER



LEGEND

THE BASE MAP IS ADAPTED FROM THE SHEET TITLED, "OAKDALE INDUSTRIAL III; 01 OVERALL SITE PLAN"; SHEET A1.00; BY AZIMUTH : ARCHITECTURE, INC.; SEALED BY MICHAEL L. WILLIAMS, ARCHITECT #18915 AND DATED OCTOBER 9, 2024.



VERTEX
3030 LB FREEMAN STE #16201 DALLAS, TX 75234
MAIN: 214.499.9234 | VERTEXENG.COM

VMMS VAPOR BARRIER PLAN

SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024
DRAWN BY: NC
CHECKED BY: RT
JOB #: 94747.2

ENV - 1

BUILDING A VMMS

Richard
Tobia

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:04:20 -05'00'

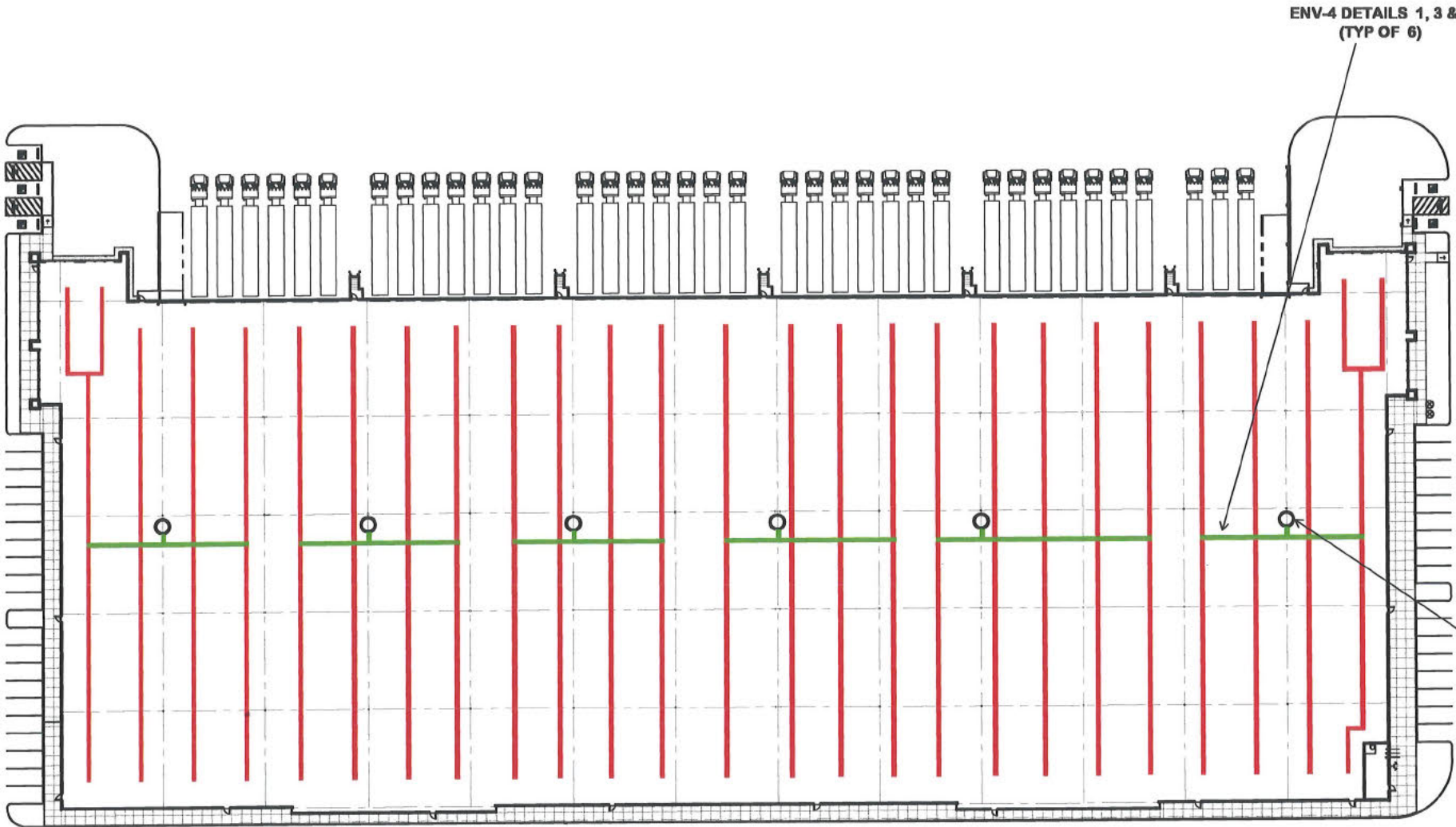
CITY BATCH STAMP:



VERTEX
3030 LBJ FREEWAY STE #16201 DALLAS, TX 75234
MAIN: 214-499-9234 | VERTEXENG.COM

RICHARD J. TOBIA, P.E.
TX LICENSE NO.: 138981
TEXAS REGISTERED ENGINEERING
FIRM NO. F-15099

BLDG A PIPING LAYOUT
SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050



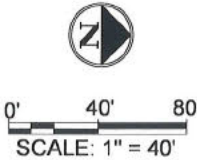
LEGEND

- BELOW GRADE LOW PROFILE VENT PIPING ENV-4 DETAIL 2
- 4 INCH MANIFOLD W/ 6 INCH COLUMN CONNECTION (SOLID); ENV-4 DETAILS 1, 3 & 4
- COLUMN FOOTER
- LOW PROFILE VENT VERTICAL RISERS (ENV-5)

LEGEND

THE LOW PROFILE VENT (LPV) RADIUS OF INFLUENCE DESIGN IS 25' AND THE MAXIMUM SPACING BETWEEN LPV RUNS IS 50'. CONFIRM DESIGN SPECIFICATIONS AGAINST MANUFACTURER REQUIREMENTS WITH THE ENGINEER PRIOR TO INSTALLATION.

THE BASE MAP IS ADAPTED FROM THE SHEET TITLED, "WEST OAKDALE INDUSTRIAL III; BUILDING A; ### OAKDALE ROAD; GRAND PRAIRIE, TEXAS 75050; OVERALL SITE PLAN", SHEET NUMBER A1.00, BY AZIMUTH : ARCHITECTURE, INC., JOB # 2610A, UNSEALED WITH THE NOTE "PROGRESS PRINT ONLY, NOT FOR CONSTRUCTION", AND DATED MARCH 27, 2004.



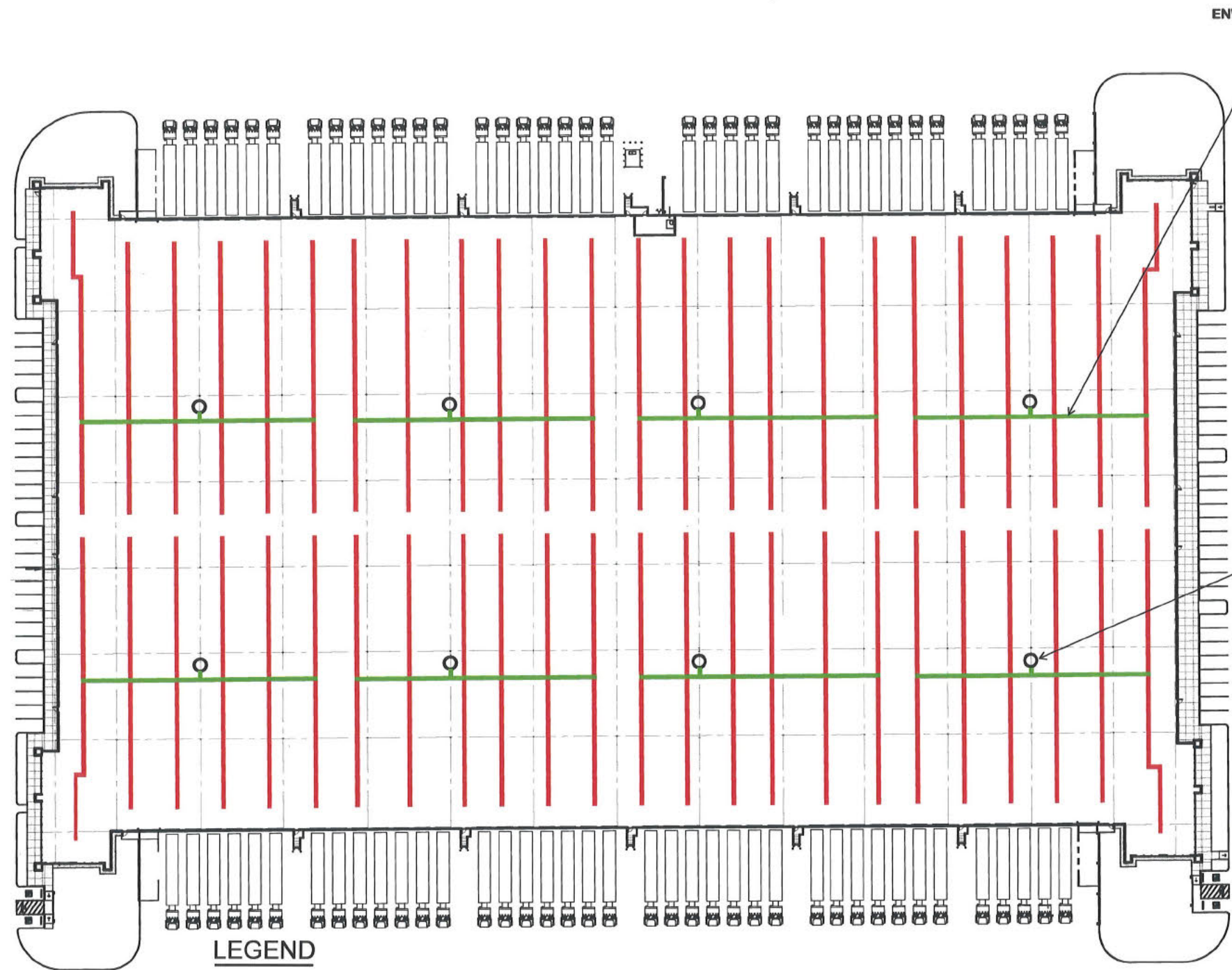
REPLACE HOLLOW COLUMN AT RISERS WITH I-BEAM. CONFIRM WITH STRUCTURAL ENGINEER (ENV - 5 DETAIL 2)

NO.	REVISIONS
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DATE: 11/19/2024	ENV - 2
DRAWN BY: NC	
CHECKED BY: RT	
JOB #: 94747.2	



BUILDING B VMMS



ENV-4 DETAILS 1, 3 & 4
(TYP OF 8)

Richard
Tobia

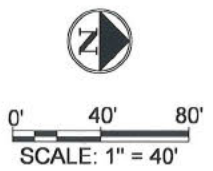
Digitally signed by
Richard Tobia
Date: 2024.12.17
15:05:36 -05'00'

CITY BATCH STAMP:

LEGEND

- BELOW GRADE
LOW PROFILE VENT PIPING
ENV-4 DETAIL 2
- 4 INCH MANIFOLD W/ 6 INCH
COLUMN CONNECTION (SOLID);
ENV-4 DETAILS 1, 3 & 4
- COLUMN FOOTER
- LOW PROFILE VENT VERTICAL
RISERS (ENV-5)

ENV-5 (TYP OF 8)

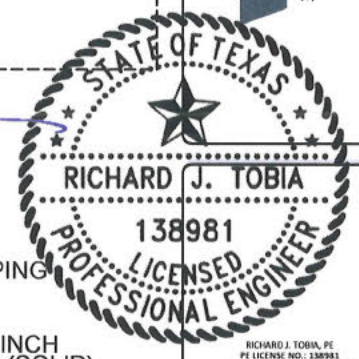


LEGEND

THE LOW PROFILE VENT (LPV) RADIUS OF INFLUENCE DESIGN IS 25' AND THE MAXIMUM SPACING BETWEEN LPV RUNS IS 50'. CONFIRM DESIGN SPECIFICATIONS AGAINST MANUFACTURER REQUIREMENTS WITH THE ENGINEER PRIOR TO INSTALLATION.

THE BASE MAP IS ADAPTED FROM THE SHEET TITLED, "WEST OAKDALE INDUSTRIAL III; BUILDING A; ### OAKDALE ROAD; GRAND PRAIRIE, TEXAS 75050; OVERALL SITE PLAN", SHEET NUMBER A1.00, BY AZIMUTH : ARCHITECTURE, INC., JOB # 2610A, UNSEALED WITH THE NOTE "PROGRESS PRINT ONLY, NOT FOR CONSTRUCTION", AND DATED MARCH 27, 2004.

REPLACE HOLLOW COLUMN AT
RISERS WITH I-BEAM. CONFIRM
WITH STRUCTURAL ENGINEER
(ENV - 5 DETAIL 2)



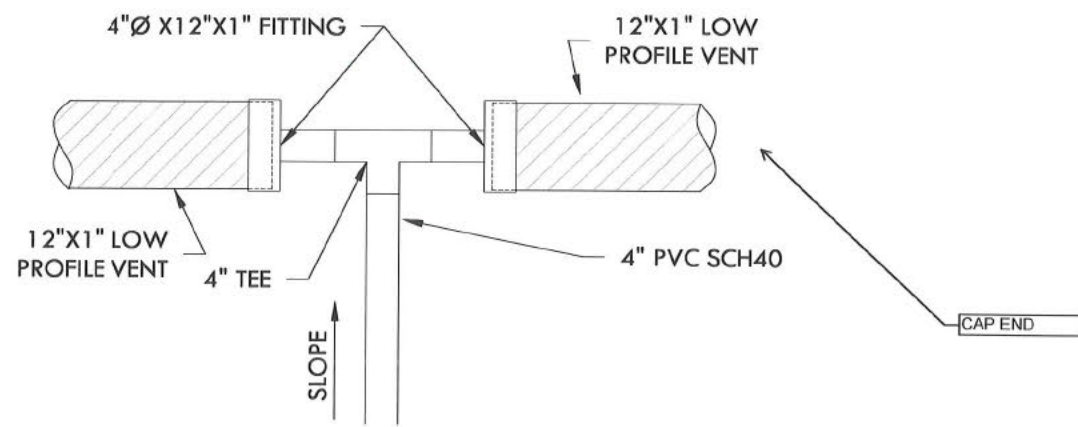
VERTEX
3030 LBJ FREEWAY STE #16201 DALLAS, TX 75234
MAIN: 214.459.9234 | VERTEXENG.COM

BLDG B PIPING LAYOUT
SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024	
DRAWN BY: NC	
CHECKED BY: RT	ENV - 3
JOB #: 94747.2	





SEE ENV-2 & ENV-3 FOR
NUMBER OF CONNECTIONS

BELOW GRADE VENT PIPING DETAIL END RUN (TYP)

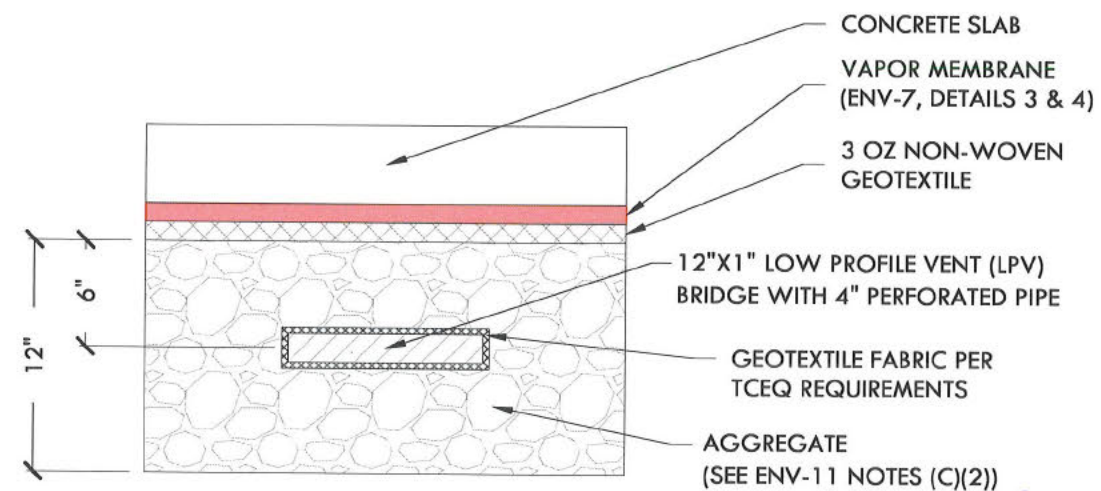
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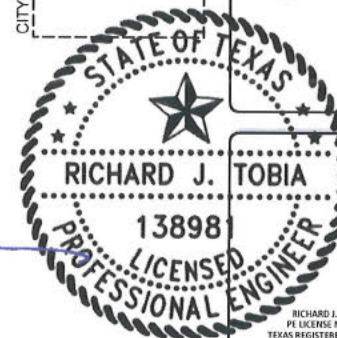
BELOW GRADE LOW PROFILE VENT PIPING DETAIL

SCALE: NOT TO SCALE

2



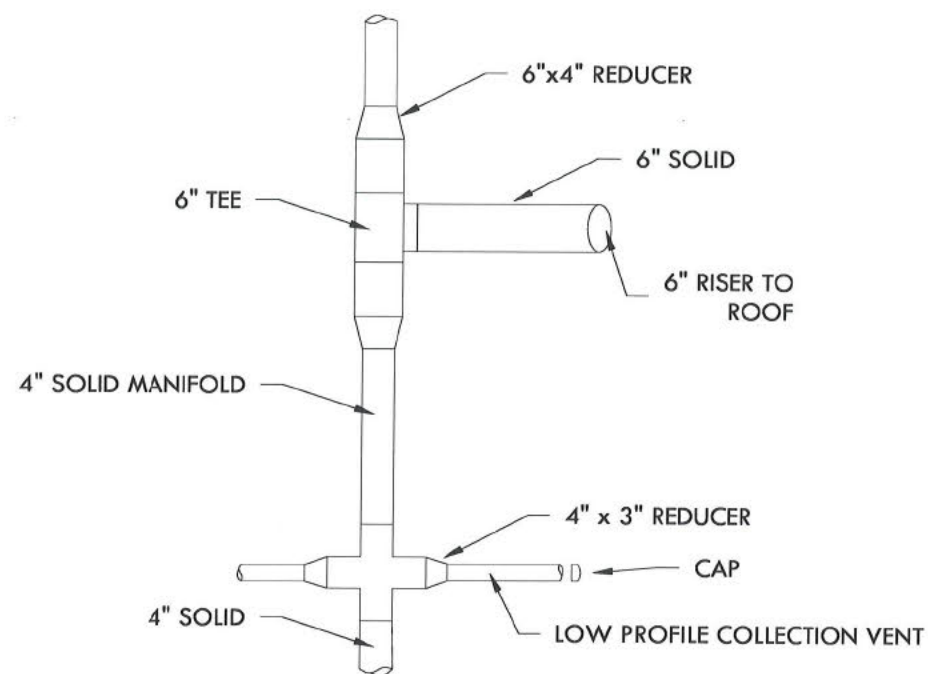
CITY BATCH STAMP:



VERTIX
3030 LBJ FREEWAY STE #1620 | DALLAS, TX 75234
MAIN: 214.499.9234 | VERTIXENG.COM

**Richard
Tobia**

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:15:51 -05'00'



BELOW GRADE COLLECTION MANIFOLD DETAIL (TYP)

SCALE: NOT TO SCALE

3

NOTES

4

1. UTILIZE ECCENTRIC FITTINGS TO REDUCE RETAINAGE OF WATER IN SOLID PIPE RUNS.
2. SLOPE PIPE TO ALLOW FOR DRAINAGE BACK TO AGGREGATE.

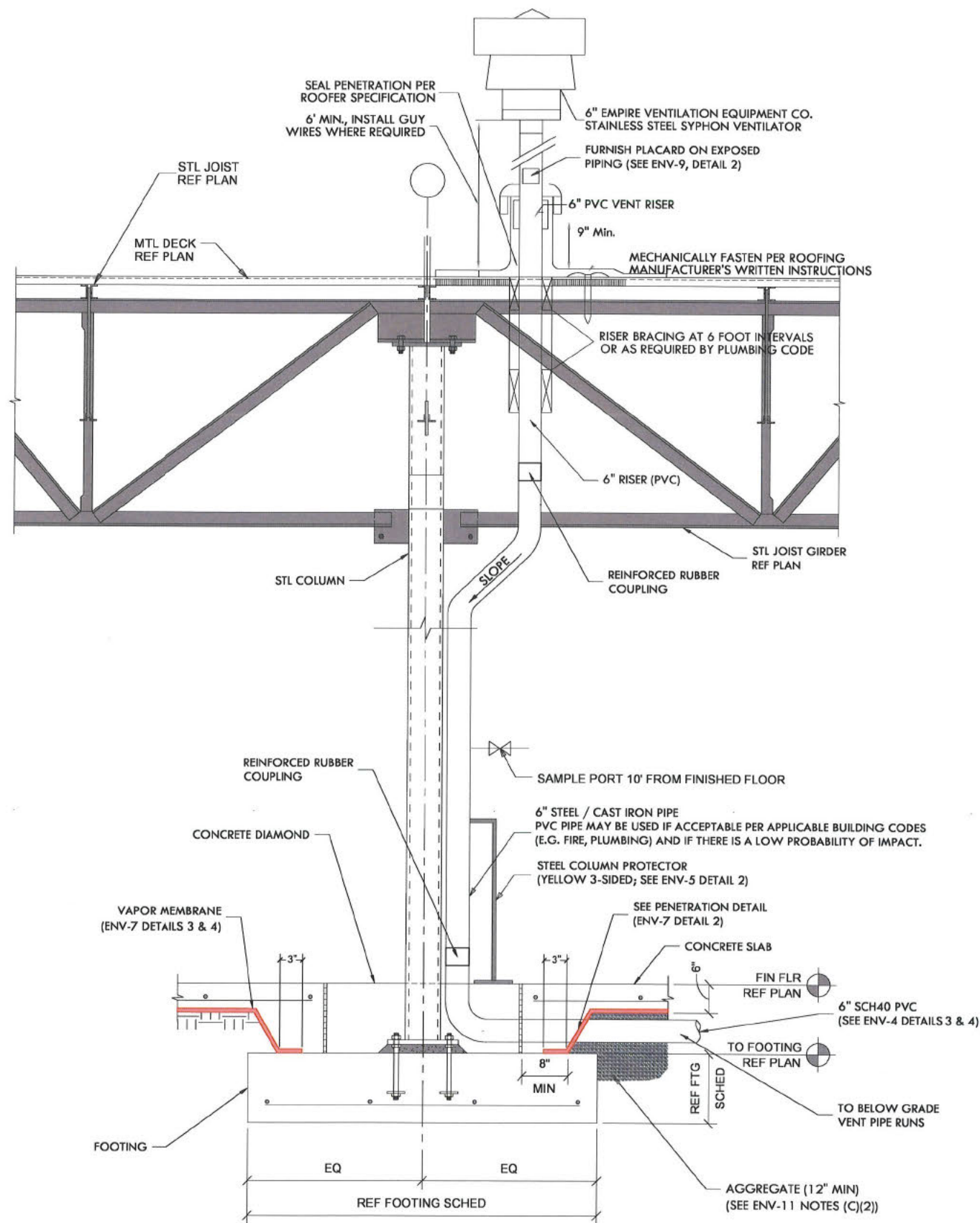
BELOW GRADE VMMS PIPING DETAILS

SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024	ENV - 4
DRAWN BY: NC	
CHECKED BY: RT	
JOB #: 94747.2	

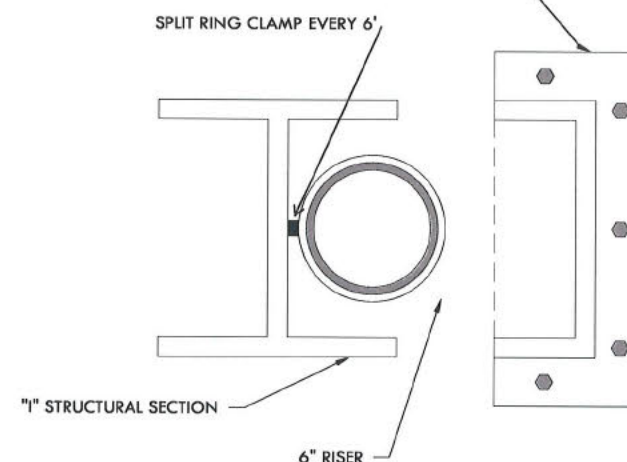




TYPICAL EXTRACTION POINT RISER AND ROOF PENETRATION DETAIL
SCALE: NOT TO SCALE

1

GANTRY/JIB GUARD
COLUMN GUARD PROTECTOR
GLOBALINDUSTRIES.COM (MPN CG-42)
METAL THICKNESS = 3/8";
6 (2/SIDE) 13/16" DIAM. HOLES;
BASE PLATE SIZE = 17 9/16" X 13 1/2"
(OR SIMILAR)



RISER / I-BEAM COLUMN CROSS SECTION
SCALE: NOT TO SCALE

2

CITY BATCH STAMP



Richard
Tobia

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:17:37 -05'00'

VMMS RISER DETAILS

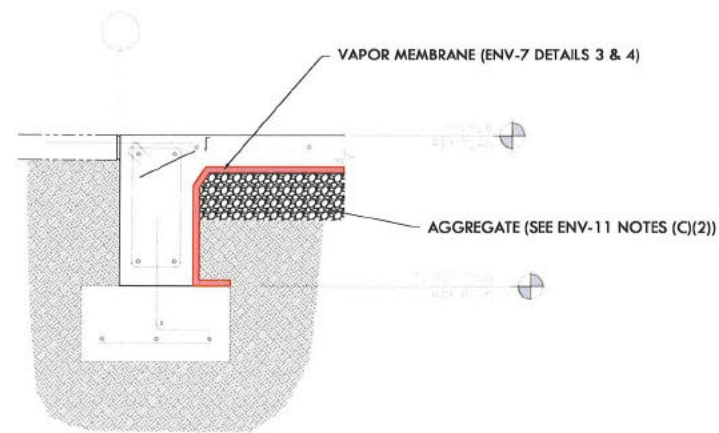
SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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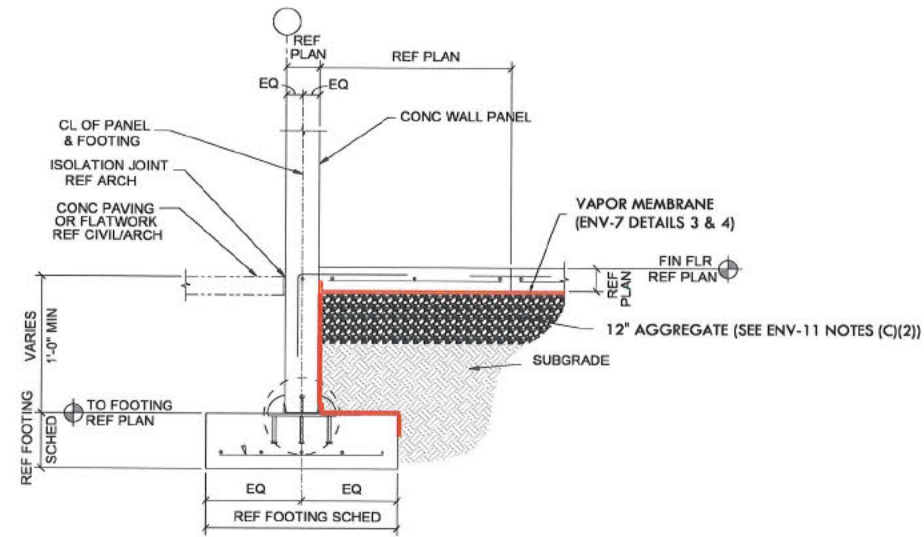


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JOB #: 94747.2

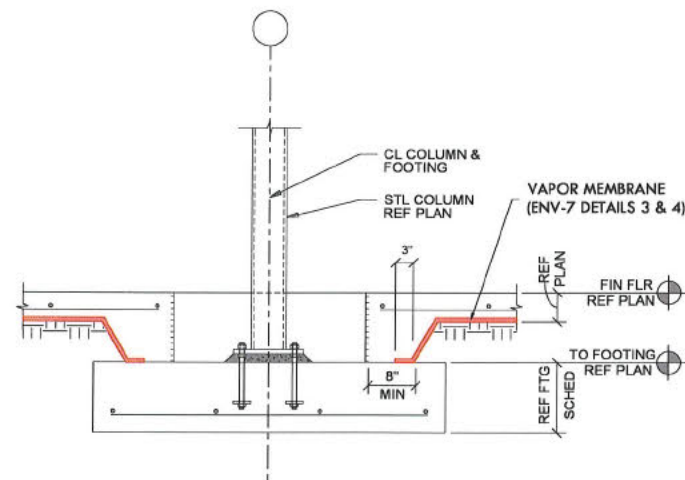
ENV - 5



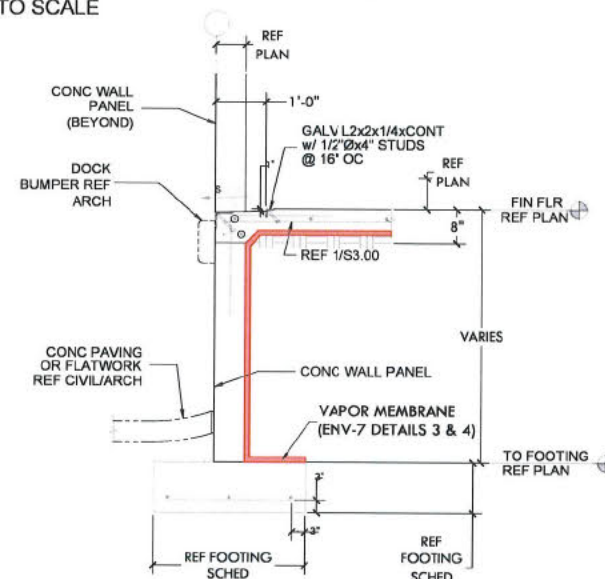
TYPICAL GRADEBEAM DETAIL
SCALE: NOT TO SCALE



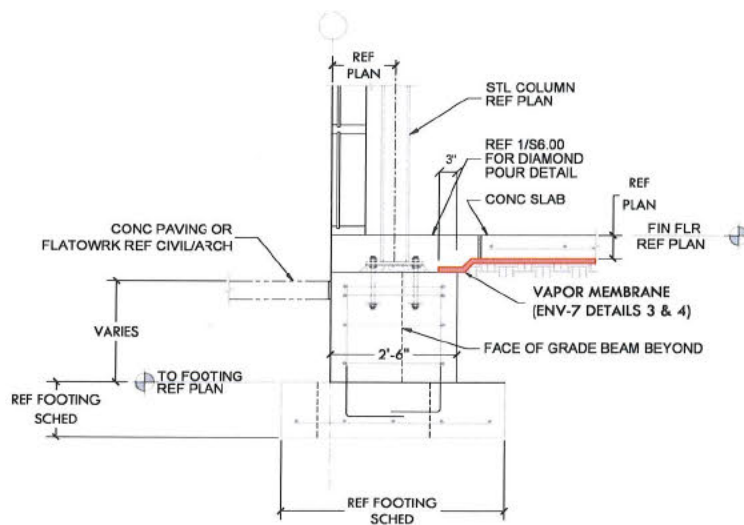
1 TYPICAL TERMINATION DETAIL
SCALE: NOT TO SCALE



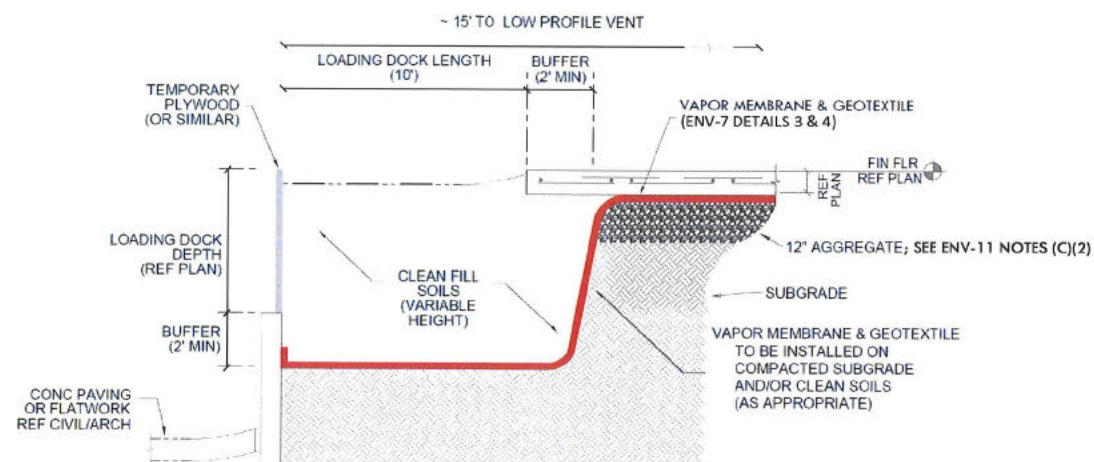
TYPICAL COLUMN FOOTING SECTION DETAIL
SCALE: NOT TO SCALE



3 TYPICAL EXTERIOR FOOTING DETAIL
SCALE: NOT TO SCALE



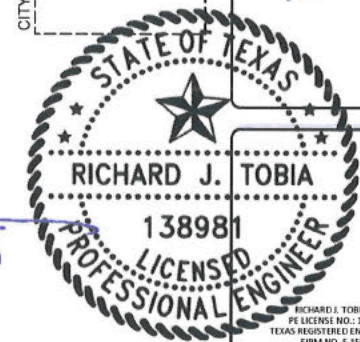
TYPICAL COLUMN AT EXTERIOR WALL DETAIL
SCALE: NOT TO SCALE



5 ALT LOADING DOCK DETAIL - SLAB ENDS AT BUFFER
SCALE: NOT TO SCALE

Richard Tobia

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:19:12 -05'00'

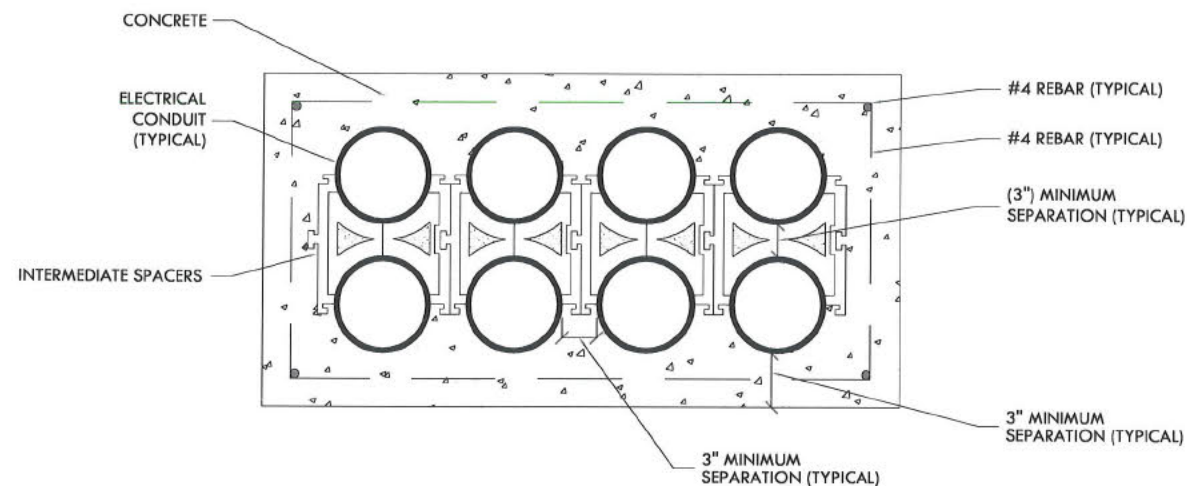


VMMS VAPOR BARRIER DETAILS
SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024	ENV - 6
DRAWN BY: NC	
CHECKED BY: RT	
JOB #: 94747.2	





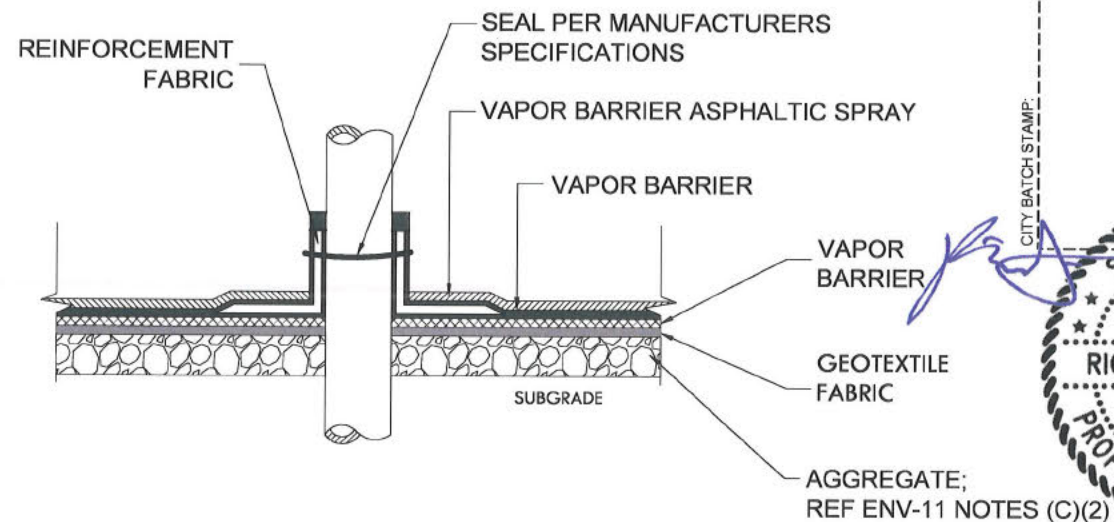
MULTIPLE PENETRATION DETAIL

SCALE: NOT TO SCALE

1

PENETRATION OVERLAP DETAIL

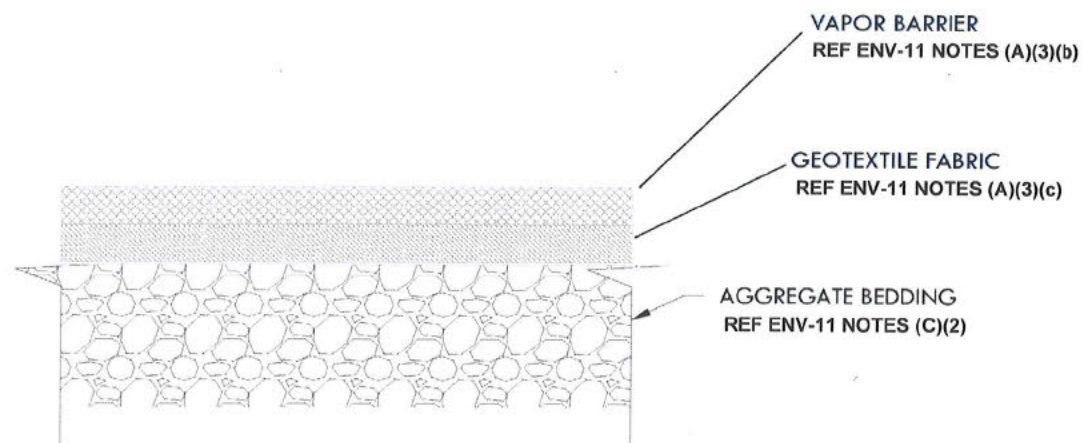
SCALE: NOT TO SCALE



2

Richard Tobia

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:20:53 -05'00'



**VAPOR AND GAS INTRUSION
MEMBRANE CROSS SECTION**

SCALE: NOT TO SCALE

3

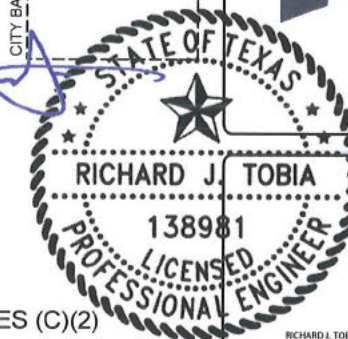
NOTES

- (1) OVERLAP VAPOR BARRIER AT SEAMS 6-INCHES (MIN);
- (2) SECURE VAPOR BARRIER TO CONCRETE WITH ASPHALTIC SPRAY;
- (2) ROLL/SPRAY SEAMS WITH WATER-BASED POLYMER-MODIFIED ASPHALT;
- (3) UTILIZE ONLY MANUFACTURER SPECIFIED PRODUCTS FOR SEALING AND ADHERING MEMBRANE
- (4) ACCEPTABLE VMMS BARRIERS INCLUDE:
 - (A) GEOSEAL EV20;
 - (B) LAYFIELD 30-MIL VAPORFLEX PREMIUM;
 - (C) VIAFLEX, VAPOR BLOCK PLUS 20-MIL;
 - (D) W.R. MEADOWS, PERMINATOR EVOH 20-MIL;
 - (E) ISI BUILDING PRODUCTS, VIPER VENOM 20-MIL;
 - (F) STEGO INDUSTRIES, DRAGO WRAP 20-MIL.

4

VERTIX
3030 LBJ FREEWAY STE #1620 | DALLAS, TX 75234
MAIN: 214.499.9234 | 1 VERTIXENG.COM

CITY BATCH STAMP:



RICHARD J. TOBIA, PE
PE LICENSE NO.: 138981
TEXAS REGISTERED ENGINEERING
FIRM NO. F-55099

VMMS VAPOR BARRIER INSTALLATION DETAILS

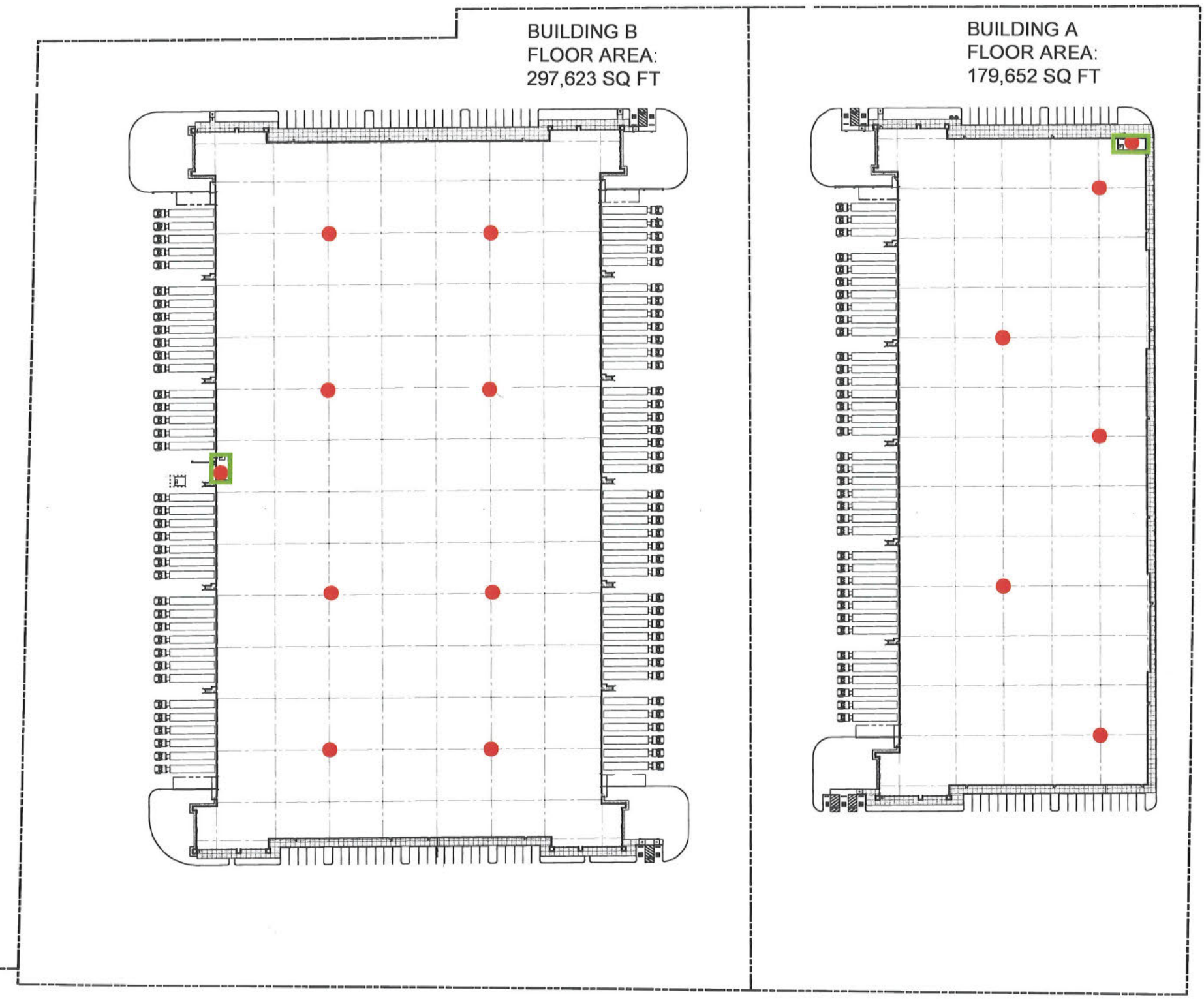
SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024
DRAWN BY: NC
CHECKED BY: RT
JOB #: 94747.2

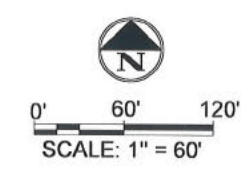
ENV - 7



LEGEND

- METHANE SENSOR (PLACED TO SPATIALLY COVER THE WAREHOUSE INTERIOR TO BE PROXIMATE TO THE VENT PIPE RISERS)
- FIRE PUMP ROOM WITH METHANE MONITORING PANEL

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:22:47 -05'00'



LEGEND

THE BASE MAP IS ADAPTED FROM THE SHEET TITLED, "OAKDALE INDUSTRIAL III; 01 OVERALL SITE PLAN"; SHEET A1.00; BY AZIMUTH : ARCHITECTURE, INC.; SEALED BY MICHAEL L. WILLIAMS, ARCHITECT #18915 AND DATED OCTOBER 9, 2024.

CITY BATCH STAMP:



VERTEX
3030 LBJ FREEWAY STE #1620 | DALLAS, TX 75234
MAIN: 214.499.9234 | VERTEXENG.COM

METHANE MONITORING SYSTEM LAYOUT

SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024	
DRAWN BY: NC	
CHECKED BY: RT	ENV - 8
JOB #: 94747.2	



WARNING
THIS BUILDING IS PROTECTED WITH A VAPOR/METHANE MITIGATION SYSTEM. ANY PROPOSED PENETRATION OR ALTERATION OF FLOOR SLAB REQUIRES NOTIFICATION OF THE OWNER AND INSPECTION BY A QUALIFIED VAPOR MITIGATION SYSTEM ENGINEER.

LARGE LETTERS MIN 1/2" HIGH
THIS NOTIFICATION IS TO BE INSTALLED IN UTILITY AND MECHANICAL ROOMS AND PLACED ON THE WALLS AT EYE LEVEL AND SHALL NOT BE COVERED AND SHALL BE VISIBLE AT ALL TIMES.
LOCATION OF INFORMATION TO BE DETERMINED BY PROJECT CONTRACTOR, OWNER OR BUILDING OFFICIAL.

VAPOR VENT PIPE.
IF DAMAGED
IMMEDIATELY
NOTIFY BUILDING
OWNER

ALL SIGNS VINYL WITH ADHESIVE BACKING

LARGE LETTERS MIN 1/2" HIGH

RED LETTER ON WHITE OR YELLOW BACKGROUND

THIS PLACARD SHALL BE POSTED ON EACH VENT RISER APPROXIMATELY EVERY FIVE FEET

METHANE MONITORING PANEL: HONEYWELL 301C

ALARM RELAYS: MINIMUM OF 3 ALARM LEVELS (20% LEL) SETPOINT, HIGH, WARN AND FAULT ALARMS SPDT, LOCAL ALARM HORN

METHANE DETECTOR: HONEYWELL E3POINT, CATALYTIC BEAD FLAMMABLE DETECTOR,

SENSOR WIRE: 3 WIRE SHIELDED, 20 AWG, STRANDED

POWER WIRE #14 THHN, CONDUIT: 1/2 INCH

OR EQUAL COMPONENTS SHALL BE APPROVED BY OWNER AND ENGINEER

ACCESSORIES: ALL OTHER REQUIRED APPURTENANCES FOR A FULLY FUNCTIONAL SYSTEM

SENSOR HEIGHT: WAREHOUSE - COLUMN MOUNT 15' FROM FINISHED FLOOR
OFFICE - WALL MOUNT 7' FROM FINISHED FLOOR

VMMS MEMBRANE IDENTIFICATION STICKER

SCALE: NOT TO SCALE

1 SUB-SLAB VENT PIPE STICKER

SCALE: NOT TO SCALE

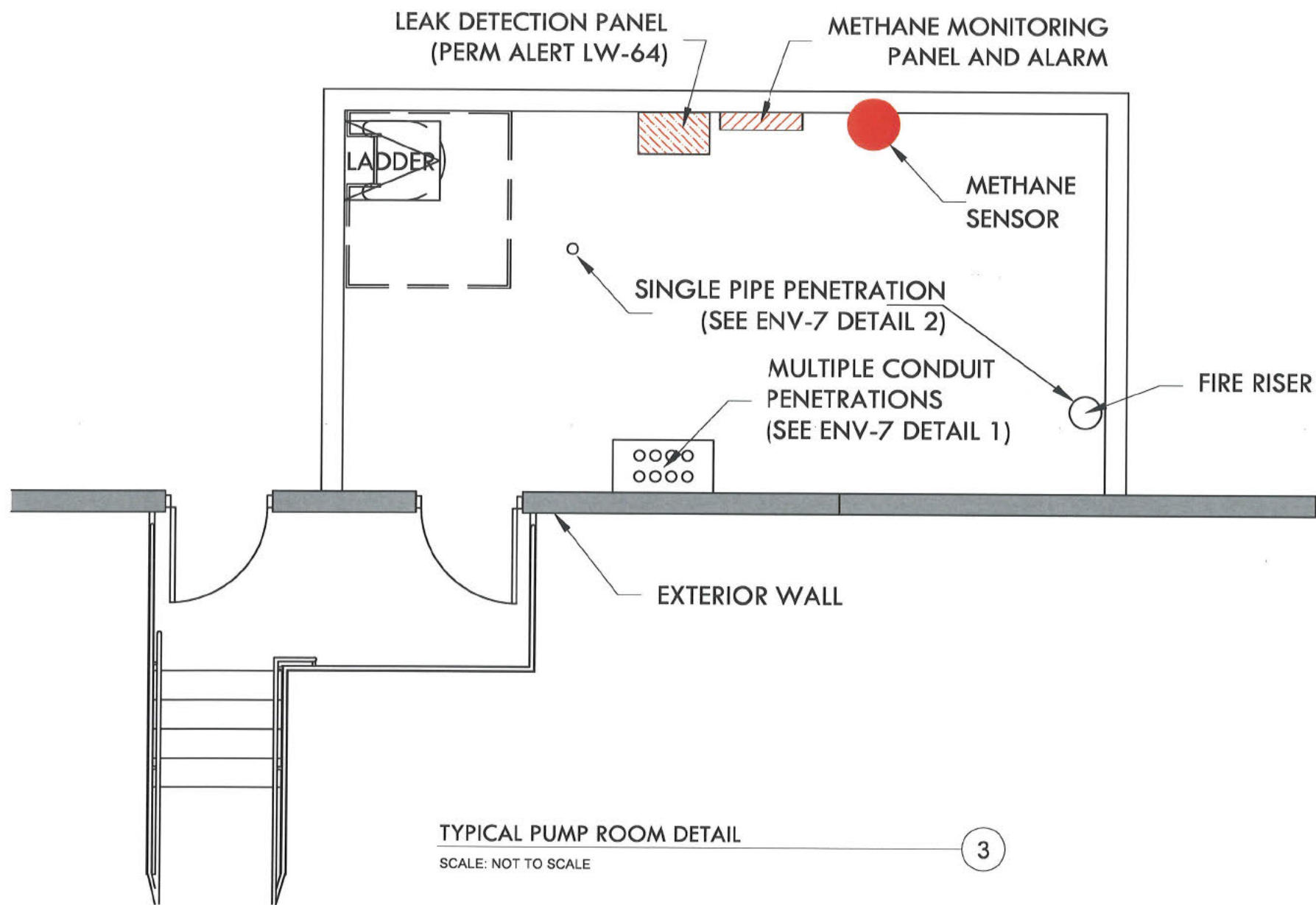
2 METHANE SYSTEM SPECIFICATION NOTES

SCALE: NOT TO SCALE

3

CITY BATCH STAMP:

VERTIX
3030 LBJ FREEWAY STE #1620 | DALLAS, TX 75234
MAIN: 214.499.9234 | VERTEXENG.COM



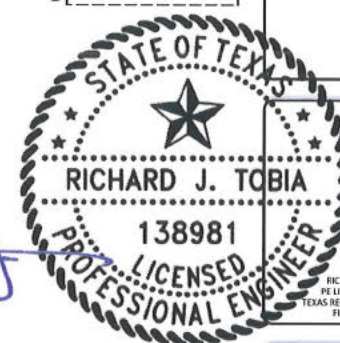
TYPICAL PUMP ROOM DETAIL

SCALE: NOT TO SCALE

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Richard
Tobia

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:24:56 -05'00'



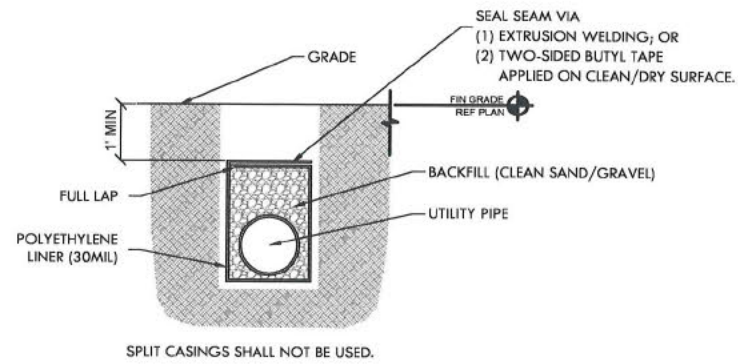
VMMS TYPICAL FIRE/ELECTRICAL ROOM DETAILS

SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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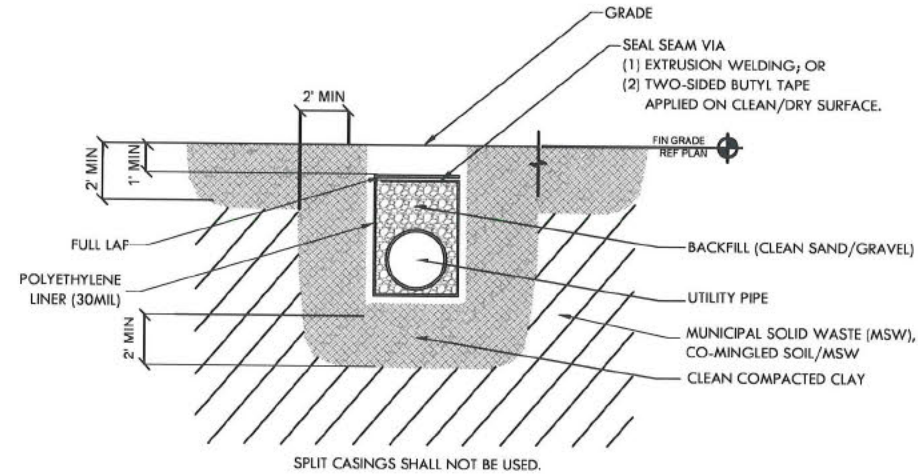
DATE: 11/19/2024	ENV - 9
DRAWN BY: NC	
CHECKED BY: RT	
JOB #: 94747.2	





6 UTILITY CONTAINMENT AND EMBEDMENT DETAIL
SCALE: NOT TO SCALE

1



UTILITY CONTAINMENT AND EMBEDMENT DETAIL

2

[Handwritten Signature]



Richard
Tobia

Digitally signed
by Richard Tobia
Date: 2024.12.17
15:27:05 -05'00'

VERTIX
3030 LBJ FREEWAY STE #1620 | DALLAS, TX 75234
MAIN: 214.495.9234 | VERTEXENG.COM

CONTAINMENT DETAILS

SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024	ENV - 10
DRAWN BY: NC	
CHECKED BY: RT	
JOB #: 94747.2	



Notes:

A. General

- The Vapor/Methane Mitigation System (VMMS) presented in these plans and specifications shall be utilized in the construction of the building to prevent vapor and methane intrusion into the finished building. The basis of design is a sheet membrane and associated passive venting system as described in these plans.
- The VMMS membrane will serve as a moisture barrier and may replace vapor and/or moisture barrier specified in other construction plans. The VMMS membrane and this design are not intended to be used as a waterproofing system.
- The VMMS construction shall consist of, but not be limited to, the following:
 - Supply and install low profile gas vent piping and associated fittings.
 - Supply and install VMMS Membrane, 20-mil, multilayer with EVOH.
 - Supply and install 3-ounce non-woven geotextile fabric between the stone base and membrane layer.
 - Perform smoke testing of membrane.
 - Supply and install vapor vent riser(s).
 - Supply and install methane monitoring system.
 - Supply and install syphon vent on risers

B. Vapor Vent System

- An passive vapor vent system shall be installed beneath the slab as detailed in this drawing set.
- Footing and column penetrations shall be submitted for review and approval by the STRUCTURAL ENGINEER.
- Roof-mounted exhaust shall be located at a distance not less than 10 feet from any building air intake or building edge. These shall not be located in any known wind shadow and shall extend to a minimum elevation of one foot above the top of any obstructions or parapet wall or 4 feet above the roof, whichever is greater.
- All vent piping shall be sloped to a sub-grade drainage point.
- Materials of construction shall comply with the applicable Plumbing and Mechanical Codes.
- Riser pipe shall be located adjacent to I-beams and shall be protected from physical damage.
- Riser pipe monitoring ports and valves shall be installed within accessible sections. Port locations shall be approved by OWNER, ARCHITECT, and VMMS ENGINEER.
- The riser pipes shall be fully supported through the entire height of the building such that no downward force (due to the weight of the riser pipe) is exerted on the sub-slab vent piping.

C. Membrane

- The VMS Membrane shall consist of a 20-mil, multilayer with EVOH, underslab sheeting barrier with sprayed seams.
- A 12-inch layer of open graded aggregate such as subrounded AASHTO #57, subrounded 3/4- to 1-inch minus stone, or similar, from an uncompacted source shall be provided below the VMMS Membrane as a low profile vent bedding material and is integral to the design of the system.
- The subgrade under the VMMS Membrane shall be rolled smooth and flat and be free of sharps.
- Membrane shall be placed above a minimum 3-ounce non-woven geotextile fabric with a minimum puncture strength of 50 pounds.
- The membrane shall be a chemically-resistant, high strength, multi-layer sheeting with minimum thicknesses of 20-mils, installed in accordance with the manufacturer's specifications.
- The VMMS Membrane shall be placed beneath the floor slab and select footings in accordance with these plans and details.
- The protective layer shall not be placed on top of any concrete piers or extruded rebar.
- Reinforcing steel, piping, forms, etc. shall not bear directly on or penetrate the VMMS Membrane and equipment shall not be driven over the membrane. Plastic rebar supports shall be used for reinforcing steel.
- VMMS identification placard shall be installed in mechanical rooms. This placard is to be placed on the walls at eye level and shall not be covered over. The location of this notification shall be next to the methane monitoring panel.

D. Quality Assurance

- The VMMS SUBCONTRACTOR shall be trained and approved by the VMMS Manufacturer.
- The VMMS SUBCONTRACTOR shall coordinate work with all other SUBCONTRACTORS, the VMMS ENGINEER and OWNER or their designated representative.
- The installation of the VMMS Membrane shall be closely monitored by the VMMS ENGINEER or a manufacturer certified inspector designated by the VMMS ENGINEER. OWNER is responsible for authorizing the VMMS ENGINEER to conduct inspection services.
- All surfaces to receive VMMS Membrane shall be inspected and approved by the VMMS SUBCONTRACTOR for the performance of this scope of work and by the VMMS ENGINEER prior to commencing work.

E. Submittals

- The VMMS SUBCONTRACTOR shall provide the VMMS ENGINEER with a letter from the manufacturer (a) confirming that the VMMS SUBCONTRACTOR is certified by the manufacturer for installation of the Vapor Mitigation System product; and (b) warranting its product to be free of defects when that product is installed by the VMMS SUBCONTRACTOR.
- The VMMS SUBCONTRACTOR shall submit any updates/revisions to the manufacturer's product data, MSDS, and recommended installation procedures to the VMMS ENGINEER for review and approval at least one week prior to the construction of the VMMS Membrane.

- Sources and particle size distribution of aggregates must be approved by the STRUCTURAL ENGINEER and VMMS ENGINEER.
- The VMMS SUBCONTRACTOR shall submit representative samples of the following materials, if different than that specified within, to the VMMS ENGINEER for approval:
 - Low profile gas vent piping.
 - Underslab sheeting barrier materials and geomembrane fabrics.
 - Asphaltic emulsion material.
- At the completion of installation, the VMMS SUBCONTRACTOR shall submit a letter to the VMMS ENGINEER and OWNER certifying that installation was completed in accordance with the project plans and specifications and the procedures recommended by the manufacturer.
- Prior to placing the concrete slab over the VMMS Membrane, the VMMS SUBCONTRACTOR shall certify in writing that the VMMS Membrane has been tested in accordance with the manufacturer's specifications and is free of any leaks and tears/punctures.

F. Job Conditions

- The areas adjacent to the VMMS Membrane installation areas are to be protected from overspray by the VMMS SUBCONTRACTOR for the performance of this scope of work during the installation process.
- Work is to be performed only when existing and forecasted weather conditions are within manufacturer recommendations for the material and product to be applied.
- For smaller areas with minimal clearance, the VMMS Membrane may be applied by hand.
- All plumbing, electrical, mechanical and structural items that will pass through the VMMS Membrane shall be positively secured in their proper positions and appropriately protected prior to application of the VMMS Membrane.
- The VMMS Membrane shall be installed before placement of reinforcing steel. If reinforcing steel is present at the time of application, all exposed reinforcement shall be masked prior to membrane application.

- Stakes used to secure the concrete forms shall not penetrate the membrane after it has been installed. If stakes need to puncture the membrane after it has been installed, the VMMS ENGINEER should be notified, and necessary repairs need to be made by the VMMS SUBCONTRACTOR.

- The VMMS Membrane shall be protected with plywood (or similar material) if equipment is to be placed on the membrane during construction activities.

G. Warranty

- The manufacturer shall warrant its products to be free of defects. This warranty only applies when the products are applied by a manufacturer-approved VMMS SUBCONTRACTOR and that the required respective products are used.

H. Materials

- All materials are to be delivered to the project site in their original unbroken packages bearing the manufacturer's label showing brand, weight, volume, and batch number.

- Materials are to be stored at the project site in strict compliance with the manufacturer's instructions.

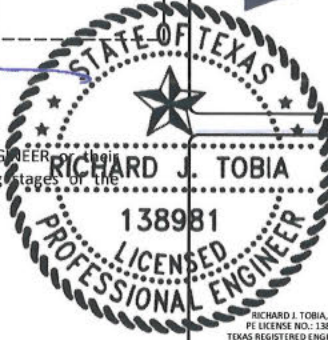
I. Installation

- Concrete surfaces where VMMS Membrane is applied, shall be light broom finished or smoothed, free of any dirt, debris, loose material, release agents or curing compounds.
- Aggregate bedding material shall be rolled smooth. The finished surface shall be smooth, uniform, and free of debris and standing water.
- Trenches and footing excavations shall be oversized and sloped as necessary to accommodate installation of the vapor membrane.
- All seams shall be overlapped a minimum of six inches and sprayed.
- Any open utility or other trench present at the time of application shall be lined with the vapor barrier extending at least six inches onto the adjoining sub-grade.
- Appropriate care shall be exercised to protect the VMMS Membrane and prevent penetrations subsequent to its application. The VMMS Membrane shall be protected from pedestrian traffic and kept free of dirt and debris, to the extent possible, until the concrete slab is poured.
- All penetrations shall be cleaned and prepared in accordance with manufacturer's specifications to provide proper adhesion of the VMMS products.
- All penetrations shall be secured prior to placement of the VMMS Membrane. Sufficient space shall be maintained between penetrations to allow proper sealing around the entire penetration circumference. Where penetrations are concentrated, a concrete penetration bank or other allowable means of securing penetrations shall be constructed prior to VMMS Membrane placement.
- The membrane shall be cut around penetrations so that it lays flat on the sub-grade. There should not be a gap larger than 1/8-inch between the membrane and the penetration.
- Apply one coat of asphaltic trowel grade or asphaltic emulsion spray to the membrane and around the penetrations at a thickness of 30-mils. Penetrations should be treated in a 6-inch radius around the penetration and three inches onto the penetration object.
- Membrane shall be used as an embedded layer collar placed after the first application of the asphaltic emulsion spray or asphaltic trowel grade. Then spray or trowel apply a 30-mil coat over the embedded reinforcing strip ensuring complete saturation of the embedded strip and tight-seal around the penetration.
- Where vent lines, piping, electrical conduits, etc. penetrate the VMMS Membrane, a 3-inch collar of base layer and asphaltic emulsion layer shall be provided to create a gas-tight seal around the penetration.

Richard
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by Richard Tobia
Date: 2024.12.17
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CITY BATCH STAMP



J. Inspections

- The inspection of all vapor control measures shall be performed by the VMMS ENGINEER or their designated representative. At a minimum, inspection shall take place at the following stages of the installation:
 - During the installation of the vent piping;
 - During the installation of the VMMS Membrane and foundation form work.
 - Smoke testing of the VMMS Membrane and prior to the placement of concrete.
 - During and at the completion of the risers for the sub-slab vent piping.

K. Upon startup of the VMMS

- The VMMS ENGINEER or their designated representative shall inspect and approve the VMMS ventilation piping installation and prior to pouring the concrete slab, the VMMS ENGINEER or their designated representative shall inspect and approve the VMMS Membrane in accordance with these plans and specifications. Construction of the floor slab shall not proceed without written certification of the successful installation and testing of the VMMS Membrane by the VMMS SUBCONTRACTOR.
- The VMMS SUBCONTRACTOR shall check his own work for coverage, thickness, and all around good workmanship.
- The VMMS Membrane should be tested in the manner described in Note #4 below.
- The VMMS Membrane shall be smoke tested at a minimum of two test points per every 5,000 square feet or additional as necessary to test the entire extent of the VMMS Membrane. Smoke test shall be performed within 12 hours of concrete placement. Areas of failure shall be marked, repaired, and retested.
- Voids left by smoke testing shall be patched by the VMMS SUBCONTRACTOR by overlapping the void by a minimum of two inches. A thin tack coat of asphaltic emulsion shall be applied to adhere to the patch. Spray or trowel applied asphaltic emulsion shall then be applied to a 100-mil minimum dry thickness, extending at least three inches beyond the patch.
- Prior to placement of concrete, the VMMS SUBCONTRACTOR shall certify in writing that the VMMS Membrane has been installed and tested in accordance with the manufacturer's specification and is free of any leaks.

L. Standard of Care and Limitations

- Services listed in this specification as being required by the VMMS ENGINEER are dependent upon owner authorization of said services and notifications to the VMMS ENGINEER of project status by the VMMS Installation SUBCONTRACTOR. If such services are not performed by the VMMS ENGINEER, manufacturer warranties may be voided.

NOTES

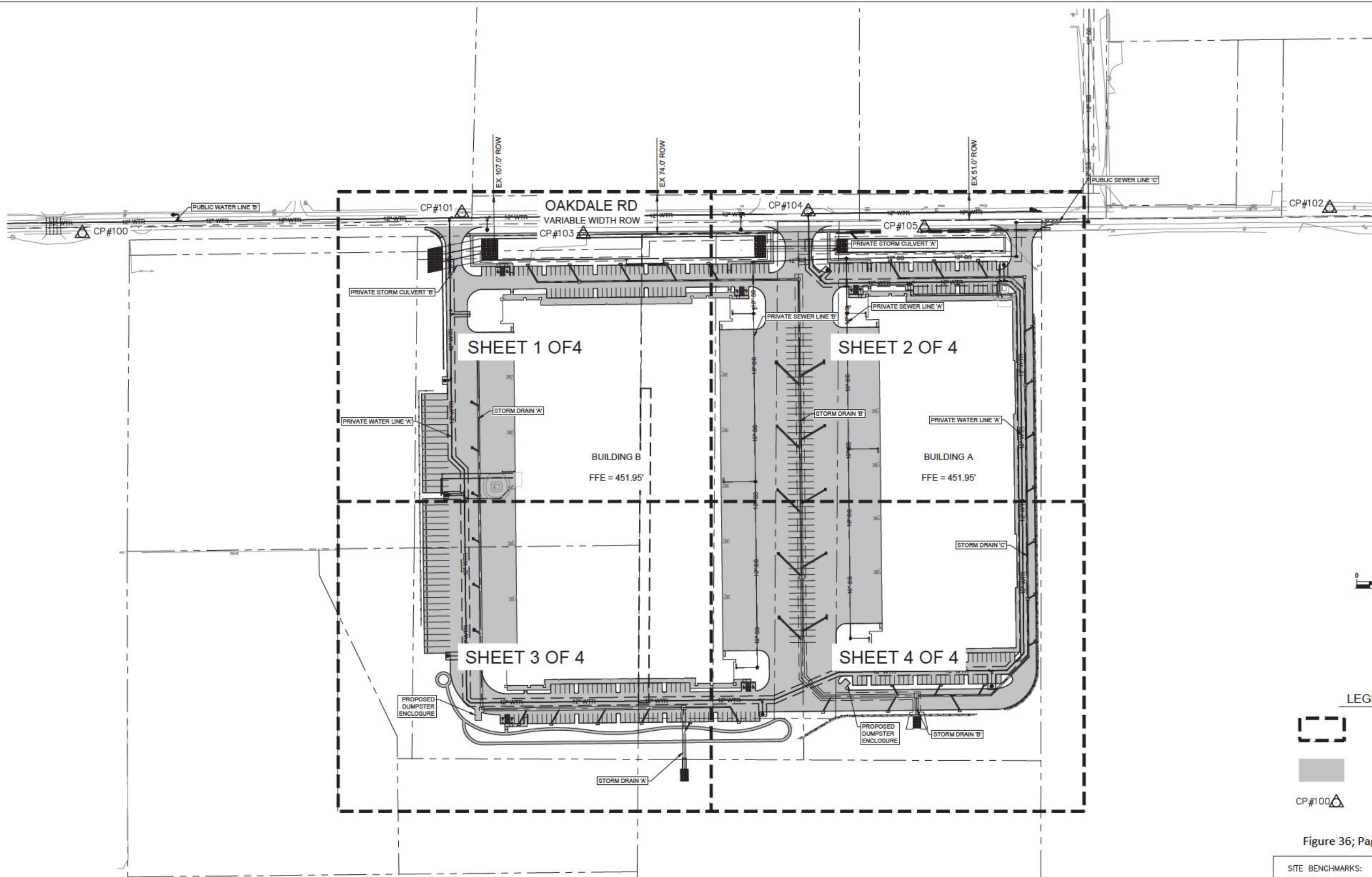
SITE:
OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

NO.	REVISIONS
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DATE: 11/19/2024	ENV - 11
DRAWN BY: NC	
CHECKED BY: RT	
JOB #: 94747.2	

June 17, 2024 A:\360\0053\0078\005\CADD\SHSHEET\FTW\CE-PRO\J36078.005.DWG



OAKDALE III INDUSTRIAL

BUILDING A

ZONING: PD-39
SETBACKS:
FRONT 25'
PARKING:
REQUIRED 63
PROVIDED 99
HANDICAP 5
TRUCK 51

BUILDING SIZE (SF): 179,652
LOT SIZE (AC): 11.19
LANDSCAPE AREA (SF): 103,674.05
TOTAL IMPERVIOUS (SF): 383,762.35
IMPACT ZONE: NORTH
WATER METERS: 1-2" DOMESTIC METER
WATER METERS: 1-2" IRRIGATION METER

BUILDING B

ZONING: PD-39
SETBACKS:
FRONT 25'
PARKING:
REQUIRED 92
PROVIDED 156
HANDICAP 8
TRUCK 41

BUILDING SIZE (SF): 297,623
LOT SIZE (AC): 17.32
LANDSCAPE AREA (SF): 121,410.18
TOTAL IMPERVIOUS (SF): 633,049.02
IMPACT ZONE: NORTH
WATER METERS: 1-2" DOMESTIC METER
WATER METERS: 1-2" IRRIGATION METER

SURVEY CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEV	DESCRIPTION
CP#100	6975435.63	2427685.54	445.30	SET "X" TRAVERSE POINT
CP#101	6975475.22	2428423.40	447.53	SET MAG NAIL W/ WASHER TP
CP#102	6975484.52	2430110.27	449.08	1/2" SIR W/ TRAVERSE POINT CAP
CP#103	6975433.91	2428659.84	446.30	SET 60D TRAVERSE POINT
CP#104	6975477.87	2429096.71	446.25	SET 60D TRAVERSE POINT
CP#105	6975445.95	2429322.47	448.36	SET 60D TRAVERSE POINT

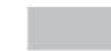
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UTILIZING A SCALE FACTOR OF 1.000136506.

SEE SHEET 5 & 6
FOR GENERAL NOTES.

LEGEND



SHEET LIMITS



PROPOSED PAVEMENT



SURVEY CONTROL POINTS

Figure 36; Page 79; December 17, 2024

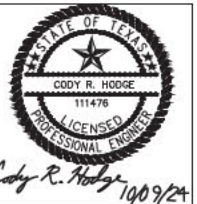
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THE STATION IS A 3 3/4" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV.= 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING B-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND
BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV.= 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL SITE PLANS GRAND PRAIRIE, TEXAS

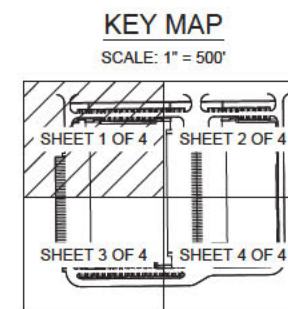
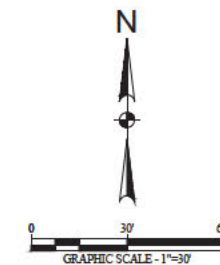
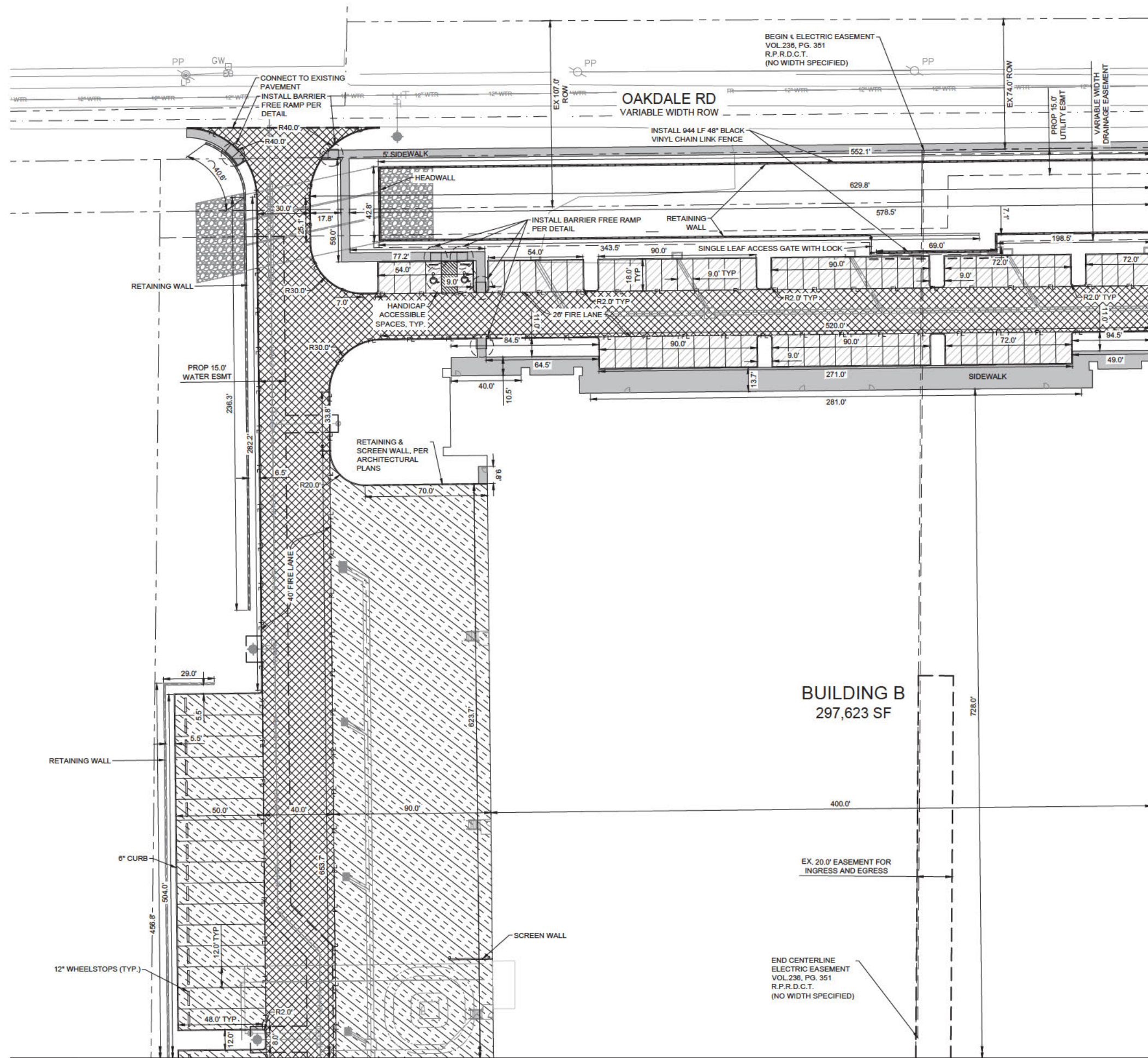






Revision No.	Date	Description	ISSUED FOR CONSTRUCTION
1	10/09/2024		



The seal appearing on this document was authorized by CODY R. HODGE, P.E. 111476 on 10/09/2024. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. The record copy of this drawing is on file at the offices of Half Associates, Inc., 2601 Meacham Blvd. Ste. 600, Fort Worth, TX 76137. TBP/ELS FIRM #F-312.

Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED
Sheet Title	PROJECT LAYOUT - SURVEY CONTROL PLAN
7	CITY FILE No. P-1878



- | LEGEND | |
|---|--|
|  | 7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 6" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 5" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 4" THICK, 4,000 PSI CONCRETE PAVEMENT |

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE NOTED.
 2. SEE RAISED PAVEMENT AT TRUCK DOOR DETAIL ON MISCELLANEOUS SITE DETAILS SHEET FOR PAVEMENT AT TRUCK DOCK.
 3. ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

SITE BENCHMARKS:
CITY MONUMENT GPS 45;
THE STATION IS A 3" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
BELLTUNE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADQUARTERS OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

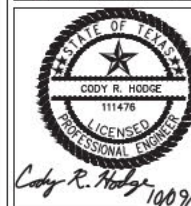
CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING B-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELTUNE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER
MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



2601 MEACHAM BLVD., SUITE 600
FORT WORTH, TEXAS 76137-4200

Revisions		Description
No.	Date	
	09/06/2024	ISSUED FOR CONSTRUCTION



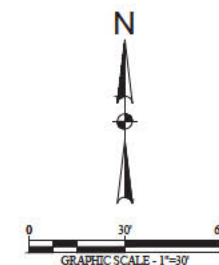
The seal appearing on this document was authorized by CODY R. HODGE, P.E. 111478 on 10/09/2024. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. The record copy of this drawing is on file at the offices of Half Associates, Inc., 2601 Meacham Blvd. Ste. 600 Fort Worth, TX 76137. TBPELS FIRM #F-312

Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

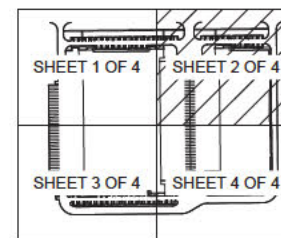
Sheet Title

PAVING AND
DIMENSION CONTROL
PLAN (SHEET 1 OF 4)





14
Sheet Number



KEY MAP
SCALE: 1" = 500'



LEGEND

- | | |
|---|--|
|  | 7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 6" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 5" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 4" THICK, 4,000 PSI CONCRETE PAVEMENT |

NOTES:

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE NOTED.
 2. SEE RAISED PAVEMENT AT TRUCK DOOR DETAIL ON MISCELLANEOUS SITE DETAILS SHEET FOR PAVEMENT AT TRUCK DOCK.
 3. ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

SITE BENCHMARKS:

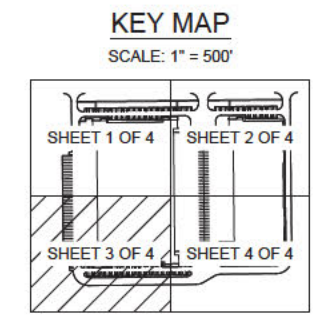
CITY MONUMENT GPS 45;
THE STATION IS A 3 1/2" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADQUARTER OF BRIDGE AND 30' SOUTH OF POWER.
MAPS041A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04






CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING 8-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELTUNE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER
M&PSCO 414-N
ELEV.= 2442.95
NORTHING: 6969576.99
EASTING: 2431054.36



SITE BENCHMARKS:
CITY MONUMENT GPS 45;
THE STATION IS A 3 3/4" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV.= 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

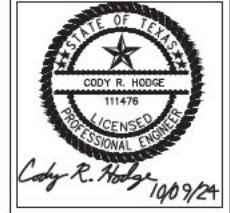
CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING B-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV.= 442.95
NORTHING: 6969576.99
EASTING: 2431054.36



- | LEGEND | |
|---|--|
|  | 7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 6" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 5" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE |
|  | 4" THICK, 4,000 PSI CONCRETE PAVEMENT |
|  | DECOMPOSED GRANITE TRAIL |

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE NOTED.
 2. SEE RAISED PAVEMENT AT TRUCK DOOR DETAIL ON MISCELLANEOUS SITE DETAILS SHEET FOR PAVEMENT AT TRUCK DOCK.
 3. ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS

[illegible]

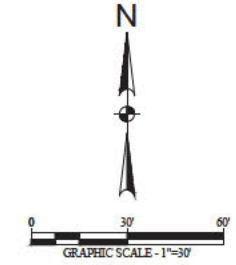
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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED
Sheet Title	

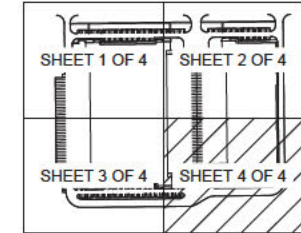
Figure 39; Page 82; December 17, 2024

MATCHLINE (SEE SHEET 15)

BUILDING A
179,652 SF



KEY MAP
SCALE: 1" = 500'



LEGEND

- 7" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
- 6" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
- 5" THICK, 4,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS 18" O.C.E.W. OVER 6" LIME TREATED SUBGRADE
- 4" THICK, 4,000 PSI CONCRETE PAVEMENT
- DECOMPOSED GRANITE TRAIL

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS STATED OTHERWISE NOTED.
 - SEE RAISED PAVEMENT AT TRUCK DOOR DETAIL ON MISCELLANEOUS SITE DETAILS SHEET FOR PAVEMENT AT TRUCK DOCK.
 - ALL CURBS ARE 6" UNLESS NOTED OTHERWISE.

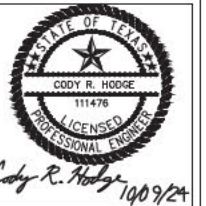
SITE BENCHMARKS:
CITY MONUMENT GPS 45;
THE STATION IS A 3 3/4" BRASS CAP STAMPED "GPS 45" SET CONCRETE BRIDGE HEADER. THE STATION IS LOCATED APPROXIMATELY 0.1 MILE WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF SHADY GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO 41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED IRVING B-11 SET FLUSH WITH GROUND. STATION IS LOCATED APPROXIMATELY 335' NORTH OF THE CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



Revision No.	Date	Description	Issued For Construction
1	10/09/2024		



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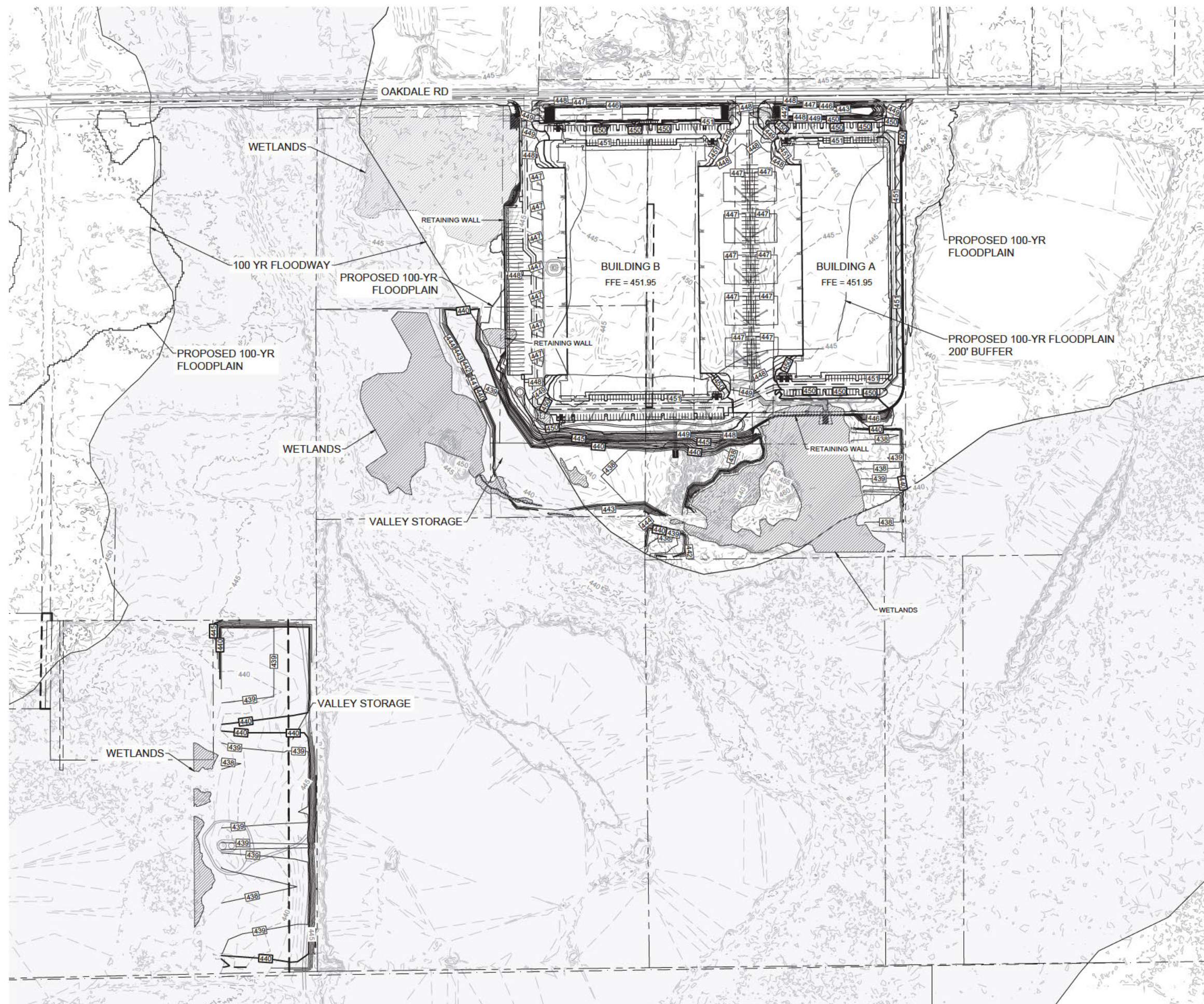
Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Sheet Title
PAVING AND
DIMENSION CONTROL
PLAN (SHEET 4 OF 4)

17
Sheet Number
CITY FILE
No. P-1878

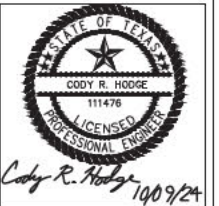
Figure 40; Page 83; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.



**OAKDALE III INDUSTRIAL
SITE PLANS**

GRAND PRAIRIE, TEXAS

[illegible]

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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Scale:	AS NOTED
Sheet Title	OVERALL GRADING PLAN

18
Sheet Number

CITY FILE
No. P-1876

GRADING LEGEND:

- 569 — EXISTING CONTOUR
 — 569 — PROPOSED MINOR CONTOUR
 — 570 — PROPOSED MAJOR CONTOUR
 - - - - - GRADE BREAK

NOTES

1. 25% MAXIMUM EARTH GRADE
2. 0.5% MINIMUM PAVED GRADE
3. 1% MINIMUM EARTH GRADE
4. SEE GENERAL NOTES SHEET FOR FLOOD PLAIN INFORMATION.
5. ALL MANHOLES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO GRADE.
6. ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.

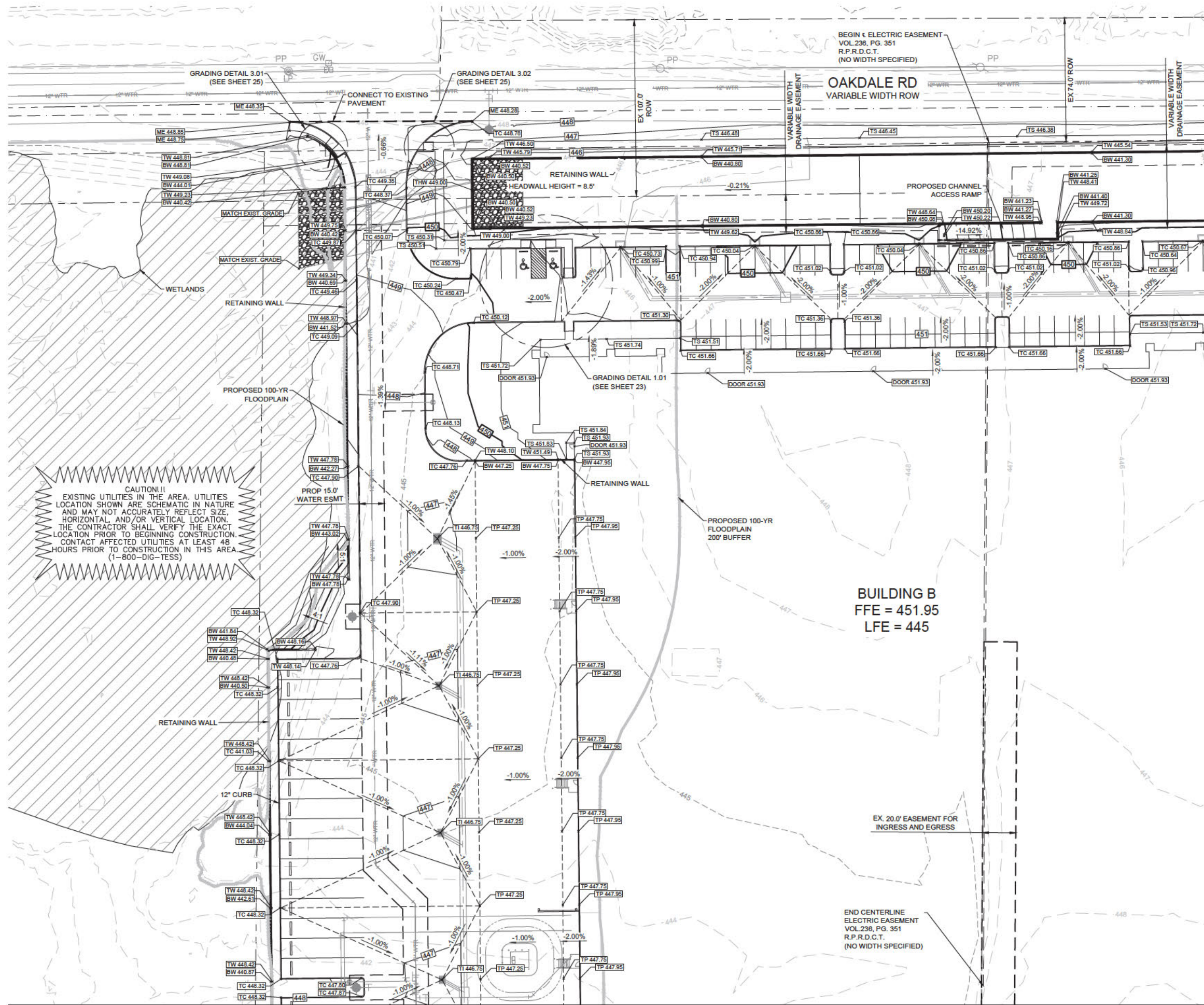
SITE BENCHMARKS:

CITY MONUMENT GPS 45;
THE STATION IS A 3 1/2" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
CREEK ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING 8-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

Figure 41; Page 84; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.



MATCHLINE (SEE SHEET 20)

NOTES

1. 25% MAXIMUM EARTH GRADE
2. 0.5% MINIMUM PAVED GRADE
3. 1% MINIMUM EARTH GRADE
4. SEE GENERAL NOTES SHEET FOR FLOOD PLAIN INFORMATION.
5. ALL MANHOLES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO GRADE.
6. ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP

SITE BENCHMARKS:
CITY MONUMENT GPS 45;
THE STATION IS A 3 1/2" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

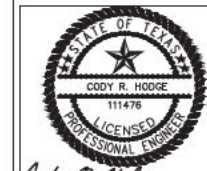
6
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Figure 42; Page 85; December 17, 2024

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



2001 MEACHAM BLVD., SUITE 600
FORT WORTH, TEXAS 76137-4200
TEL. (817) 847-1222

[illegible]

Cathy R. Hodge 10/09/20

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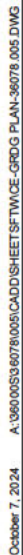
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Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Sheet Title

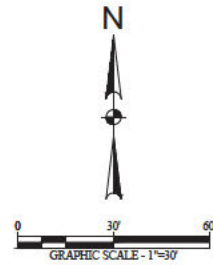
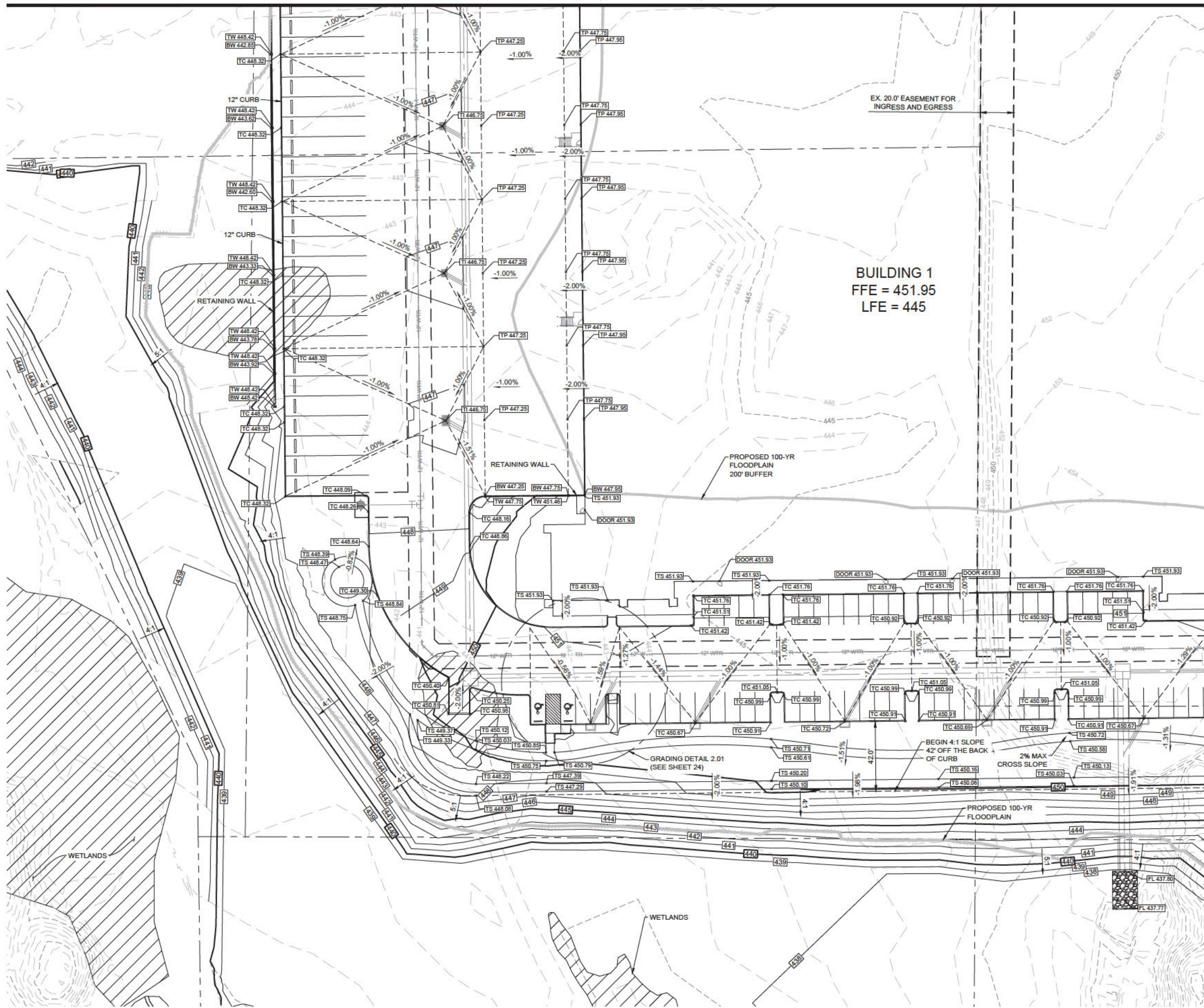
GRADING PLAN
(SHEET 1 OF 4)

19
Sheet Number

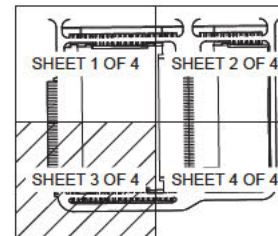
CITY FILE
No. P-1876



MATCHLINE (SEE SHEET 19)



KEY MAP
SCALE: 1" = 500'



GRADING LEGEND:

- TP 750.00 PROPOSED TOP OF PAVEMENT SPOT ELEVATION
- TC 750.00 PROPOSED TOP OF CURB SPOT ELEVATION
- TS 750.00 PROPOSED TOP OF SIDEWALK SPOT ELEVATION
- TI 750.00 PROPOSED TOP OF INLET SPOT ELEVATION
- EXTP 750.00 EXISTING TOP OF PAVEMENT ELEVATION
- TW 750.00 TOP OF WALL ELEVATION
- BW 750.00 BOTTOM OF WALL ELEVATION
- FL 750.00 FLOW LINE ELEVATION
- 500 PROPOSED MINOR CONTOUR
- 570 PROPOSED MAJOR CONTOUR
- GRADE BREAK

NOTES

- 25% MAXIMUM EARTH GRADE
- 0.5% MINIMUM PAVED GRADE
- 1% MINIMUM EARTH GRADE
- SEE GENERAL NOTES SHEET FOR FLOOD PLAIN INFORMATION.
- ALL MANHOLES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO GRADE.
- ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.

SITE BENCHMARKS:

CITY MONUMENT GPS 45;
THE STATION IS A 3" BRASS CAP STAMPED "GPS 45" SET CONCRETE BRIDGE HEADER. THE STATION IS LOCATED APPROXIMATELY 0.1 MILE WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF SHADY GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED IRVING B-11 SET FLUSH WITH GROUND. STATION IS LOCATED APPROXIMATELY 335' NORTH OF THE CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

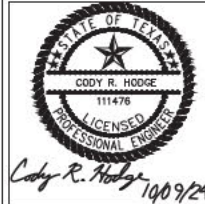
SEE SHEET 5 & 6
FOR GENERAL NOTES.

Figure 44; Page 87; December 17, 2024

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



Revision No.	Date	Description	ISSUED FOR CONSTRUCTION
1	10/09/2024		



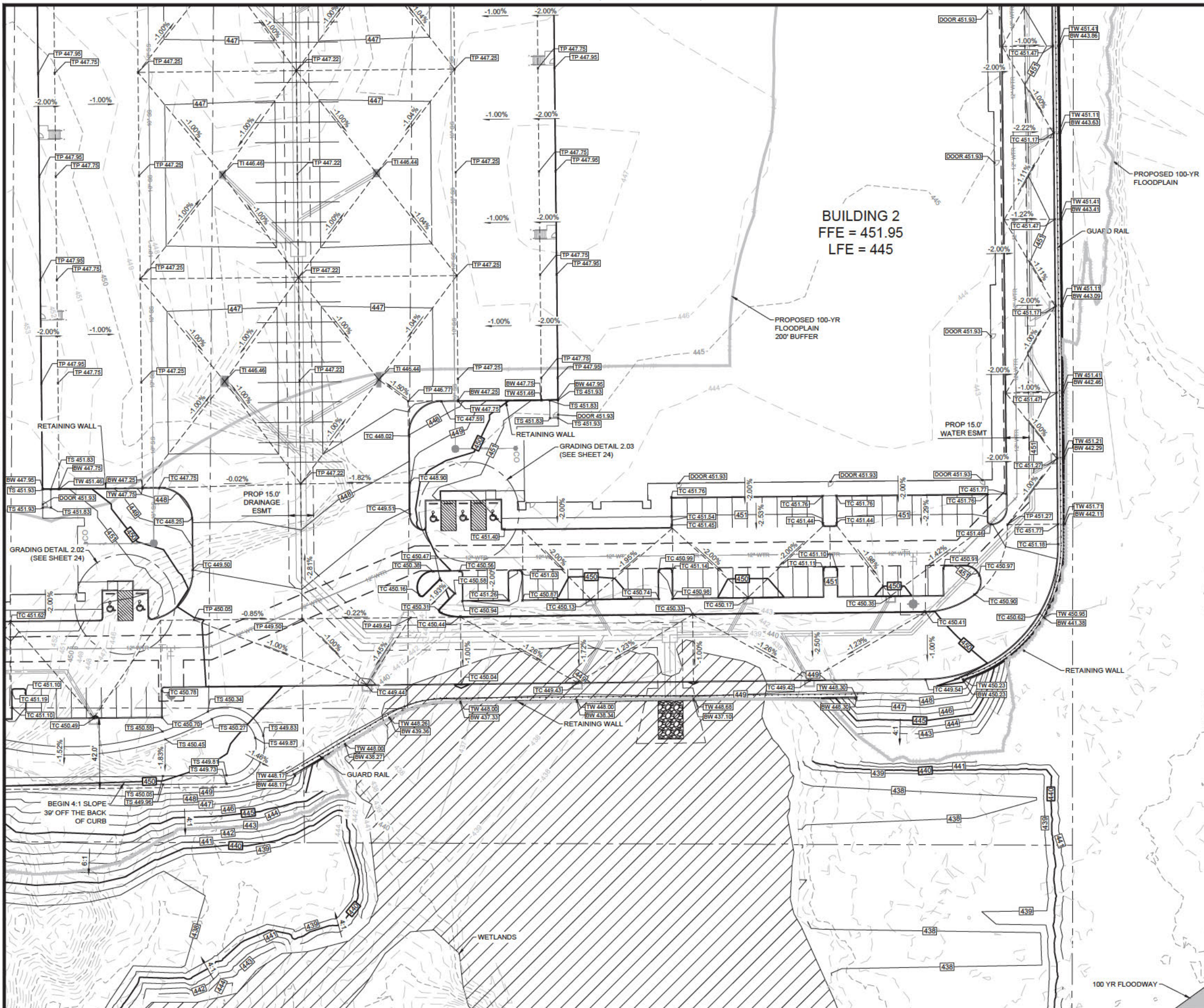
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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

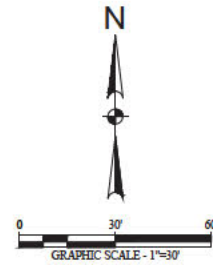
Sheet Title
GRADING PLAN
(SHEET 3 OF 4)

MATCHLINE (SEE SHEET 20)

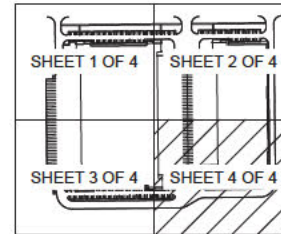
MATCHLINE (SEE SHEET 21)



BUILDING 2
FFE = 451.95
LFE = 445



KEY MAP
SCALE: 1" = 500'



GRADING LEGEND:

- TP 750.00 PROPOSED TOP OF PAVEMENT SPOT ELEVATION
- TC 750.00 PROPOSED TOP OF CURB SPOT ELEVATION
- TS 750.00 PROPOSED TOP OF SIDEWALK SPOT ELEVATION
- TI 750.00 PROPOSED TOP OF INLET SPOT ELEVATION
- EXTP 750.00 EXISTING TOP OF PAVEMENT ELEVATION
- TW 750.00 TOP OF WALL ELEVATION
- BW 750.00 BOTTOM OF WALL ELEVATION
- 569 PROPOSED MINOR CONTOUR
- 570 PROPOSED MAJOR CONTOUR
- GRADE BREAK

NOTES

- 25% MAXIMUM EARTH GRADE
- 0.5% MINIMUM PAVED GRADE
- 1% MINIMUM EARTH GRADE
- SEE GENERAL NOTES SHEET FOR FLOOD PLAIN INFORMATION.
- ALL MANHOLES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO GRADE.
- ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.

SITE BENCHMARKS:

CITY MONUMENT GPS 45;
THE STATION IS A 3" BRASS CAP STAMPED "GPS 45" SET CONCRETE BRIDGE HEADER. THE STATION IS LOCATED APPROXIMATELY 0.1 MILE WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF SHADY GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED IRVING B-11 SET FLUSH WITH GROUND. STATION IS LOCATED APPROXIMATELY 335' NORTH OF THE CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

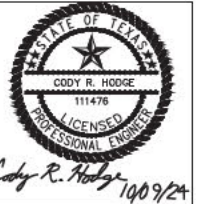
Figure 45; Page 88; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



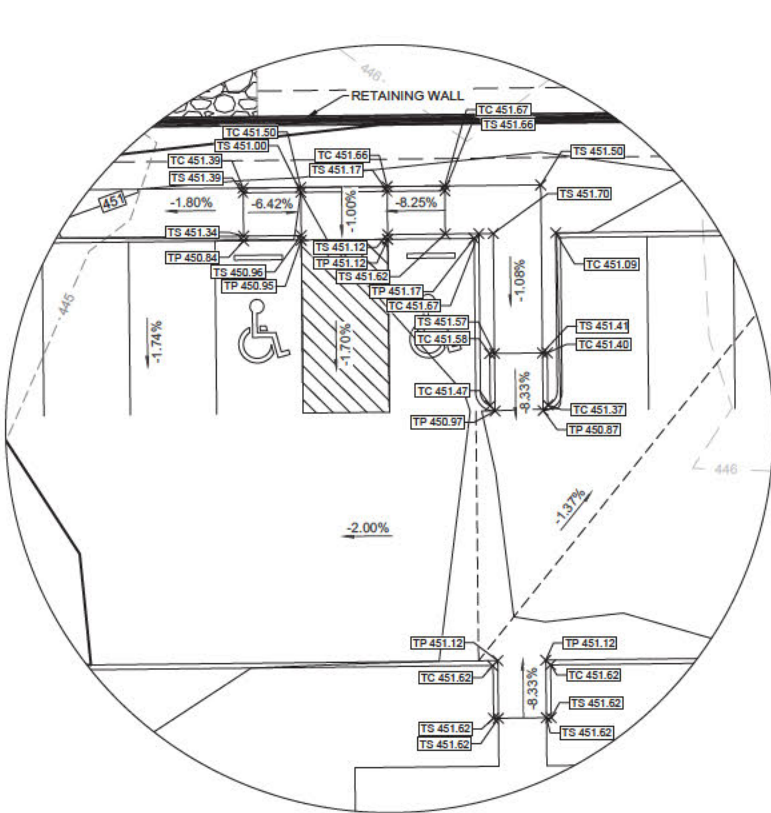
Revision No.	Date	Description	ISSUED FOR CONSTRUCTION
1	10/09/2024		



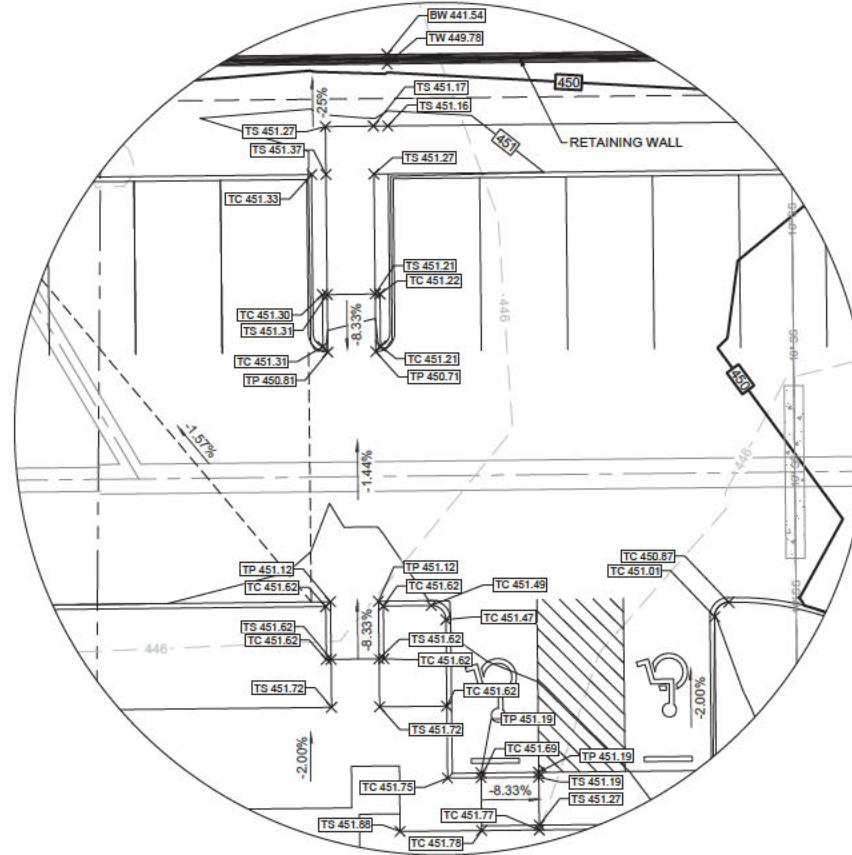
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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

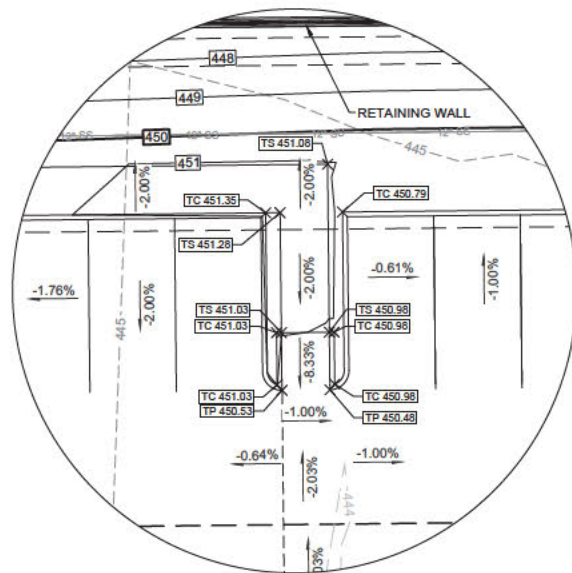
Sheet Title
GRADING PLAN
(SHEET 4 OF 4)



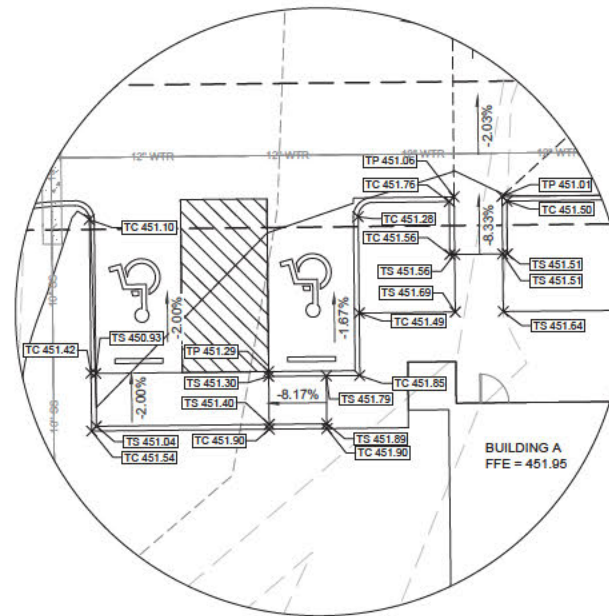
GRADING DETAIL '1.01'
SCALE= 1"=10'



GRADING DETAIL '1.02'
SCALE= 1"=10'



GRADING DETAIL '1.03'
SCALE= 1"=10'



GRADING DETAIL '1.04'
SCALE= 1"=10'

GRADING LEGEND:

- ✕ TP 750.00 PROPOSED TOP OF PAVEMENT SPOT ELEVATION
- ✕ TC 750.00 PROPOSED TOP OF CURB SPOT ELEVATION
- ✕ TS 750.00 PROPOSED TOP OF SIDEWALK SPOT ELEVATION
- ✕ TI 750.00 PROPOSED TOP OF INLET SPOT ELEVATION
- ✕ EXTP 750.00 EXISTING TOP OF PAVEMENT ELEVATION
- ✕ TW 750.00 TOP OF WALL ELEVATION
- ✕ BW 750.00 BOTTOM OF WALL ELEVATION
- 589 — PROPOSED MINOR CONTOUR
- 570 — PROPOSED MAJOR CONTOUR
- - - - - GRADE BREAK

NOTES

1. 25% MAXIMUM EARTH GRADE
2. 0.5% MINIMUM PAVED GRADE
3. 1% MINIMUM EARTH GRADE
4. SEE GENERAL NOTES SHEET FOR FLOOD PLAIN INFORMATION.
5. ALL MANHOLES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO GRADE.
6. ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.

SITE BENCHMARKS:

CITY MONUMENT GPS 45;
THE STATION IS A 3 1/2" BRASS CAP STAMPED "GPS 45" SET CONCRETE BRIDGE HEADER. THE STATION IS LOCATED APPROXIMATELY 0.1 MILE WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF SHADY GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST HEADWALL OF BRIDGE AND 30' SOUTH OF POWER. MAPSCO41A-A
ELEV.= 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED IRVING B-11 SET FLUSH WITH GROUND. STATION IS LOCATED APPROXIMATELY 335' NORTH OF THE CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER. MAPSCO 41A-N
ELEV.= 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

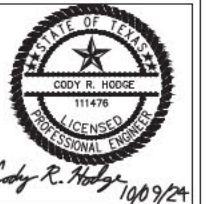
SEE SHEET 5 & 6
FOR GENERAL NOTES.

Figure 46; Page 89; December 17, 2024

OAKDALE III INDUSTRIAL SITE PLANS GRAND PRAIRIE, TEXAS



Revision No.	Date	Description	ISSUED FOR CONSTRUCTION
1	10/09/2024		














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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Sheet Title
GRADING DETAILS
(SHEET 1 OF 3)



- | | | |
|---|-------------|--|
|  | TTP 750.00 | PROPOSED TOP OF
PAVEMENT SPOT ELEVATION |
|  | TC 750.00 | PROPOSED TOP OF CURB
SPOT ELEVATION |
|  | TS 750.00 | PROPOSED TOP OF
SIDEWALK SPOT ELEVATION |
|  | TI 750.00 | PROPOSED TOP OF INLET
SPOT ELEVATION |
|  | E-TP 750.00 | EXISTING TOP OF PAVEMENT
ELEVATION |
|  | TW 750.00 | TOP OF WALL ELEVATION |
|  | BW 750.00 | BOTTOM OF WALL
ELEVATION |
|  | ME 750.00 | MATCH EXISTING
ELEVATION |
|  | 569 | PROPOSED MINOR CONTOUR |
|  | 570 | PROPOSED MAJOR CONTOUR |
|  | | GRADE BREAK |

NOTES

1. 25% MAXIMUM EARTH GRADE
2. 0.5% MINIMUM PAVED GRADE
3. 1% MINIMUM EARTH GRADE
4. SEE GENERAL NOTES SHEET FOR FLOOD PLAIN INFORMATION.
5. ALL MANHOLES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO GRADE.
6. ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.

SITE BENCHMARKS:
CITY MONUMENT GPS 45;
THE STATION IS A 3 1/2" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 243630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING 8-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELTUNE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER
MASCIO 41A-N
ELEV.= 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

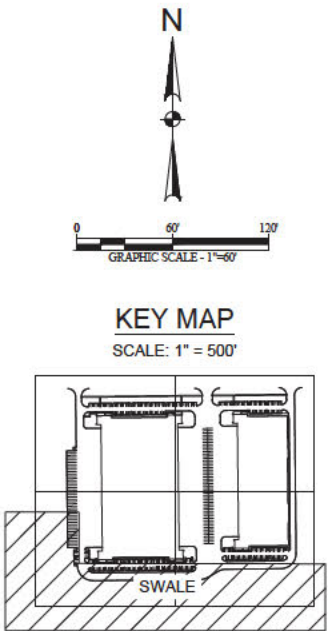
Figure 48; Page 91; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.

Onsite Area Grading Volume (CY)	
CUT	48,354
FILL	190,643
NET (FILL)	142,289

Offsite Area Grading Volume (CY)	
CUT	22,560
FILL	138
NET (CUT)	22,422

Total Grading Volume (CY)	
CUT	70,914
FILL	190,781
NET (FILL)	119,867



- GRADING LEGEND:
- TP 750.00 PROPOSED TOP OF PAVEMENT SPOT ELEVATION
 - TC 750.00 PROPOSED TOP OF CURB SPOT ELEVATION
 - TS 750.00 PROPOSED TOP OF SIDEWALK SPOT ELEVATION
 - TI 750.00 PROPOSED TOP OF INLET SPOT ELEVATION
 - ETIP 750.00 EXISTING TOP OF PAVEMENT ELEVATION
 - TW 750.00 TOP OF WALL ELEVATION
 - BW 750.00 BOTTOM OF WALL ELEVATION
 - 589 PROPOSED MINOR CONTOUR
 - 570 PROPOSED MAJOR CONTOUR
 - GRADE BREAK

- NOTES
- 25% MAXIMUM EARTH GRADE
 - 0.5% MINIMUM PAVED GRADE
 - 1% MINIMUM EARTH GRADE
 - SEE GENERAL NOTES SHEET FOR FLOOD PLAIN INFORMATION.
 - ALL MANHOLES WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO GRADE.
 - ALL SITE DISTURBED AREAS SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE CITY STANDARDS, AND THE SWPPP.

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MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED IRVING B-11 SET FLUSH WITH GROUND. STATION IS LOCATED APPROXIMATELY 335' NORTH OF THE CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



Revision No.	Date	Description	ISSUED FOR CONSTRUCTION
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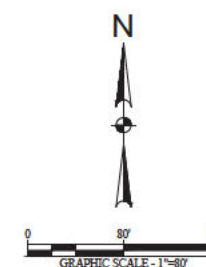
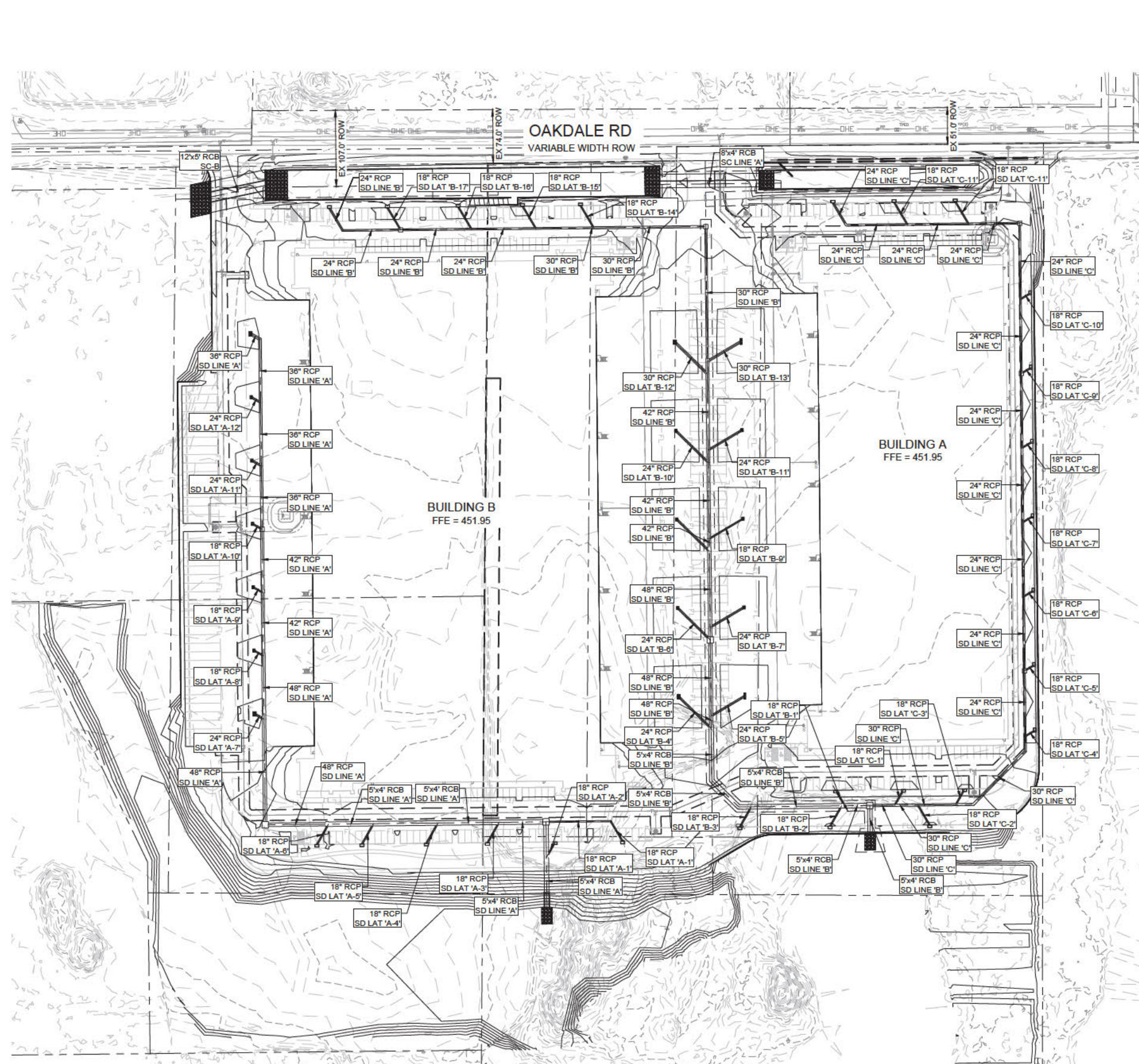


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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED
Sheet Title	SWALE GRADING PLAN

Figure 49; Page 92; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.

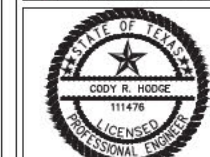


CAUTION!!!
EXISTING UTILITIES IN THE AREA. UTILITIES
LOCATION SHOWN ARE SCHEMATIC IN NATURE
AND MAY NOT ACCURATELY REFLECT SIZE,
HORIZONTAL, AND/OR VERTICAL LOCATION.
THE CONTRACTOR SHALL VERIFY THE EXACT
LOCATION PRIOR TO BEGINNING CONSTRUCTION.
CONTACT AFFECTED UTILITIES AT LEAST 48
HOURS PRIOR TO CONSTRUCTION IN THIS AREA.
(1-800-DIG-TESS)

- NOTE:**
1. FACTORY FABRICATED 45° OR 60° WYES SHALL BE INSTALLED AT ALL PROPOSED PIPE TO PROPOSED PIPE CONNECTIONS.
 2. ALL CONNECTIONS TO EXISTING CONCRETE PIPE SHALL BE MADE WITH CONCRETE PIPE.
 3. CONCRETE COLLARS SHALL BE CONSTRUCTED AT ALL PROPOSED PIPE TO EXISTING CONCRETE PIPE CONNECTIONS, AT ALL CONCRETE PIPE SIZE CHANGES, AT ALL CONCRETE PIPE JOINTS AND AT ALL CONCRETE PIPE JOINTS WITH MORE THAN HALF PIPE TONGUE EXPOSURE.
 4. FACTORY FABRICATED 15°, 30°, 45°, OR 60° BENDS SHALL BE REQUIRED FOR ALL PROPOSED PIPE BENDS.

SITE BENCHMARKS:
CITY MONUMENT GPS 45;
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NORTHWEST CORNER OF THE INTERSECTION OF SHADY
CROFT ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS

[illegible]

Cathy R. Hodge 100%

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Scale:	AS NOTED

Scale:	AS NOTED
Sheet Title	OVERALL STORM DRAIN PLAN

37
Sheet Number

CITY FILE
No. P-18

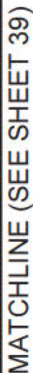
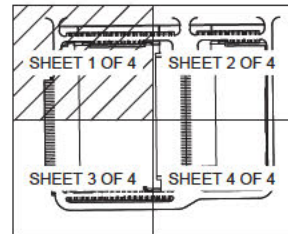


Figure 53; Page 96; December 17, 2024



DIRECTION OF FLOW

MATCHLINE (SEE SHEET 39)

CAUTION!!!
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LOCATION SHOWN ARE SCHEMATIC IN NATURE
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CONTACT AFFECTED UTILITIES AT LEAST 48
HOURS PRIOR TO CONSTRUCTION IN THIS AREA.
(1-800-DIG-TESS)

NOTE:

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- 3. CONCRETE COLLARS SHALL BE CONSTRUCTED AT ALL PROPOSED PIPE TO EXISTING CONCRETE PIPE CONNECTIONS, AT ALL CONCRETE PIPE SIZE CHANGES, AT ALL CONCRETE PIPE PIVS AND AT ALL CONCRETE PIPE JOINTS WITH MORE THAN HALF PIPE TONGUE EXPOSURE.
- 4. FACTORY FABRICATED 15°, 30°, 45°, OR 60° BENDS SHALL BE REQUIRED FOR ALL PROPOSED PIPE BENDS.

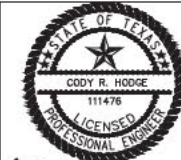
SITE BENCHMARKS:
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NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSC041A-A
ELEV.= 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
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IRVING B-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE OF INTERSECTION OF WILDLIFE PARKWAY AND
BAYLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER,
MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



2001 MEACHAM BLVD., SUITE 600
FORT WORTH, TEXAS 76137-4204
TEL. (817) 847-1422

[illegible]

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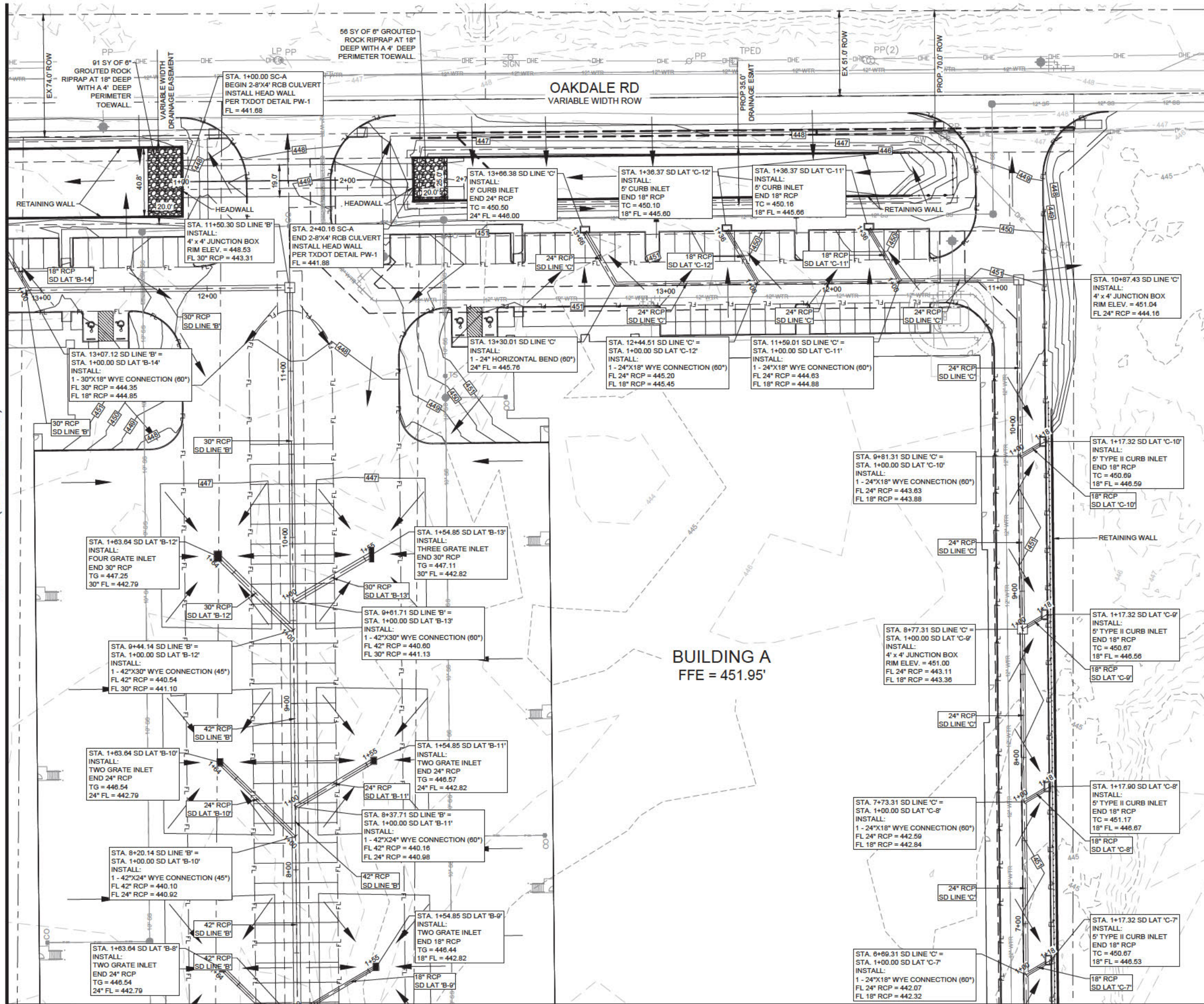
STORM DRAIN PLAN
(SHEET 1 OF 4)

38
Sheet Number

CITY FILE
No. P-1876

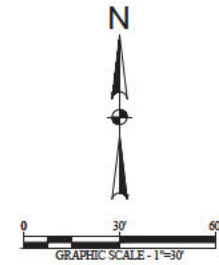
MATCHLINE (SEE SHEET 38)

October 8, 2024 A:\360\035\4078\005\CADD\SHSHEET\STW\CE-STORM PLAN-36078.005.DWG

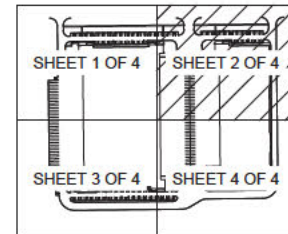


MATCHLINE (SEE SHEET 41)

Figure 54; Page 97; December 17, 2024



KEY MAP
SCALE: 1" = 500'



LEGEND

DIRECTION OF FLOW

CAUTION!!
EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA (1-800-DIG-TESS)

- NOTE:
1. FACTORY FABRICATED 45° OR 60° WYES SHALL BE INSTALLED AT ALL PROPOSED PIPE TO PROPOSED PIPE CONNECTIONS.
 2. ALL CONNECTIONS TO EXISTING CONCRETE PIPE SHALL BE MADE WITH CONCRETE PIPE.
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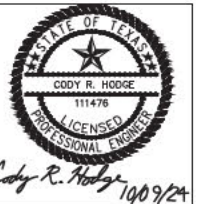
SITE BENCHMARKS:
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MAPSCO 41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
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MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



Revision No.	Date	Description



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Project No.: 36078
Issued: 10/09/2024
Drawn By: SR, AL
Checked By: CRH
Scale: AS NOTED

Sheet Title
STORM DRAIN PLAN
(SHEET 2 OF 4)

39
Sheet Number
CITY FILE
No. P-1876

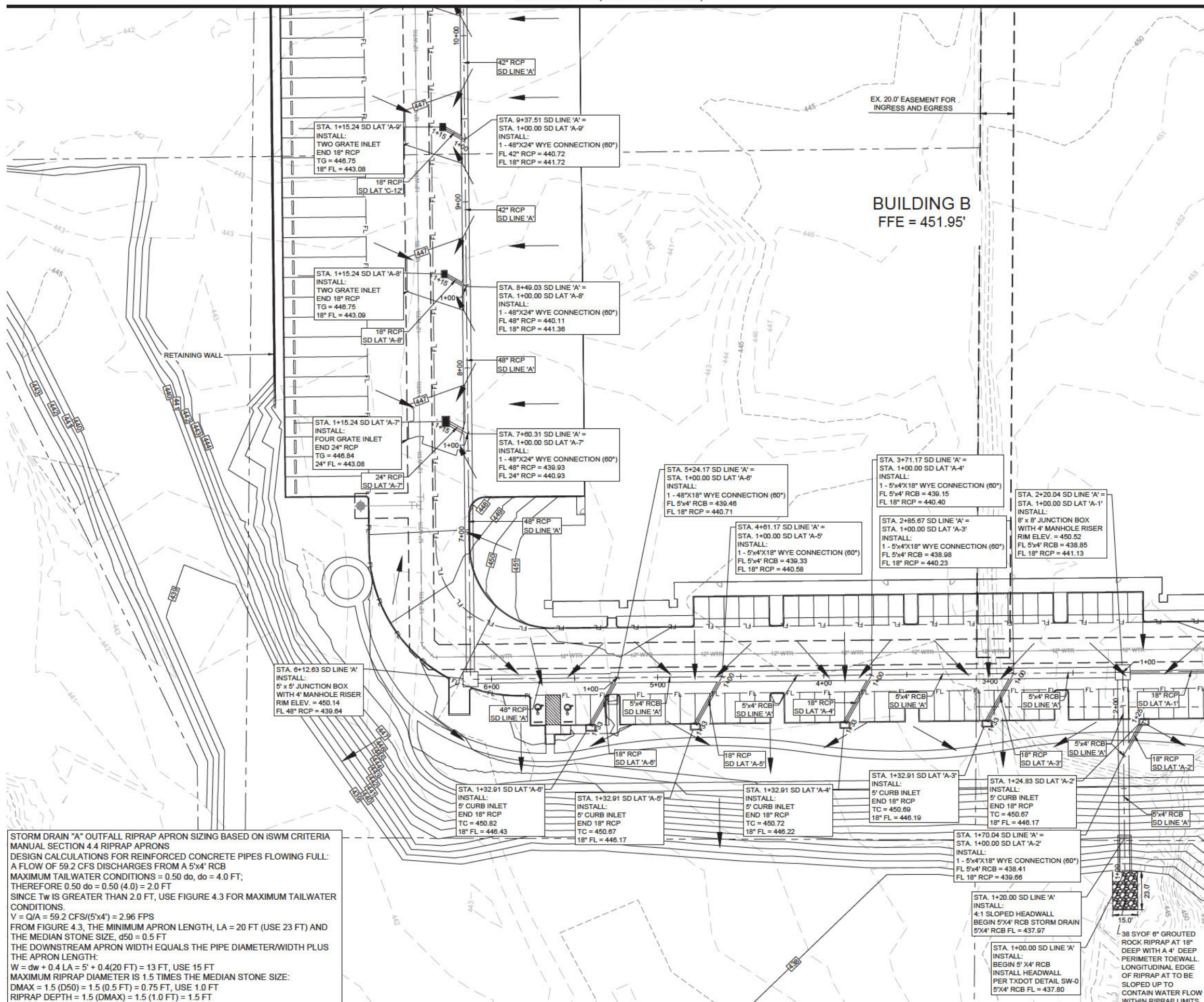


Figure 55; Page 98; December 17, 2024

MATCHLINE (SEE SHEET 41)

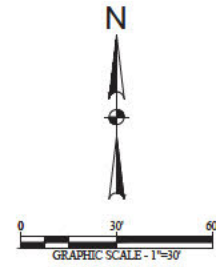
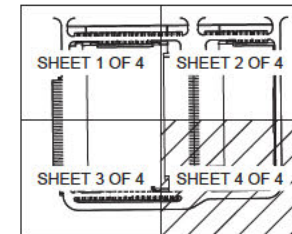
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SEE SHEET 5 & 6
FOR GENERAL NOTES

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MAPSCO41A-A
ELEV.= 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

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MAPSCO 41A-N
ELEV.= 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

BUILDING A
FFE = 451.95'KEY MAP
SCALE: 1" = 500'

LEGEND

DIRECTION OF FLOW

CAUTION!!!
EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA (1-800-DIG-TESS)

NOTE:

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SITE BENCHMARKS:

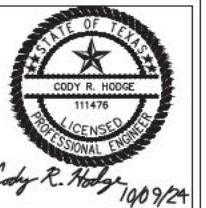
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GRAND PRAIRIE, TEXAS

half
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FORT WORTH, TEXAS 76137-4204
TEL: (817) 847-1422

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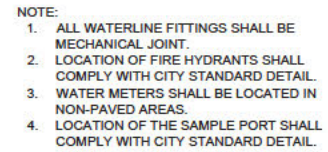
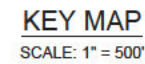
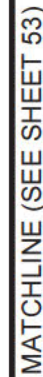
Project No.: 36078
Issued: 10/09/2024
Drawn By: SR, AL
Checked By: CRH
Scale: AS NOTED

Sheet Title
STORM DRAIN PLAN
(SHEET 4 OF 4)

41
Sheet Number
CITY FILE
No. P-1876

STORM DRAIN "B" OUTFALL RIPRAP APRON SIZING BASED ON ISWM CRITERIA
MANUAL SECTION 4.4 RIPRAP APRONS
DESIGN CALCULATIONS FOR REINFORCED CONCRETE PIPES FLOWING FULL:
A FLOW OF 87.5 CFS DISCHARGES FROM A 5'x4' RCB
MAXIMUM TAILWATER CONDITIONS = 0.50 do, do = 4.0 FT;
THEREFORE 0.50 Do = 0.50 (4.0) = 2.0 FT
SINCE Tw IS GREATER THAN 2.0 FT, USE FIGURE 4.3 FOR MAXIMUM TAILWATER CONDITIONS.
 $V = Q/A = 87.5 \text{ CFS} / (5' \times 4') = 4.38 \text{ FPS}$
FROM FIGURE 4.3, THE MINIMUM APRON LENGTH, LA = 20 FT (USE 23 FT) AND THE MEDIAN STONE SIZE, d50 = 0.5 FT
THE DOWNSTREAM APRON WIDTH EQUALS THE PIPE DIAMETER/WIDTH PLUS THE APRON LENGTH:
 $W = dw + 0.4 LA = 5' + 0.4(20 \text{ FT}) = 13 \text{ FT}$, USE 15 FT
MAXIMUM RIPRAP DIAMETER IS 1.5 TIMES THE MEDIAN STONE SIZE:
DMAX = 1.5 (D50) = 1.5 (0.5 FT) = 0.75 FT, USE 1.0 FT
RIPRAP DEPTH = 1.5 (DMAX) = 1.5 (1.0 FT) = 1.5 FT

Figure 56; Page 99; December 17, 2024



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(1-800-DIG-TESS)

LEGEND

6" SS	PROPOSED 6" SANITARY SEWER LINE
10" SS	PROPOSED 10" SANITARY SEWER LINE
12" SS	PROPOSED 12" SANITARY SEWER LINE
10" WTR	PROPOSED 10" WATER LINE
12" WTR	PROPOSED 12" WATER LINE
EX SS	EXISTING SANITARY SEWER LINE
EX 12" WTR	EXISTING 12" WATER LINE

SITE BENCHMARKS:
CITY MONUMENT GPS 45;
THE STATION IS A 3 1/2" BRASS CAP STAMPED "GPS 45"
SET CONCRETE BRIDGE HEADER. THE STATION IS
LOCATED APPROXIMATELY 0.1 MILE WEST OF THE
NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO41A-A
ELEV.= 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING B-11 SET FLUSH WITH GROUND. STATION IS
LOCATED APPROXIMATELY 335' NORTH OF THE
CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELLTUNE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER
MAPSCO 41A-M
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

**OAKDALE III INDUSTRIAL
SITE PLANS**
GRAND PRAIRIE, TEXAS

[illegible]

Cody R. Hodge 1909/24

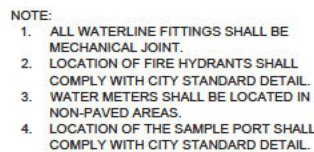
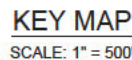
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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED



Figure 58; Page 101; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.

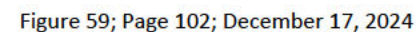


LEGEND

8" SS	PROPOSED 8" SANITARY SEWER LINE
10" SS	PROPOSED 10" SANITARY SEWER LINE
12" SS	PROPOSED 12" SANITARY SEWER LINE
10" WTR	PROPOSED 10" WATER LINE
12" WTR	PROPOSED 12" WATER LINE
EX SS	EXISTING SANITARY SEWER LINE
EX 12" WTR	EXISTING 12" WATER LINE

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GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPS041A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
IRVING B-11 SET FLUSH WITH GROUND. STATION IS
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CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER
MPCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36



KEY MAP
SCALE: 1" = 50'

OFFSITE
SHEET 2
OF 2

OFFSITE
SHEET 1
OF 2

SHEET 1 OF 4 SHEET 2 OF 4

SHEET 3 OF 4 SHEET 4 OF 4

CAUTION!!!
EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA. (1-800-DIG-TESS)

LEGEND

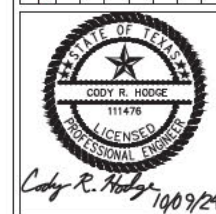
— 6" SS —	PROPOSED 6" SANITARY SEWER LINE
— 10" SS —	PROPOSED 10" SANITARY SEWER LINE
— 12" SS —	PROPOSED 12" SANITARY SEWER LINE
— 10" WTR —	PROPOSED 10" WATER LINE
— 12" WTR —	PROPOSED 12" WATER LINE
— EX SS —	EXISTING SANITARY SEWER LINE
— EX 12" WTR —	EXISTING 12" WATER LINE

SITE BENCHMARKS:
CITY MONUMENT GPS 45;
THE STATION IS A 3 1/2" BRASS CAP STAMPED "GPS 45" SET CONCRETE BRIDGE HEADER. THE STATION IS LOCATED APPROXIMATELY 0.1 MILE WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF SHADY GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST HEADWALL OF BRIDGE AND 30' SOUTH OF POWER.
MAPSCO 41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED IRVING B-11 SET FLUSH WITH GROUND. STATION IS LOCATED APPROXIMATELY 335' NORTH OF THE CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

MATCHLINE (SEE SHEET 55)

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS

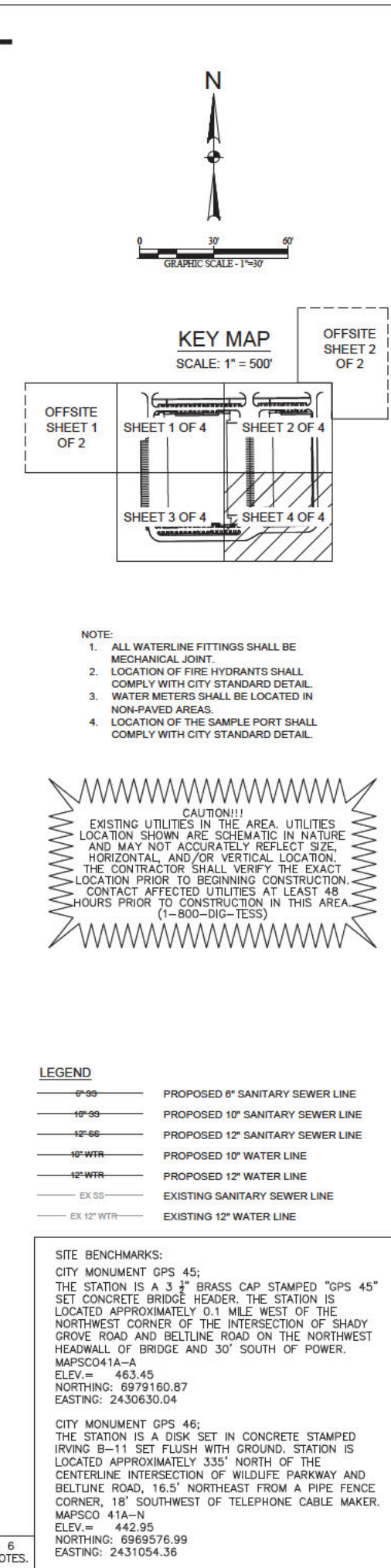
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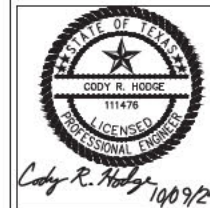
Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Sheet Title

UTILITY PLAN
(SHEET 3 OF 4)



OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS

[illegible]

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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
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Scale:	AS NOTED

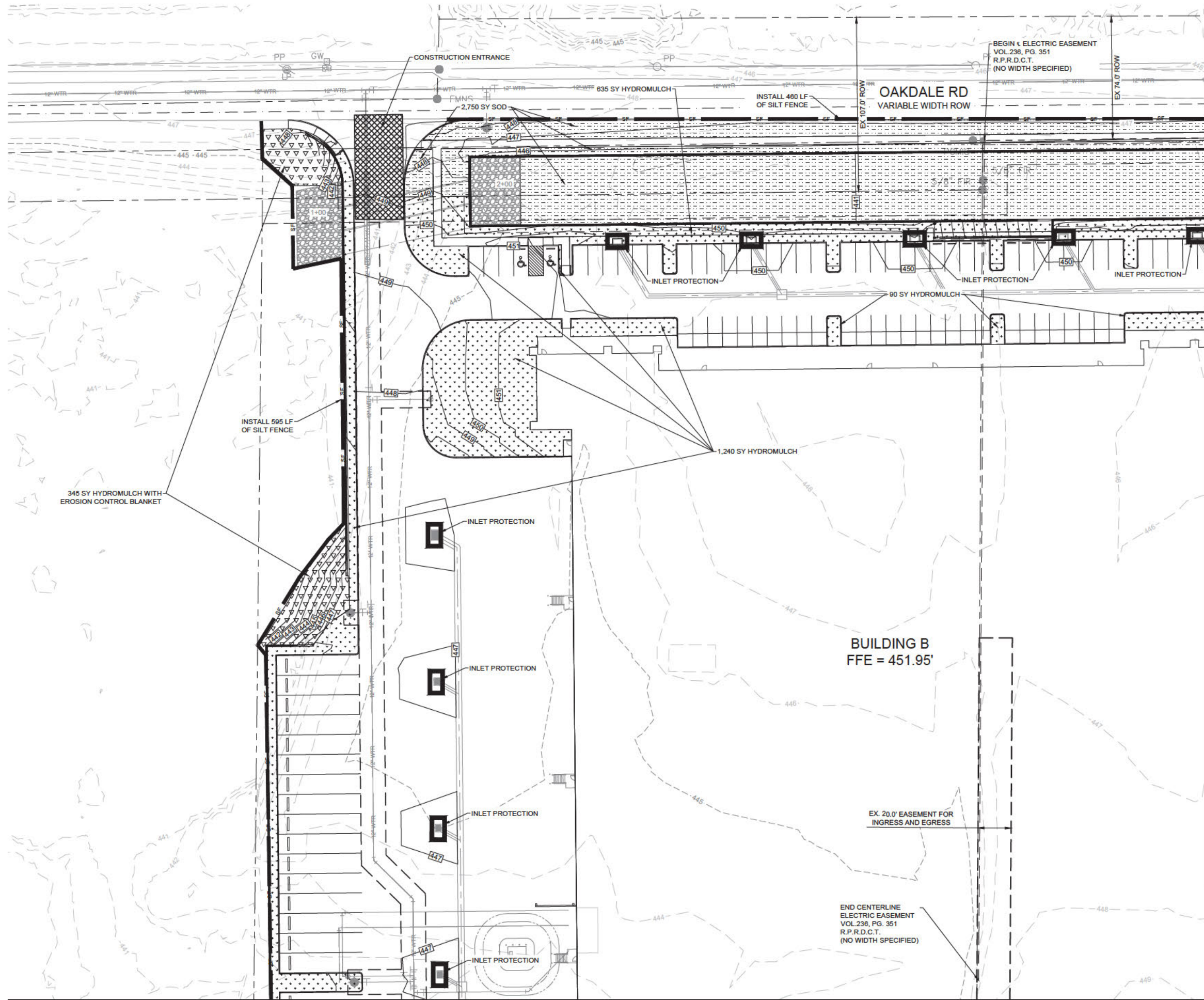
UTILITY PLAN
(SHEET 4 OF 4)

55
Sheet Number

CITY FILE
No. P-1876

Figure 60; Page 103; December 17, 2024

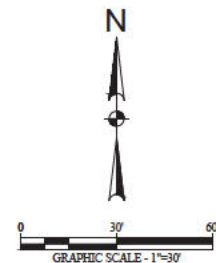
October 8, 2024 A:\360\005\36078\005\CADD\SHEET\FTW\ACE-EROSION-36078.005.DWG



MATCHLINE (SEE SHEET 71)

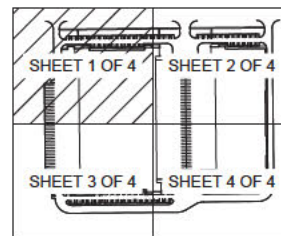
Figure 61; Page 104; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.

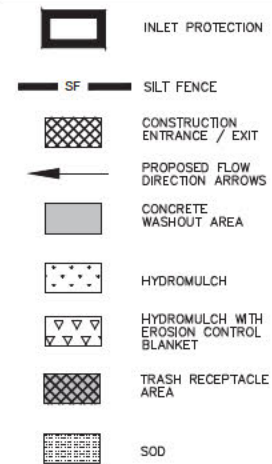


KEY MAP

SCALE: 1" = 500'



EROSION CONTROL LEGEND:



TOTAL DISTURBED AREA: 28 AC.
TOTAL LOT AREA: 28 AC.

- NOTE:
1. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL CONSTRUCTION DETAILS, SHEETS 103, 104, 105, AND 106.
 2. CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
 3. CONTRACTOR SHALL KEEP MUD AND SEDIMENT OUT OF THE STREET AND DRAINAGE WAYS.
 4. ALL SEEDED AREAS SHALL BE WATERED REGULARLY UNTIL HEAVY STAND OF GRASS IS ESTABLISHED OVER AT LEAST 80% OF THE DISTURBED AREA WITH NO BALD SPOTS.
 5. FOR COMPLETE SITE STABILIZATION, GRADING FERTILIZER, AND SEEDING SPECIFICATIONS, SEE PROJECT GENERAL NOTES ON SHEET 6.
 6. HAY/STRAW PRODUCTS ARE NOT ALLOWED.

THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR MUST PREPARE ALL RELEVANT DOCUMENTS INCLUDING HIS OPERATION SPECIFIC INFORMATION PER THE TCEQ TPDES PERMIT TXR150000, INCLUDING ALL DOCUMENTATION & CERTIFICATIONS AS REQUIRED BY THE PERMIT.

SITE BENCHMARKS:

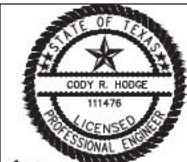
CITY MONUMENT GPS 45;
THE STATION IS A 3" BRASS CAP STAMPED "GPS 45" SET CONCRETE BRIDGE HEADER. THE STATION IS LOCATED APPROXIMATELY 0.1 MILE WEST OF THE NORTHWEST CORNER OF THE INTERSECTION OF SHADY GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST HEADWALL OF BRIDGE AND 30' SOUTH OF POWER. MAPSCO 41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED IRVING B-11 SET FLUSH WITH GROUND. STATION IS LOCATED APPROXIMATELY 335' NORTH OF THE CENTERLINE INTERSECTION OF WILDLIFE PARKWAY AND BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER. MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL SITE PLANS GRAND PRAIRIE, TEXAS



Revision No.	Date	Description	ISSUED FOR CONSTRUCTION
1	10/09/2024		



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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Sheet Title
EROSION CONTROL PLAN
(SHEET 1 OF 4)

69

Sheet Number
CITY FILE
No. P-1878

[illegible]

Cody R. Hodge 1009/20

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Project No.:	36078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Sheet Title
EROSION CONTROL PLAN
(SHEET 2 OF 4)

70
Sheet Number

CITY FILE
No. P-1876

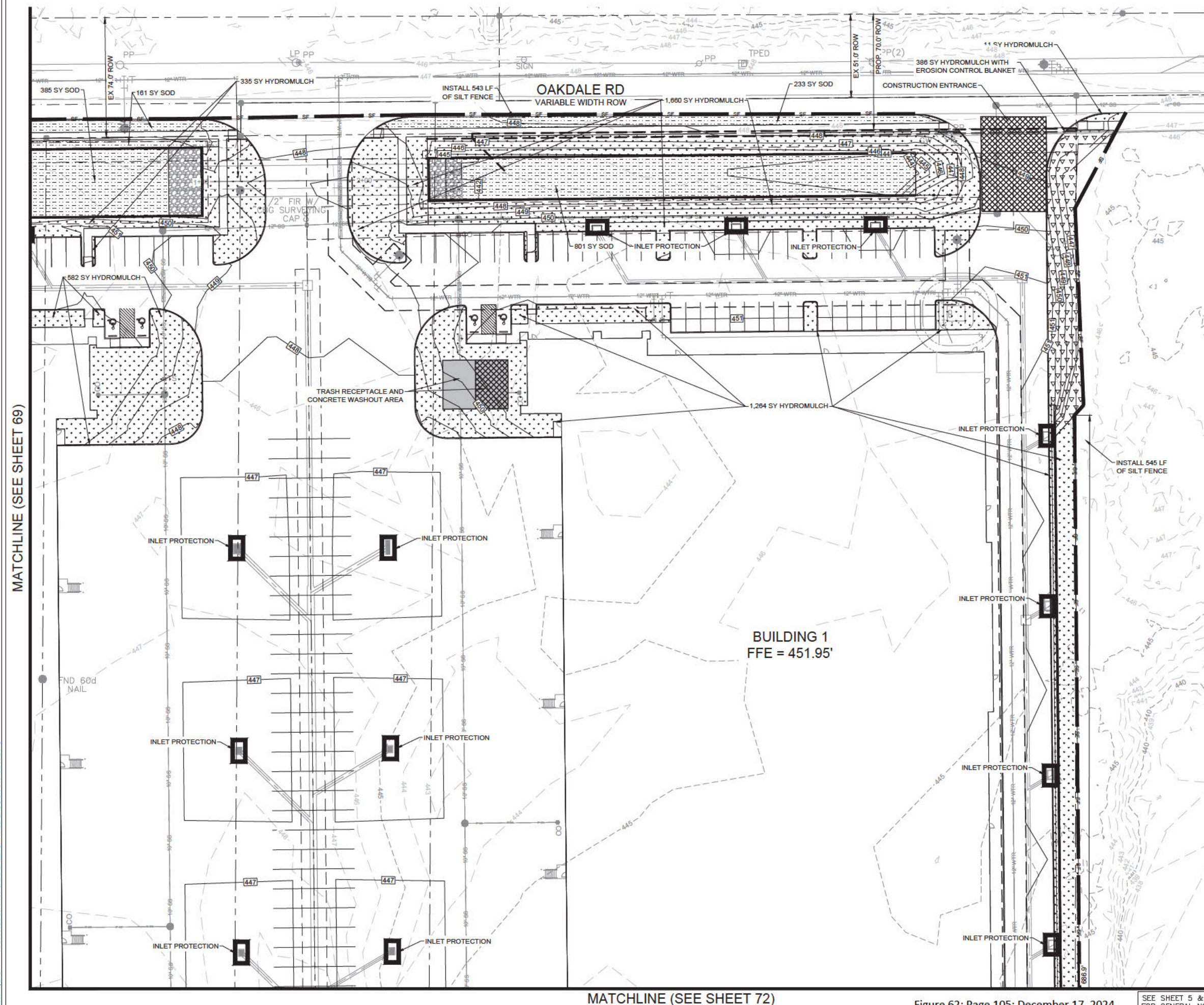
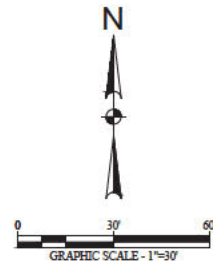
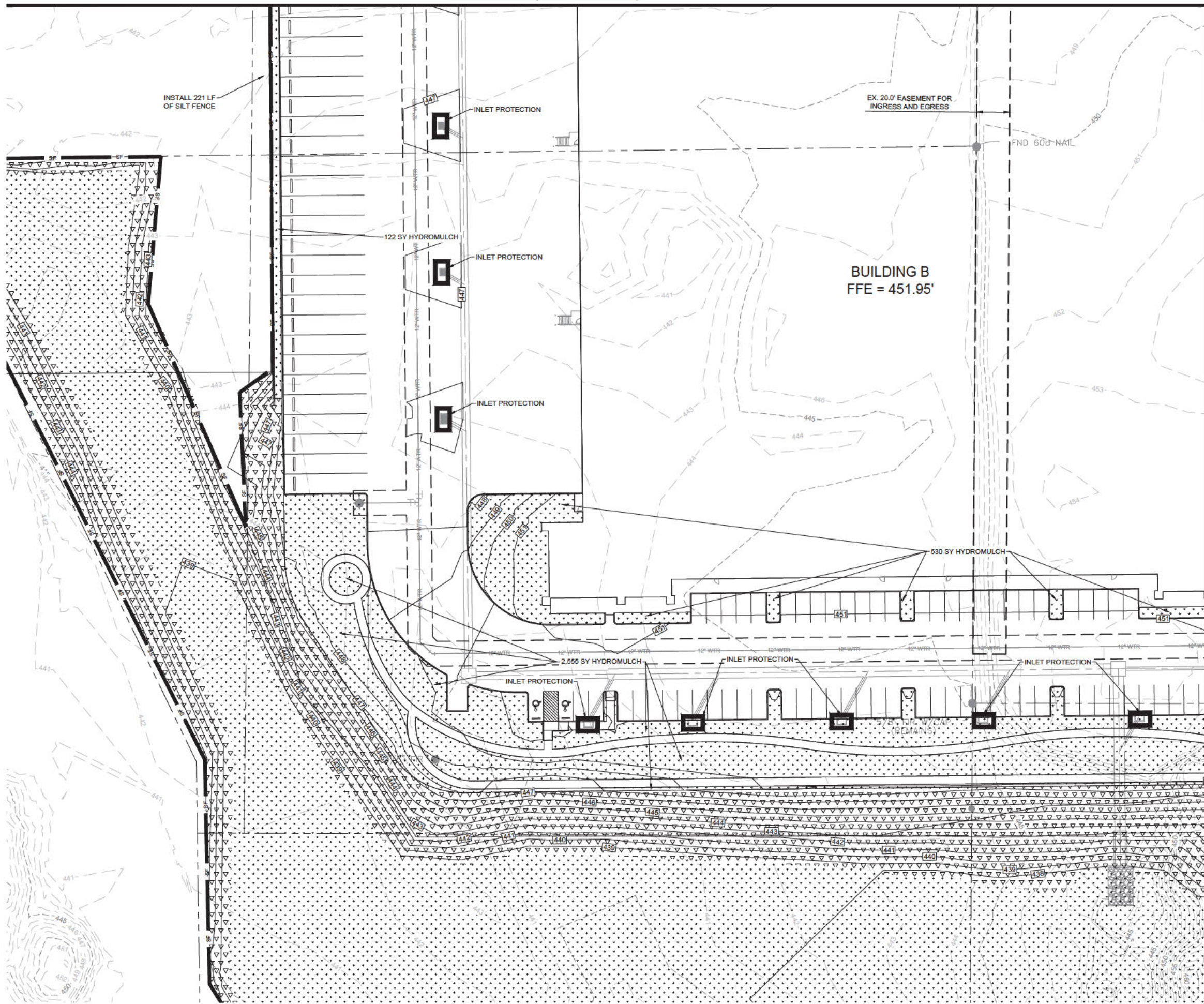


Figure 62; Page 105; December 17, 2024

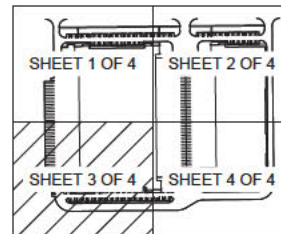
SEE SHEET 5 & 6
FOR GENERAL NOTES

MATCHLINE (SEE SHEET 69)

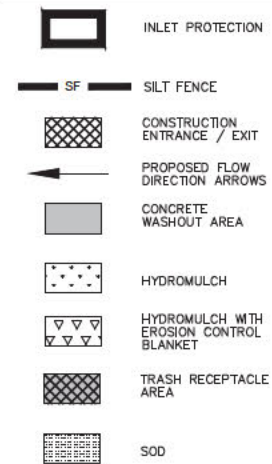


KEY MAP

SCALE: 1" = 500'



EROSION CONTROL LEGEND:



TOTAL DISTURBED AREA: 28 AC.
TOTAL LOT AREA: 28 AC.

- NOTE:
1. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL CONSTRUCTION DETAILS, SHEETS 103, 104, 105, AND 106.
 2. CONTRACTOR SHALL POLICE SITE REGULARLY AND KEEP SITE FREE OF TRASH AND CONSTRUCTION DEBRIS.
 3. CONTRACTOR SHALL KEEP MUD AND SEDIMENT OUT OF THE STREET AND DRAINAGE WAYS.
 4. ALL SEEDED AREAS SHALL BE WATERED REGULARLY UNTIL HEAVY STAND OF GRASS IS ESTABLISHED OVER AT LEAST 80% OF THE DISTURBED AREA WITH NO BALD SPOTS.
 5. FOR COMPLETE SITE STABILIZATION, GRADING FERTILIZER, AND SEEDING SPECIFICATIONS, SEE PROJECT GENERAL NOTES ON SHEET 6.
 6. HAY/STRAW PRODUCTS ARE NOT ALLOWED.

THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR MUST PREPARE ALL RELEVANT DOCUMENTS INCLUDING HIS OPERATION SPECIFIC INFORMATION PER THE TCEQ TPDES PERMIT TXR150000, INCLUDING ALL DOCUMENTATION & CERTIFICATIONS AS REQUIRED BY THE PERMIT.

SITE BENCHMARKS:
CITY MONUMENT GPS 45;
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MAPSCO 41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

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MAPSCO 41A-N
ELEV. = 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

SEE SHEET 5 & 6
FOR GENERAL NOTES.

Figure 63; Page 106; December 17, 2024

OAKDALE III INDUSTRIAL SITE PLANS GRAND PRAIRIE, TEXAS



Revision No.	Date	Description	ISSUED FOR CONSTRUCTION
1	10/09/2024		

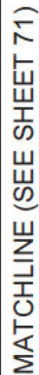


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Project No.: 36078
Issued: 10/09/2024
Drawn By: SR, AL
Checked By: CRH
Scale: AS NOTED

Sheet Title
EROSION CONTROL PLAN
(SHEET 3 OF 4)

71
Sheet Number
CITY FILE
No. P-1876



- TOTAL DISTURBED AREA: 28 AC.
TOTAL LOT AREA: 28 AC.

NOTE:

1. EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH CITY STANDARD EROSION CONTROL CONSTRUCTION DETAILS, SHEETS 103, 104, 105, AND 106.
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NORTHWEST CORNER OF THE INTERSECTION OF SHADY
GROVE ROAD AND BELTLINE ROAD ON THE NORTHWEST
HEADWALL OF BRIDGE AND 30' SOUTH OF PIER.
MAPSCO41A-A
ELEV. = 463.45
NORTHING: 6979160.87
EASTING: 2430630.04

CITY MONUMENT GPS 46;
THE STATION IS A DISK SET IN CONCRETE STAMPED
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CENTERLINE INTERSECTION OF WILDFIRE PARKWAY AND
BELTLINE ROAD, 16.5' NORTHEAST FROM A PIPE FENCE
CORNER, 18' SOUTHWEST OF TELEPHONE CABLE MAKER.
MAPSCO 41A-N
ELEV.= 442.95
NORTHING: 6969576.99
EASTING: 2431054.36

OAKDALE III INDUSTRIAL
SITE PLANS
GRAND PRAIRIE, TEXAS



Revision		
No.	Date	Description
	10/09/2024	ISSUED FOR CONSTRUCTION



Cody R. Hodge 1009/20

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Project No.:	38078
Issued:	10/09/2024
Drawn By:	SR, AL
Checked By:	CRH
Scale:	AS NOTED

Sheet Title	EROSION CONTROL PLAN (SHEET 4 OF 4)
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Figure 64; Page 107; December 17, 2024

SEE SHEET 5 & 6
FOR GENERAL NOTES.

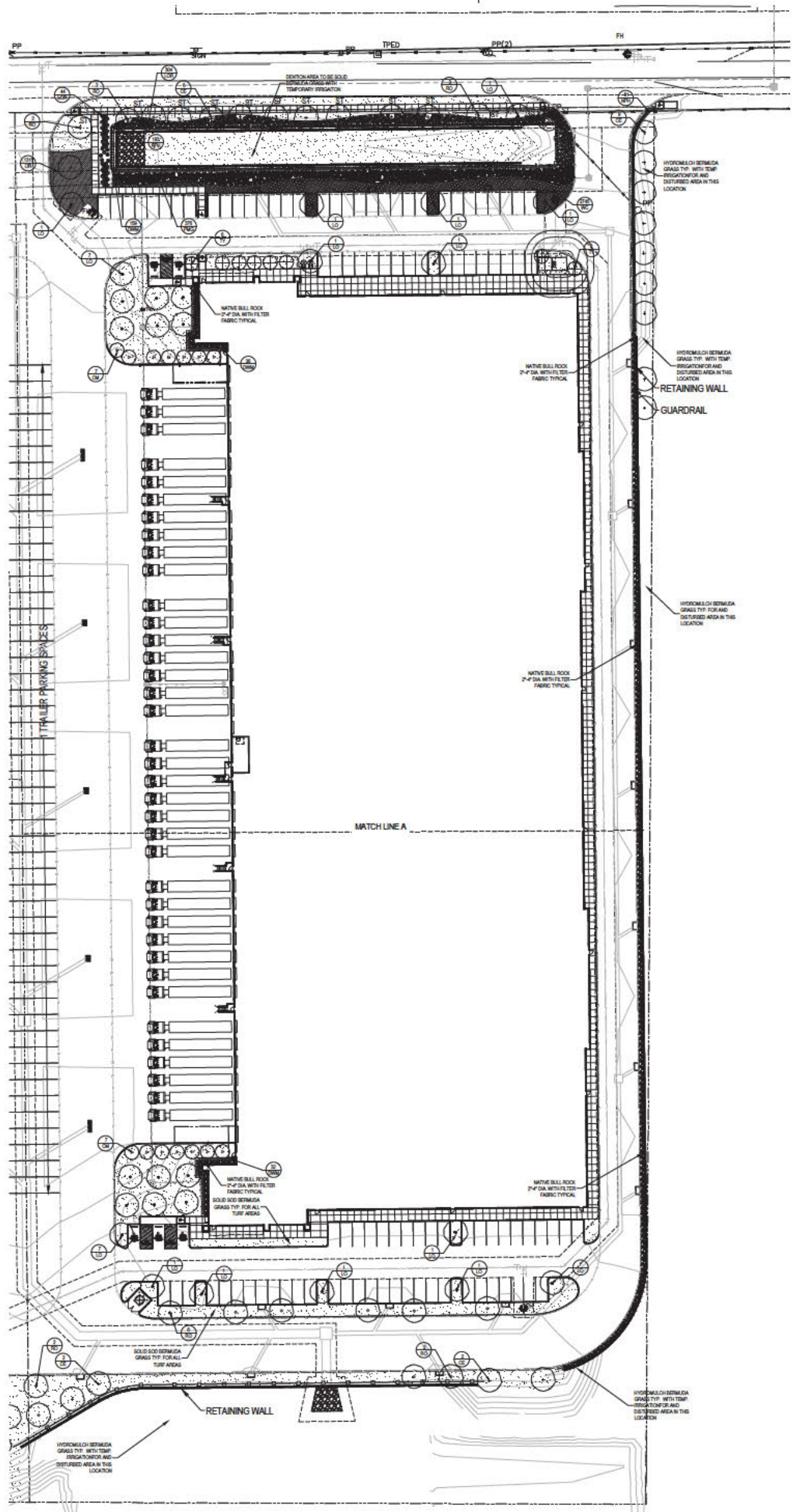
WEST OAKDALE INDUSTRIAL III BUILDING A
Oakdale Road
Grand Prairie, Texas 75050

JOB #:		CLIENT:
1	04.17.2024	PERMIT
2	05.07.2024	PERMIT
3	06.21.2024	CITY COMMENTS
4		
5		
6		
7		
8		
9		



SHEET CONTENTS:
L1.01

DATE: JUNE 21, 2024
SHEET: LANDSCAPE PLAN



LANDSCAPE TABULATIONS	
STREET TREE REQUIREMENT: (1) 3" CALIPER TREE PER 50 L.F. EAST OAKDALE ROAD- 1,213 L.F.	
REQUIRED 25 TREES	PROVIDED 25 TREES
BASE LANDSCAPE REQUIREMENTS: SITE AREA - 1,231,661.25 S.F. BUILDING AREA - 477,002 S.F.	
10% OF THE SITE TO BE LANDSCAPE AREA. (1) 3" CALIPER TREE PER 500 S.F. OF REQUIRED LANDSCAPE AREA SINCE THE BUILDING PROVIDED AT LEAST THREE ELEMENTS LISTED IN SECTION 4.2 ON EACH PRIMARY FACADE AND AT LEAST TWO ELEMENTS LISTED IN SECTION 4.4 ON EACH SECONDARY FACADE (1) SHRUB- 5 GAL. MIN., FOR EACH 50 S.F. OF REQUIRED LANDSCAPE AREA. 1% OF OVERALL BUILDING DIMENSION SHALL BE PROVIDED AS ANNUALS, PERENNIALS OR NATIVE GRASSES.	
REQUIRED 123,161.13 S.F. OF LANDSCAPE AREA (247) 3" CAL. TREES	PROVIDED 165,130 S.F. OF LANDSCAPE AREA (250) PROPOSED 3" CALIPER TREE
(2,484) SHRUBS- 5 GAL. MIN. 4,770 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES	(2,535) SHRUBS- 5 GAL. MIN. 7,680 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES
PARKING LOT LANDSCAPING REQUIREMENTS: 295 PARKING SPACES TREES PLANTED AT THE END OF EACH PARKING ROW (1) TREE PER 10 PARKING SPACES ALL PARKING SPACES TO BE WITH IN 100 L.F. OF A TREE	
REQUIRED (30) 3" CAL. TREES	PROVIDED (38) 3" CAL. TREES
COORDINATED OPEN SPACE REQUIREMENTS: SITE AREA - 1,231,661.25 S.F. BUILDING AREA - 477,002 S.F.	
1 ACRE OF COMMON OPEN SPACE FOR EACH 20 ACRES TO BE DEVELOPED AT BUILDOUT. 1,000 FEET OF PAVED WALKING TRAIL FOR EACH ACRE OF REQUIRED OPEN SPACE. SEATING WITHIN A SHADED AREA (1) SEAT PER 20,000 OF PROPOSED BUILDING AREA. AN ACTIVE WATER FEATURE 1 S.F. OF GARDEN FOR EVERY 50 S.F. OF BUILDING AREA	
REQUIRED 1.23 ACRES OF OPEN SPACE 1,230 L.F. OF WALKING TRAIL 24 SEATS	PROVIDED 1.30 ACRES OF OPEN SPACE 1,492 L.F. OF WALKING TRAIL 40 SEATS- 20 LIMESTONE BLOCKS (24"X24"X 48" LENGTH)
WATER FEATURE PROVIDED 9,540 S.F. OF GARDEN AREA	11,940 S.F. OF GARDEN AREA

PLANT MATERIAL SCHEDULE					
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	19	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
CM	14	Crape Myrtle	Lagerstroemia indica	3" cal.	container, 8' ht., 4' spread min. tree form
LO	27	Live Oak	Quercus virginiana	3" cal.	container, 14' ht., 8' spread, 5' clear straight trunk
RO	18	Red Oak	Quercus shumardii	3" cal.	container, 14' ht., 8' spread, 5' clear straight trunk
TY	8	Tree Yaupon	Ilex vomitoria	3" cal.	container, 8' ht., 4' spread min. tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOR	348	Loropetalum	Loropetalum chinensis	3 gal.	container grown, 24" ht., 20" spread
DWM	229	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	container, 20" ht., 20" spread
NPH	274	Needlepoint Holly	Ilex cornuta "Needlepoint"	5 gal.	container, 24" ht., 20" spread
PMG	376	Pink Muhly Grass	Muhlenbergia capillaris	3 gal.	container, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1315	Liriope	Liriope muscari	4" pots	container full, well rooted
WC	2745	Purple Wintercreeper	Cynodon dactylon '419'	4" pots	container full, well rooted
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

- GENERAL LAWN NOTES**

 - FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
 - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.
- LANDSCAPE NOTES**

 - CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- SOLID SOD NOTES**

 - FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

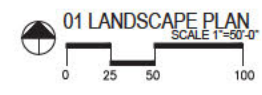
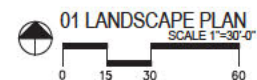
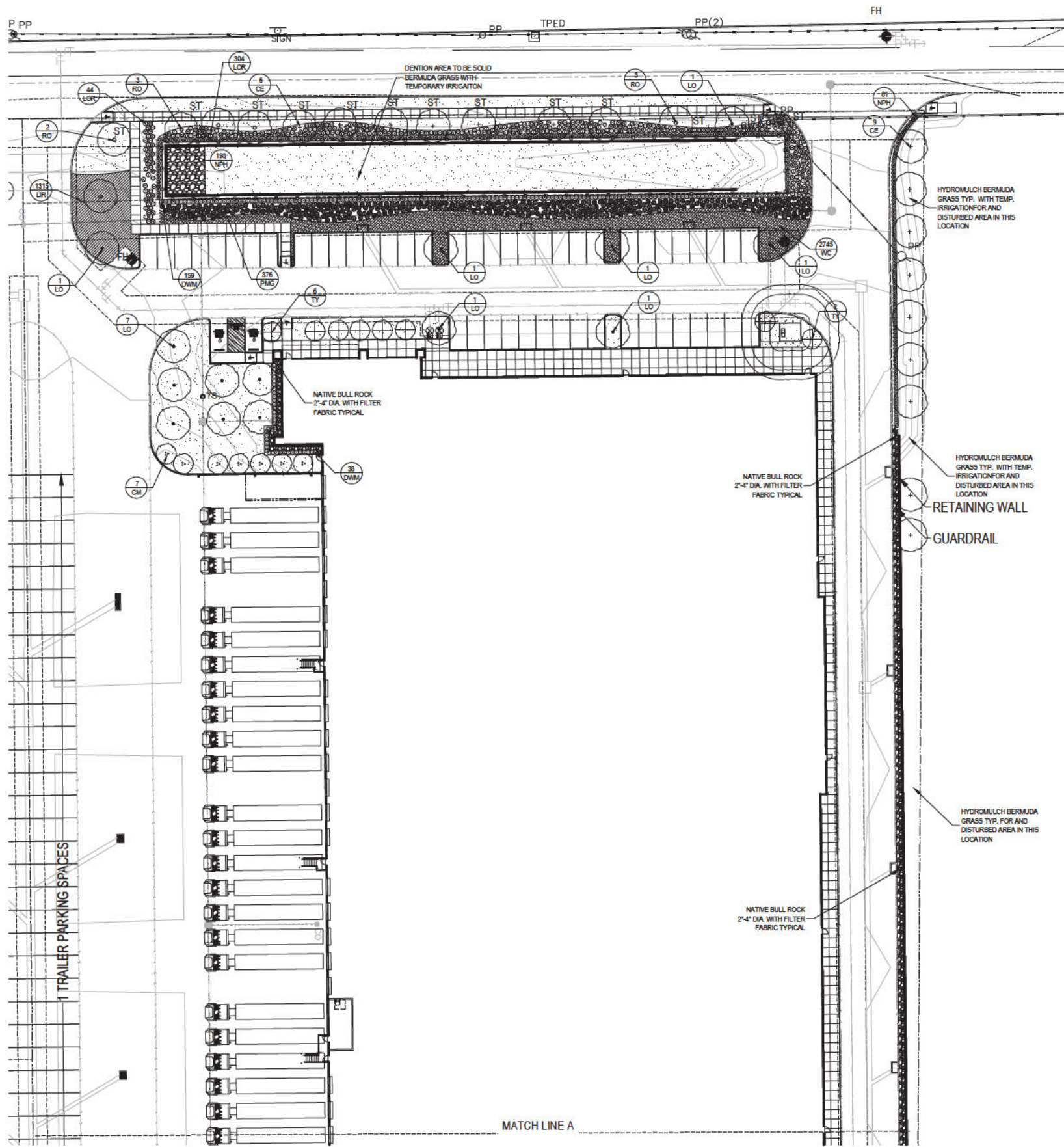


Figure 65; Page 108 December 17, 2024

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(409) 359-4448



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(409) 359-4448

Figure 66; Page 109; December 17, 2024

AZIMUTH:

architecture

10228 E Northwest Hwy
Box 66
Dallas, Texas 75226
214.261.9080

www.azimutharc.com

WEST OAKDALE INDUSTRIAL III BUILDING A ### Oakdale Road Grand Prairie, Texas 75050

CLIENT:

JOB #:

1	04.17.2024	PERMIT
2	05.07.2024	PERMIT
3	06.21.2024	CITY COMMENTS

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SHEET CONTENTS:

L1.02

DATE: JUNE 21, 2024

SHEET: LANDSCAPE PLAN

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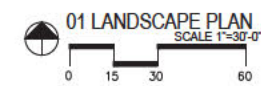
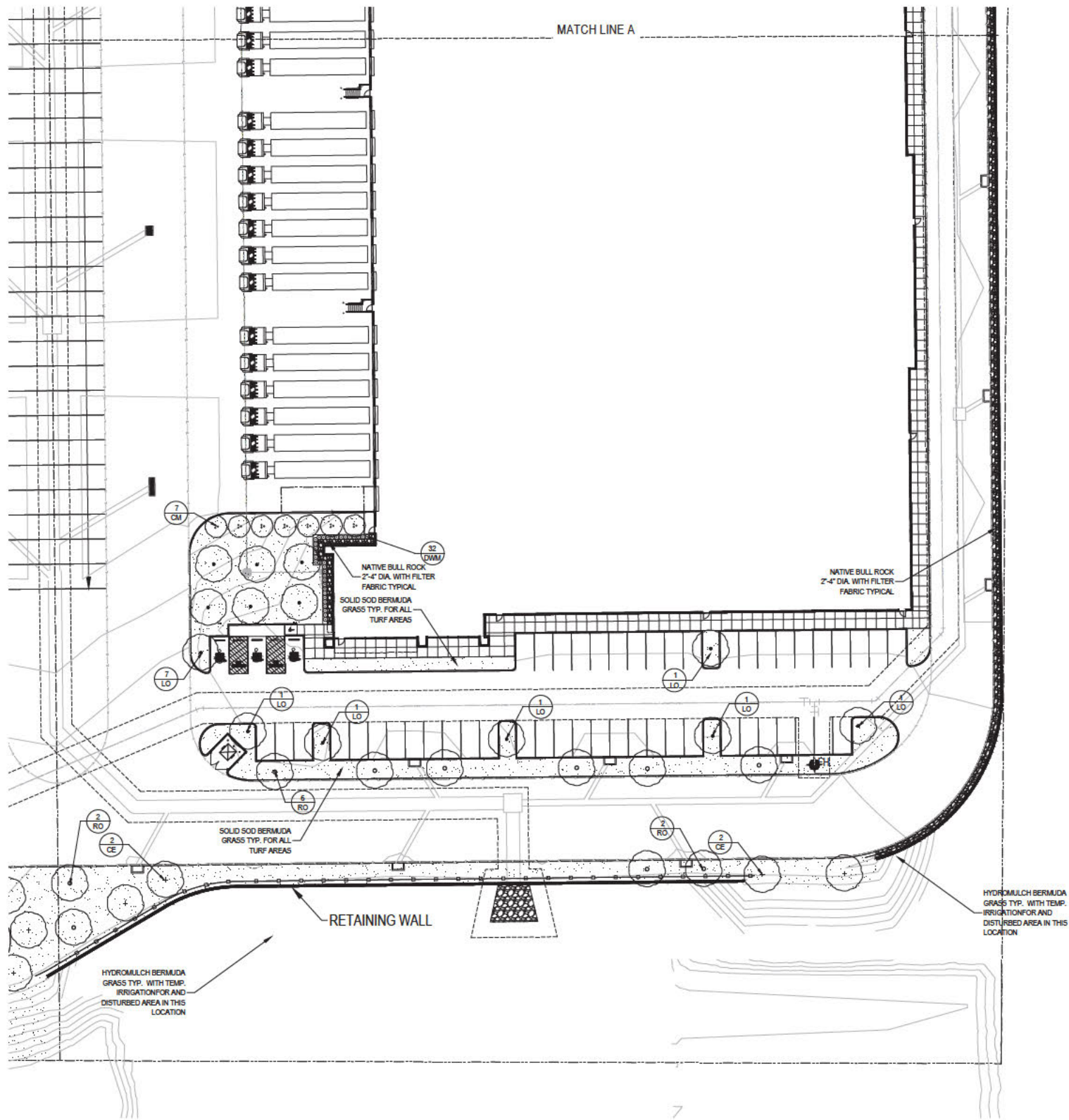


Figure 67; Page 110; December 17, 2024

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(409) 359-4448

AZIMUTH:
architecture
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Dallas, Texas 75226
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WEST OAKDALE
INDUSTRIAL III
BUILDING A
Oakdale Road
Grand Prairie, Texas 75050

REVISIONS:	JOB #:	CLIENT:
1	04.17.2024	PERMIT
2	05.07.2024	PERMIT
3	06.21.2024	CITY COMMENTS
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L1.03
DATE: JUNE 21, 2024
SHEET: LANDSCAPE PLAN

WEST OAKDALE
INDUSTRIAL III
BUILDING B
Oakdale Road
Grand Prairie, Texas 75050

CLIENT:

JOB #:

REVISIONS:

SEAL:

1 04.17.2024 PERMIT
2 05.07.2024 PERMIT
3 06.21.2024 CITY COMMENTS4
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SHEET CONTENTS:

L1.01

DATE: JUNE 21, 2024

SHEET: LANDSCAPE PLAN

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(409) 399-444801 LANDSCAPE PLAN
SCALE 1"=50'-0"

0 25 50 100

Figure 68; Page 111; December 17, 2024

LANDSCAPE TABULATIONS

STREET TREE REQUIREMENT: (1) 3" CALIPER TREE PER 50 L.F.
EAST OAKDALE ROAD- 1,213 L.F.

REQUIRED 25 TREES PROVIDED 25 TREES

BASE LANDSCAPE REQUIREMENTS: SITE AREA - 1,231,861.25 S.F.
BUILDING AREA - 477,002 S.F.

10% OF THE SITE TO BE LANDSCAPE AREA.

(1) 3" CALIPER TREE PER 500 S.F. OF REQUIRED LANDSCAPE AREA SINCE THE BUILDING PROVIDED AT LEAST THREE ELEMENTS LISTED IN SECTION 4.2 ON EACH PRIMARY FACADE AND AT LEAST TWO ELEMENTS LISTED IN SECTION 4.4 ON EACH SECONDARY FACADE
(1) SHRUB- 5 GAL. MIN., FOR EACH 50 S.F. OF REQUIRED LANDSCAPE AREA.
1% OF OVERALL BUILDING DIMENSION SHALL BE PROVIDED AS ANNUALS, PERENNIALS OR NATIVE GRASSES.REQUIRED 123,161.13 S.F. OF LANDSCAPE AREA (247) 3" CAL. TREES PROVIDED 165,130 S.F. OF LANDSCAPE AREA (250) PROPOSED 3" CALIPER TREE
(2,484) SHRUBS- 5 GAL. MIN. (2,535) SHRUBS- 5 GAL. MIN.
4,770 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSES 7,600 S.F. OF ANNUALS, PERENNIALS OR NATIVE GRASSESPARKING LOT LANDSCAPING REQUIREMENTS: 295 PARKING SPACES
TREES PLANTED AT THE END OF EACH PARKING ROW
(1) TREE PER 10 PARKING SPACES
ALL PARKING SPACES TO BE WITH IN 100 L.F. OF A TREE

REQUIRED (30) 3" CAL. TREES PROVIDED (38) 3" CAL. TREES

COORDINATED OPEN SPACE REQUIREMENTS: SITE AREA - 1,231,861.25 S.F.
BUILDING AREA - 477,002 S.F.1 ACRE OF COMMON OPEN SPACE FOR EACH 20 ACRES TO BE DEVELOPED AT BUILDOUT.
1,000 FEET OF PAVED WALKING TRAIL FOR EACH ACRE OF REQUIRED OPEN SPACE.
SEATING WITHIN A SHADED AREA (1) SEAT PER 20,000 OF PROPOSED BUILDING AREA.
AN ACTIVE WATER FEATURE
1 S.F. OF GARDEN FOR EVERY 50 S.F. OF BUILDING AREA

REQUIRED 1.23 ACRES OF OPEN SPACE 1,230 L.F. OF WALKING TRAIL 24 SEATS PROVIDED 1.30 ACRES OF OPEN SPACE 1,492 L.F. OF WALKING TRAIL 40 SEATS- 20 LIMESTONE BLOCKS (24"X24"X 48" LENGTH)

WATER FEATURE PROVIDED 9,540 S.F. OF GARDEN AREA 11,940 S.F. OF GARDEN AREA

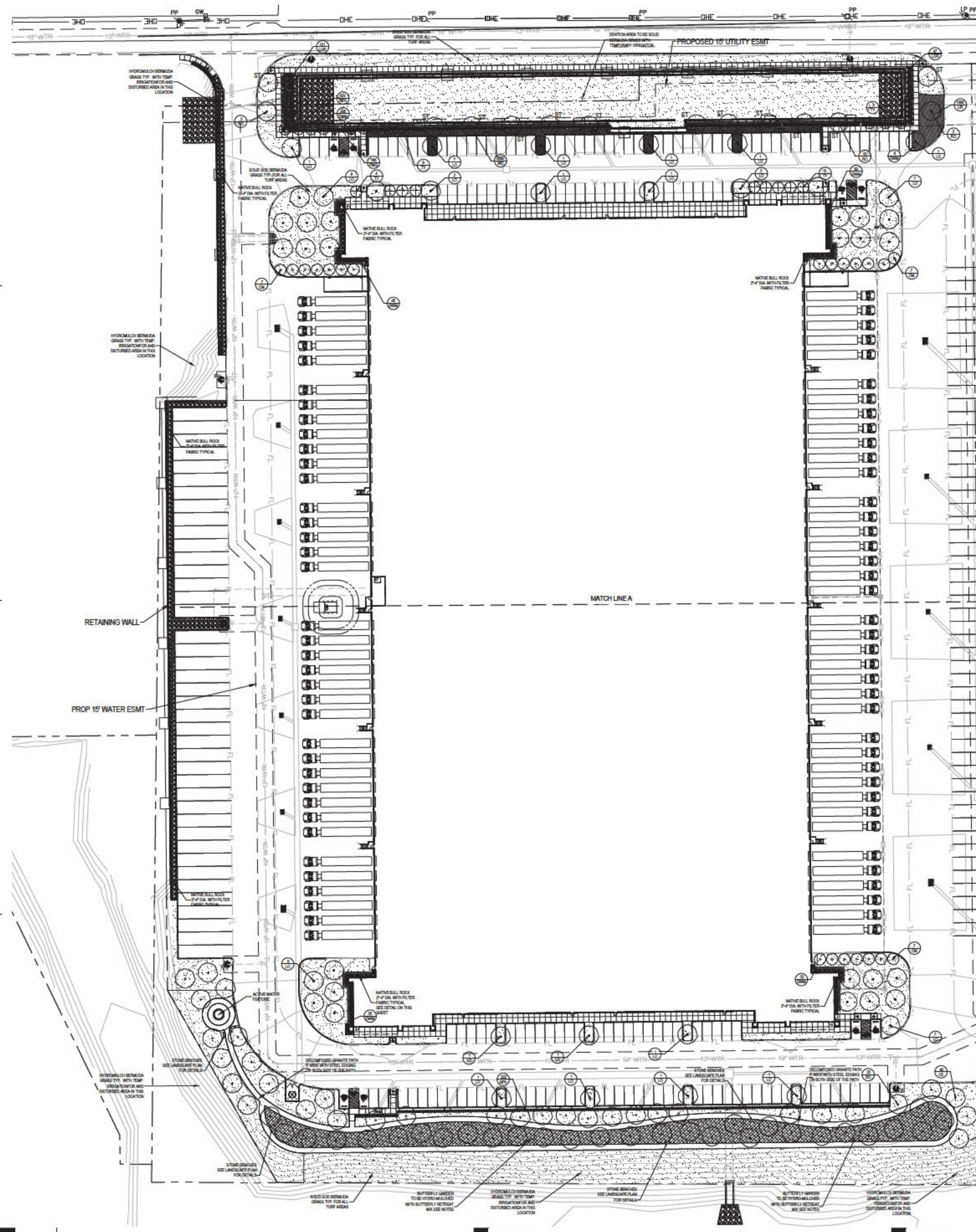
GENERAL LAWN NOTES

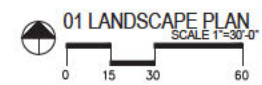
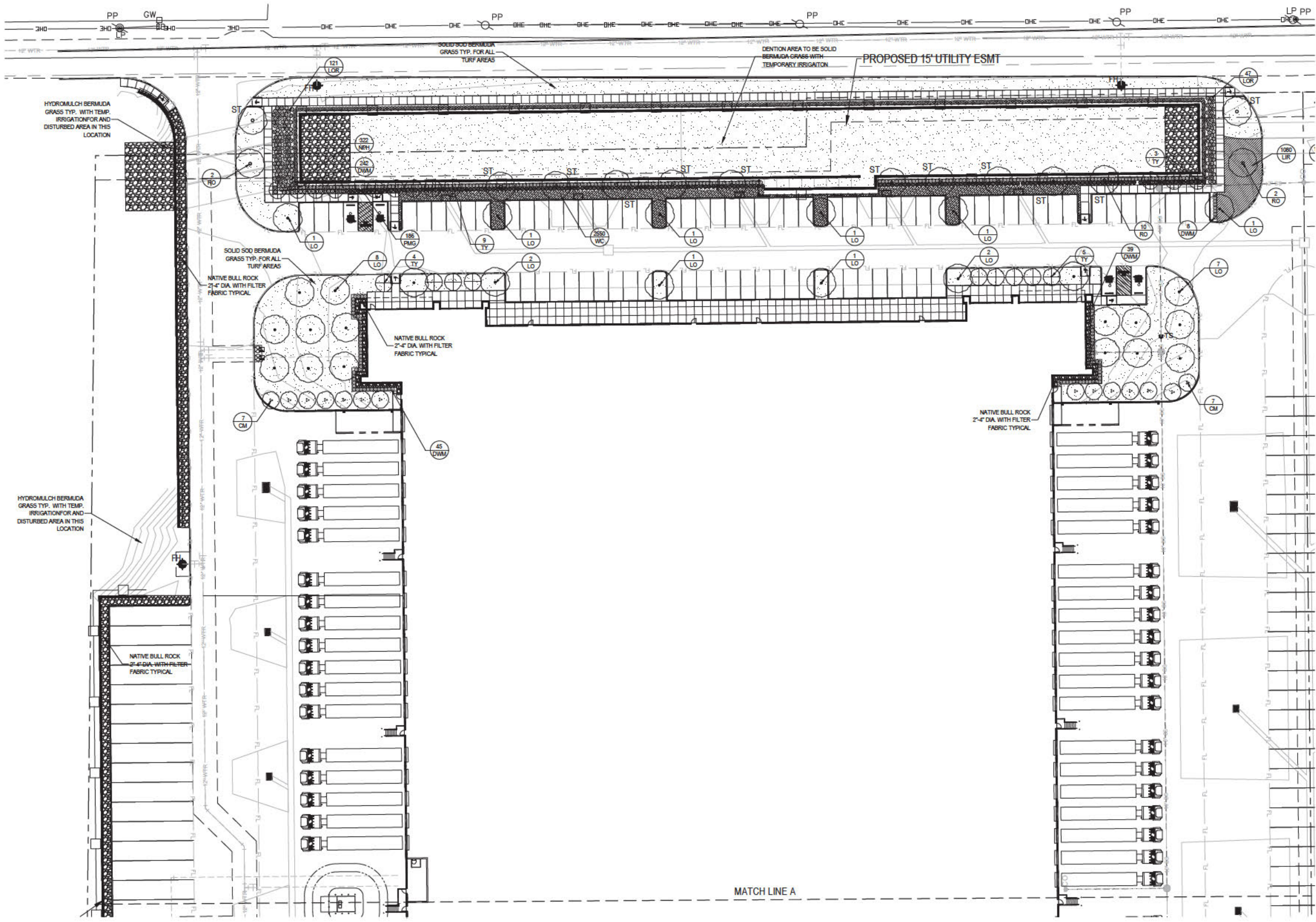
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- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	40	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 5' spread min., 5" clear trunk
CM	21	Crope Myrtle	Lagerstromia indica	3" cal.	container, 8' ht., 4" spread min., tree form
LO	46	Live Oak	Quercus virginiana	3" cal.	container, 14' ht., 6" spread, 5" clear straight trunk
RO	36	Red Oak	Quercus shumardi	3" cal.	container, 14' ht., 6" spread, 5" clear straight trunk
TY	21	Tree Yaupon	Ilex vomitoria	3" cal.	container, 8' ht., 4" spread min., tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LOR	168	Loropetalum	Loropetalum chinensis	3 gal.	container grown, 24" ht., 20" spread
DWM	401	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	container, 20" ht., 20" spread
NPH	544	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container, 24" ht., 20" spread
NF	0	Nella R. Shewers	Ilex x 'Nella R. Shewers'	7 gal.	container, 36" ht., 24" spread
PMG	186	Pink Muhley Grass	Muhlenbergia capillaris	3 gal.	container, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1080	Liriope	Liriope muscari	4" pots	container full, well rooted
WC	2550	Purple Wintercreeper	Cynodon dactylon '419'	4" pots	container full, well rooted Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.





LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(409) 359-4448

**WEST OAKDALE
INDUSTRIAL III
BUILDING B**
Oakdale Road
Grand Prairie, Texas 75050

REVISIONS:	JOB #:	CLIENT:
	1 04.17.2024	PERMIT
	2 05.07.2024	PERMIT
	3 06.21.2024	CITY COMMENTS
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SHEET CONTENTS:
L1.02

DATE: JUNE 21, 2024
SHEET: LANDSCAPE PLAN

Figure 69; Page 112; December 17, 2024

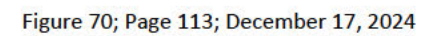
**WEST OAKDALE
INDUSTRIAL III
BUILDING B
Oakdale Road
Grand Prairie, Texas 75050**

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JOB #:					
REVISIONS:	1	04.17.2024	PERMIT		
	2	05.07.2024	PERMIT		
	3	06.21.2024 CITY COMMENTS			
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WEST OAKDALE
INDUSTRIAL III
BUILDING B
Oakdale Road
Grand Prairie, Texas 75050

CLIENT:

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1 04.17.2024 PERMIT

2 05.07.2024 PERMIT

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SHEET CONTENTS:

L1.04

DATE: MAY 07, 2024

SHEET: DETAILS

LANDSCAPE ARCHITECT
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(409) 359-4448

X Series Fountains

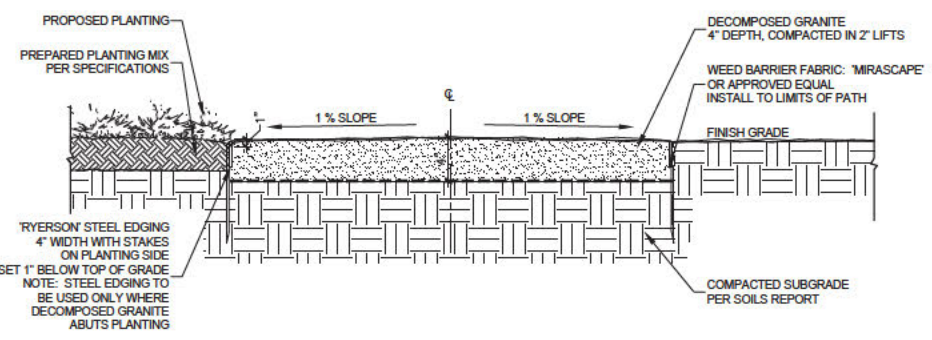
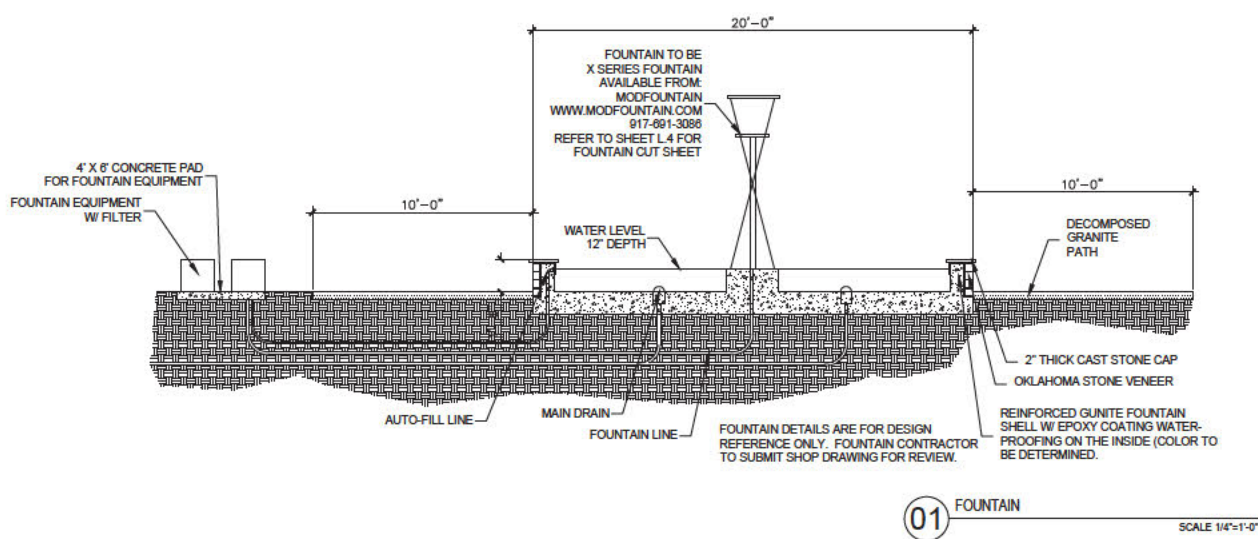
All the fountains in the X series exemplify the principles that guide the Modfountain design aesthetic. Deceptively simple in design, their fabrication must be executed with exacting precision. Constructed from 3/16" steel sheet, the X fountains become a monumental and dramatic piece of inspirational art. Relatively light in weight for sculpture of their size, their smart design also allows for easy handling and installation.

X1 FOUNTAIN

Dimensions: 24"L x 24"W x 92"H
Weight: 180 lbs

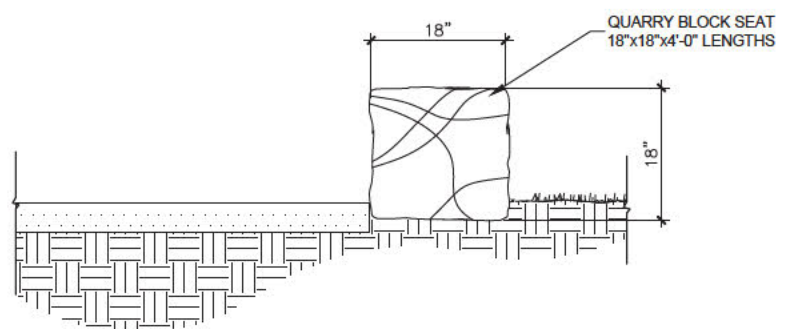
Purchase includes:

- 3500 GPH non-clogging submersible pump
- 25' power cord
- PVC fittings for water intake and pump connections



- DECOMPOSED GRANITE NOTES**
1. Provide Decomposed Granite with 'Stabilizer' Binder additive surfacing as indicated on drawings.
 2. Submit representative samples of items specified for approval by Landscape Architect, Architect and Owner.
 3. Decomposed Granite base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and various stages of decomposed earth base.
 4. Filter Fabric: Fabric shall be 'Mirascap', non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalis over a pH range of 3 - 12, as manufactured by MIRAFI Inc., or approved equal.
 5. 'Stabilizer' Binder additive to be provided by:
Stabilizer Solutions
1 (800) 336-2468; www.stabilizersolutions.com
Blend to be 12 - 16 lbs. of Stabilizer per ton of Decomposed Granite, thoroughly mixed throughout.
 6. Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure slope of subgrade and finish surface meets cross sections indicated in details.
 7. Prepare subgrade by excavating existing material soils to a maximum depth of 4".
 8. After excavation, rototill or scarify top 1 inch of subgrade and compact to 95% standard proctor using double drum, single drum or automatic hand tampers.
 9. Install filter fabric in bottom of excavation to limits of path.
 10. Place four (4) inches of Decomposed Granite with 'Stabilizer' Binder over a dry sub-base. Do not install on wet sub-base. Provide compaction of material to maximum limits with automatic hand tampers in one inch lifts, unless noted otherwise on details. Compact to achieve a tight material matrix.

- HYDROMULCH NOTES**
1. Refer to drawings for areas to receive hydromulch.
 2. Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
 3. Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
 4. Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conwet' or equal.
 5. Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terra-Tack one', as manufactured by Growers, Inc., or equal.
 6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
 7. Use a 4x8' batter board against all beds areas.
 8. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square foot. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
 9. In the event ryegrass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
 10. All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
 11. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
 12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.



1. CONTRACTOR SHALL PROVIDE 12 LEUTERS STONE SEAT BLOCKS TO BE LOCATED ON SITE AND SET INTO GRADE.
2. STONE SEAT BLOCKS SHALL BE LEUDER'S LIMESTONE
DIMENSIONS: 18" HT., 18" WIDTH, 4'-0" LENGTH
FINISHES: TOP AND BOTTOM SAW CUT
(3) SIDE ROUGH CUT
(1) SIDE NATURAL FINISH
3. ARCHITECT AND OWNER SHALL APPROVE ALL MATERIAL PRIOR TO INSTALLATION.

03 LIMESTONE SEAT BLOCKS
SCALE 1"=1'-0"

WEST OAKDALE
INDUSTRIAL III
BUILDING A
Oakdale Road
Grand Prairie, Texas 75050

CLIENT:

JOB #:

Table with 2 columns: Date, Permit Status. Rows: 1 04.17.2024 PERMIT, 2 05.07.2024 PERMIT, 3, 4, 5, 6, 7, 8, 9

REVISIONS:



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L1.04

DATE: MAY 07, 2024

SHEET: LANDSCAPE DETAILS

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 269-4448

SECTION 02200 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- 1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z50.1) - plant material.
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
C. Texas Association of Nurserymen, Grades and Standards.
D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
C. Product Data: Submit complete product data and specifications on all other specified materials.
D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 2 - EXECUTION

2.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
C. Grass Areas:
1. Areas to be Solid Seed Bermudagrass: Strips of seed should be laid joint to joint, (tagged joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the strips of seed should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' butter board against the seed areas.

2.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
C. Position the trees and shrubs in their intended location as per plan.
D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General: Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive seed and shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
B. General: Contractor shall provide topsoil as described in Section 02200 - Earthwork.
C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

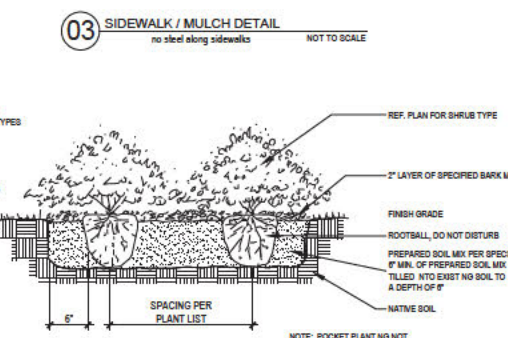
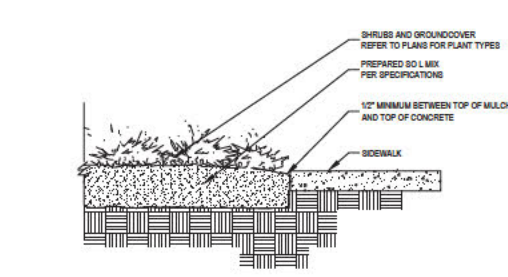
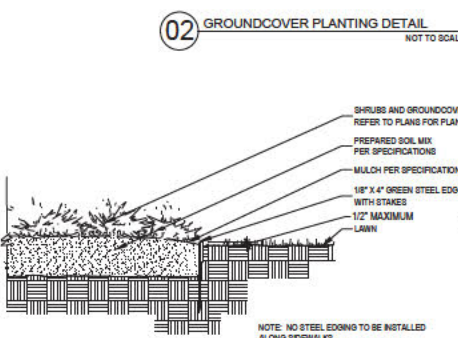
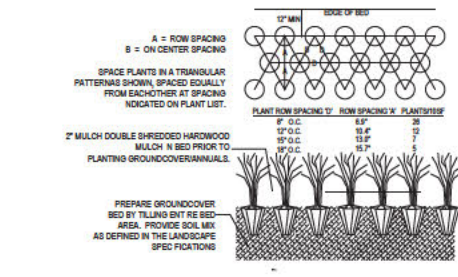
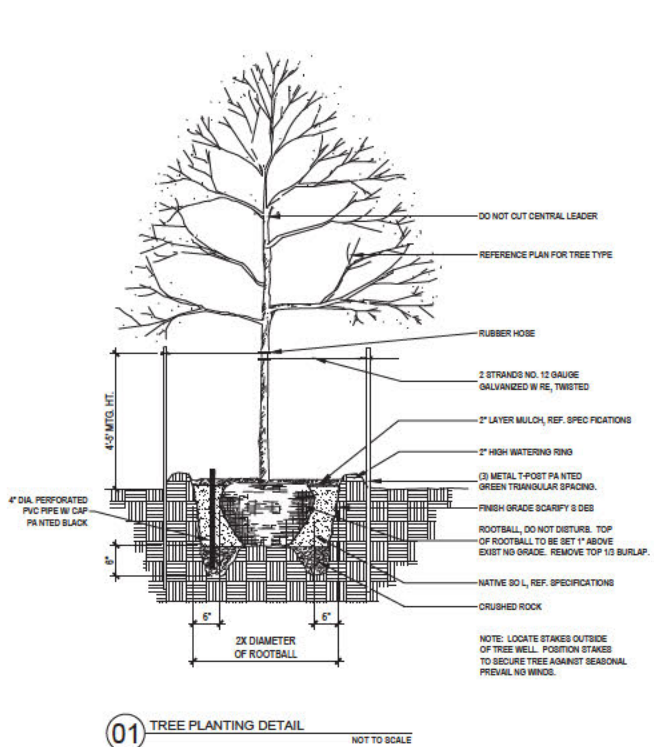
- A. Maintenance:
1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
B. Guarantee:
1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including cuts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant materials upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.



1.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

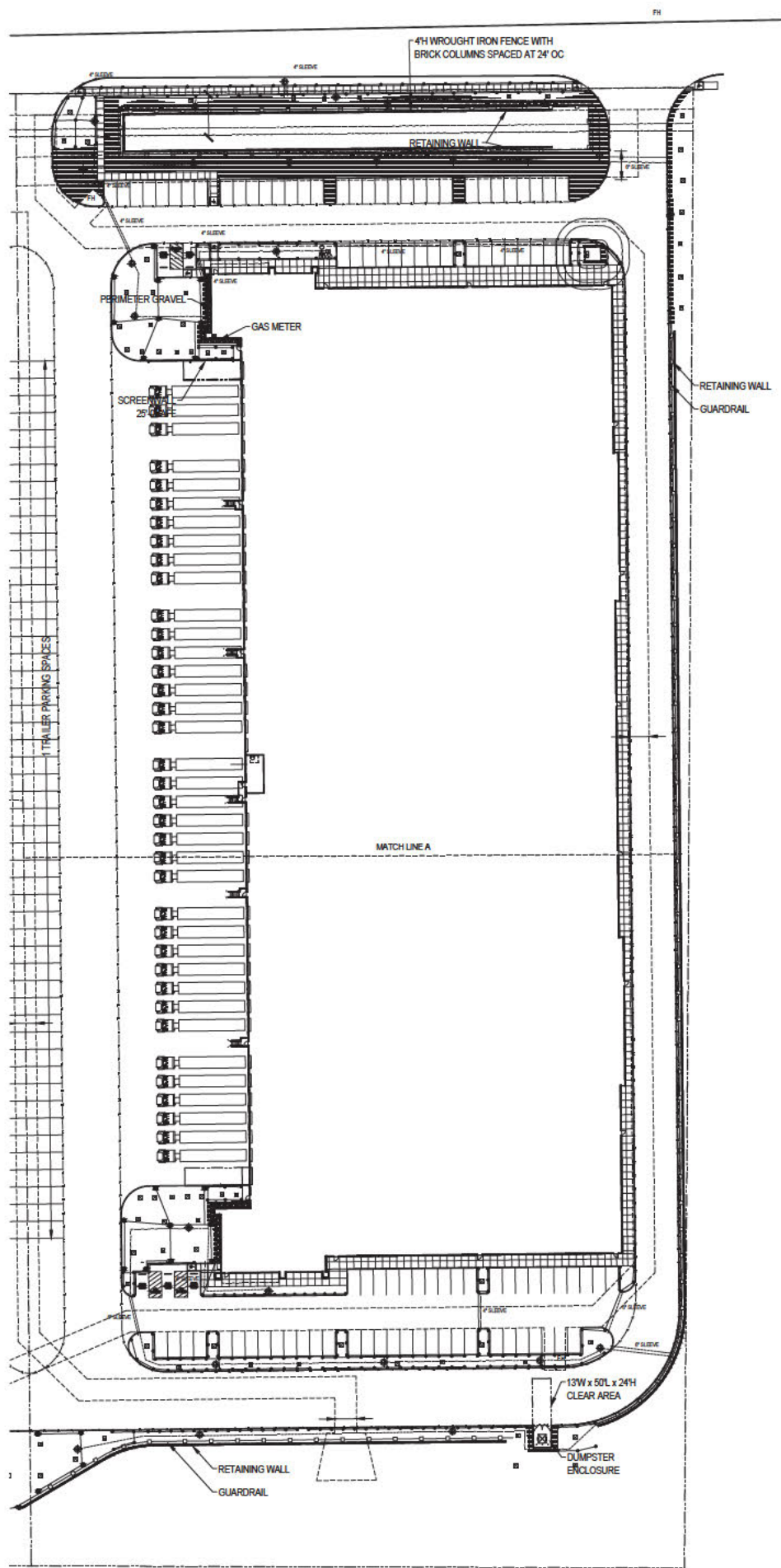
END OF SECTION

WEST OAKDALE INDUSTRIAL III BUILDING A
Oakdale Road
Grand Prairie, Texas 75050

REVISIONS:	JOB #:	CLIENT:
1	04.17.2024	PERMIT
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SHEET CONTENTS:
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DATE: April 17, 2024
SHEET: IRRIGATION PLAN



TCEQ NOTES

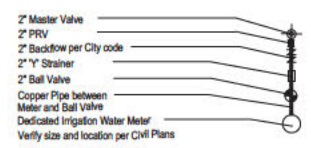
- All irrigation equipment to be located no closer than 4" to any pavement and / or structure
- Electrical splices at each valve and controller only.
- Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ) MC-178 / P.O. BOX 13087 Austin, Texas 78711-3087 www.tceq.state.tx.us

BUBBLER PIPING CHART

- 1-5 BUBBLERS - 1/2" PIPE
- 6-10 BUBBLERS - 3/4" PIPE
- 11-20 BUBBLERS - 1" PIPE
- 21-30 BUBBLERS - 1 1/4" PIPE
- 31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter PRS30-04 4" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PRS30-12 12" Pop-up Spray Head with Plastic Hunter Pro Adjustable Nozzle
- Hunter PGP Ultra-04 Rotors
- Hunter Multi-Stream Bubbler Nozzle on Hunter PRS30-06 Pop-up Spray Head
- Hunter I-Core series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED D.C.A., SIZE AS INDICATED to include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE GPM
- HUNTER HDL-09-12-100-PC Drip Line and Fittings (12" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS



SLEEVING NOTES

- Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.
- Contractor shall extend sleeves one (1) foot beyond edge of all pavement.
- Contractor shall cap pipe ends using PVC caps.
- All sleeves shall be Schedule 40 PVC pipe.
- Contractor shall furnish Owner and Irrigation Contractor with an "as-built" drawing showing all sleeve locations.

Water Pressure Calculations

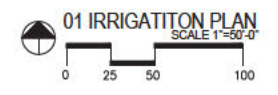
Static Pressure (at the water meter)- 65 psi
Design Pressure for Remote Zone- 63.5 psi
Pressure Losses for Remote Zone and Meter Components- 33.5 psi
Water Meter Components- Pressure Losses
Master Valve Pressure- 2 psi
Pressure Regulator- 1.2 psi
Back Flow- 5 psi
Wye Strainer- .75 psi
Ball Valve- .8 psi
Irrigation Zones Pressure Losses- (most remote zone)
Main Line- 20.1psi
Valve- 2 psi
Lateral Line- 1.6 psi
Sprinkler requirements-30 psi

IRRIGATION NOTES

- All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are SRS-04 installed as per detail shown.
- SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.
- ELECTRIC CONTROL VALVES shall be HUNTER PGV-S SERIES installed per detail shown. Size valves as shown on plan. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5) feet of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.
- Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner. The Irrigation contractor shall also verify that the site plan matches what has been constructed on site. Any landscape area that is less than 48 inches wide must be drip irrigation. If discrepancies between the irrigation plan and what is on site is discovered the irrigation contractor shall notify the GC, Civil Engineer and Landscape Architect.
- All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.
- The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.

DRIP IRRIGATION NOTES

- Drip Irrigation Equipment numbers reference Rainbird Equipment Catalog unless otherwise noted.
- Landscape Contractor shall be required to supply Owner's Construction Manager with all equipment specifications and maintenance guidelines.
- Landscape Contractor shall be required to follow Manufacturer's Specifications and installation guidelines for drip system.
- PRESSURE COMPENSATING EMITTERS shall be: Multiboutlet Rain Bug EM6-M101, Multi outlet Shrub Bug EM75-M101 or approved equal. (1 PER EVERY 6 - 4" POTS)
- SINGLE OUTLET PRESSURE COMPENSATING EMITTERS shall be: Rain Bug Emitters EM-Mo5, -M10, -M20 and Shrub Bug Emitters EMT-M10, -M20 or approved equal. (1 PER EACH 1 OR 5 GAL PLANT)
- DRIP PRESSURE REGULATORS shall be: PSH-HLA-15, PSH-HLA-20, PSH-HMB-20, PSH-HMB-25 or approved equal.
- Y-FILTERS shall be: RBY-075-200, RBY-100-200 or approved equal.
- MAIN IRRIGATION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- EMITTER DISTRIBUTION TUBING shall be: RBT-150P, RBT-160V or approved equal.
- SUBTERRANEAN EMITTER BOX shall be: SEB-6 or approved equal.
- Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum 4" depth and a minimum 2" depth.
- Contractor shall verify that all drip system valves and spray system valves are sectioned separately on controller.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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(409) 369-4448

Figure 73; Page 116; December 17, 2024

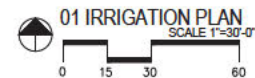
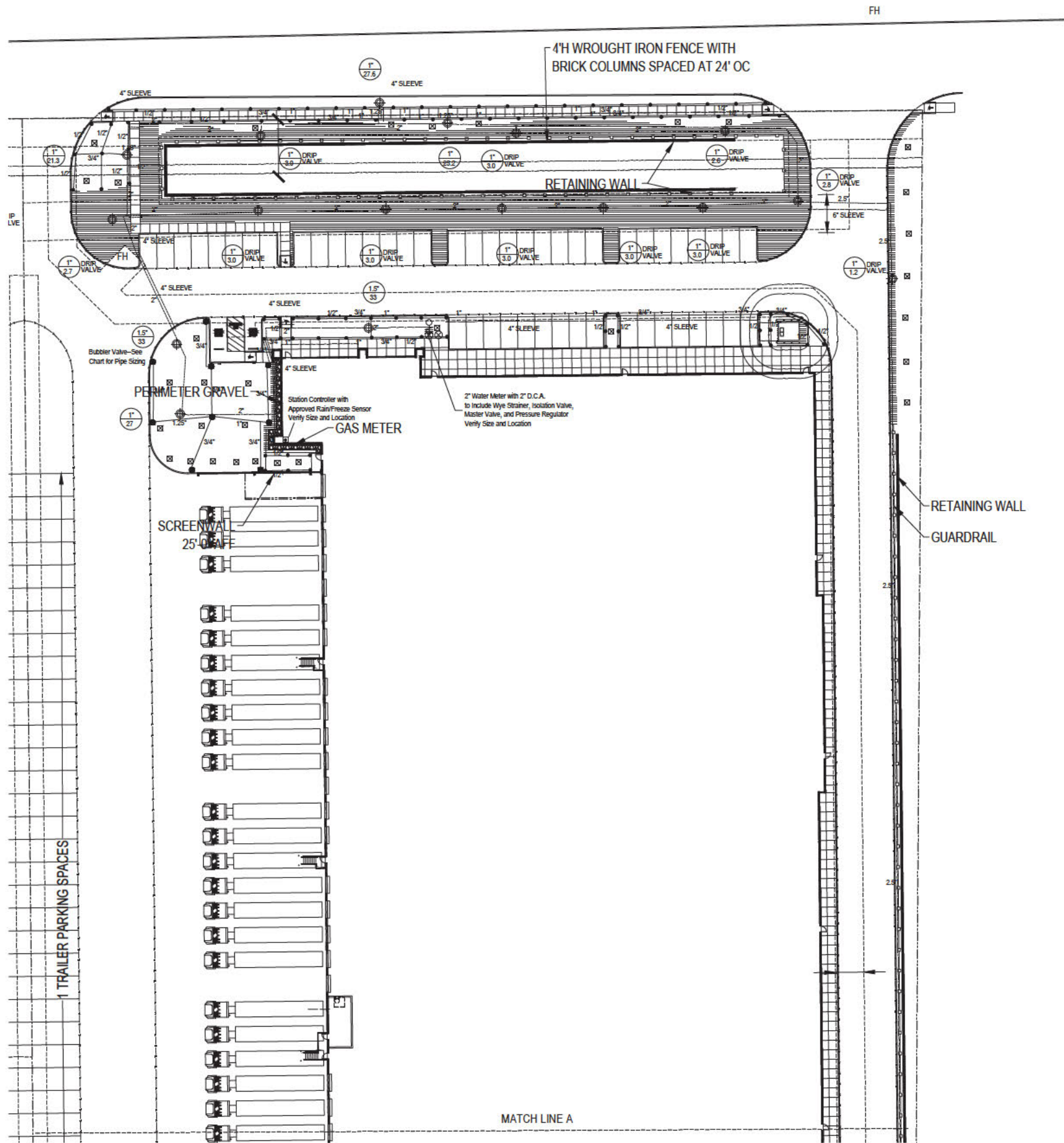


Figure 74; Page 117; December 17, 2024

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(409) 399-4448

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214.261.9080

www.azimutharc.com

**WEST OAKDALE
INDUSTRIAL III
BUILDING A**
Oakdale Road
Grand Prairie, Texas 75050

CLIENT:

JOB #:

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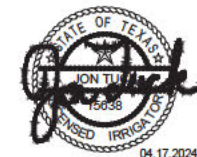
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REVISIONS:

SEAL:



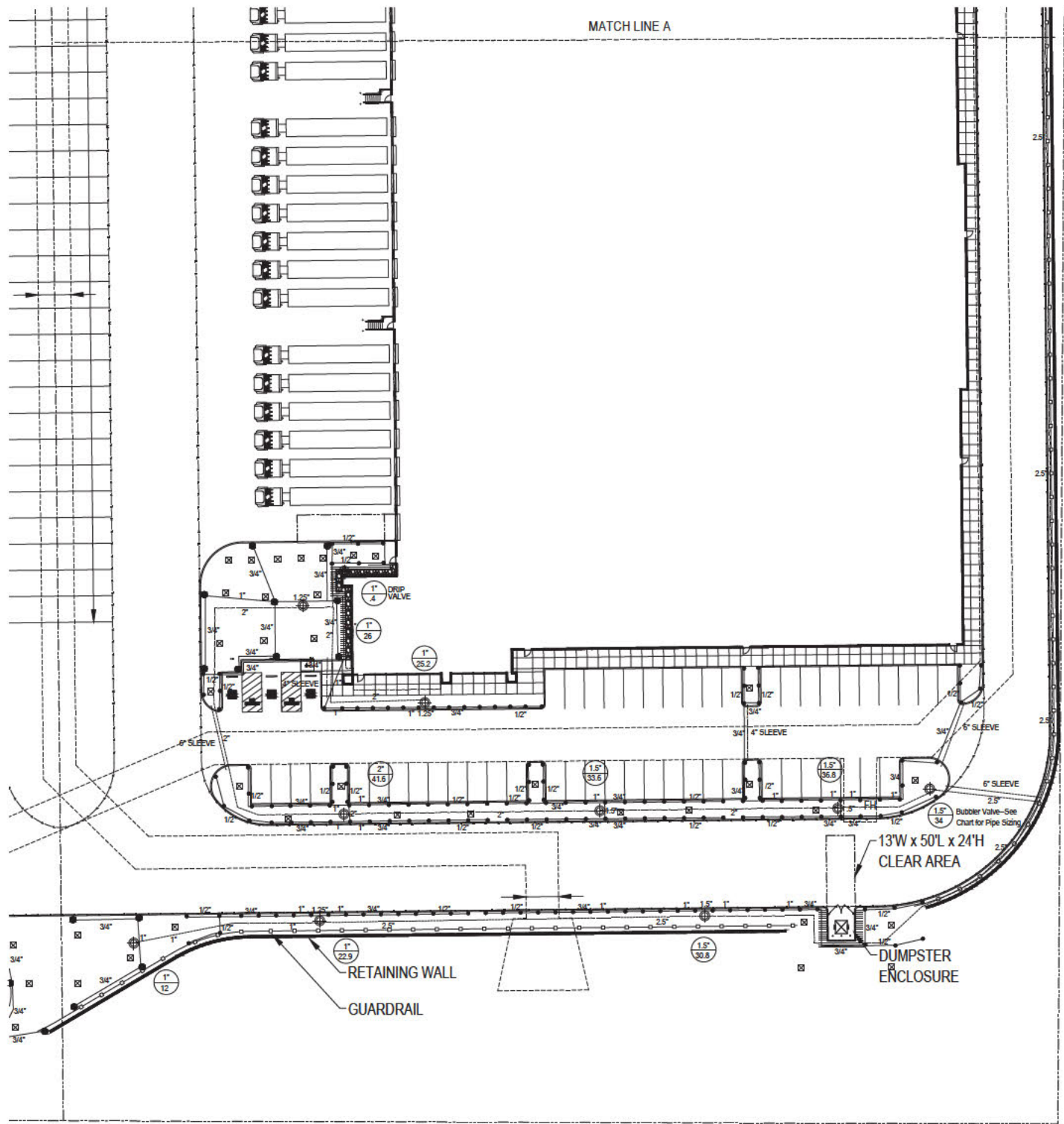
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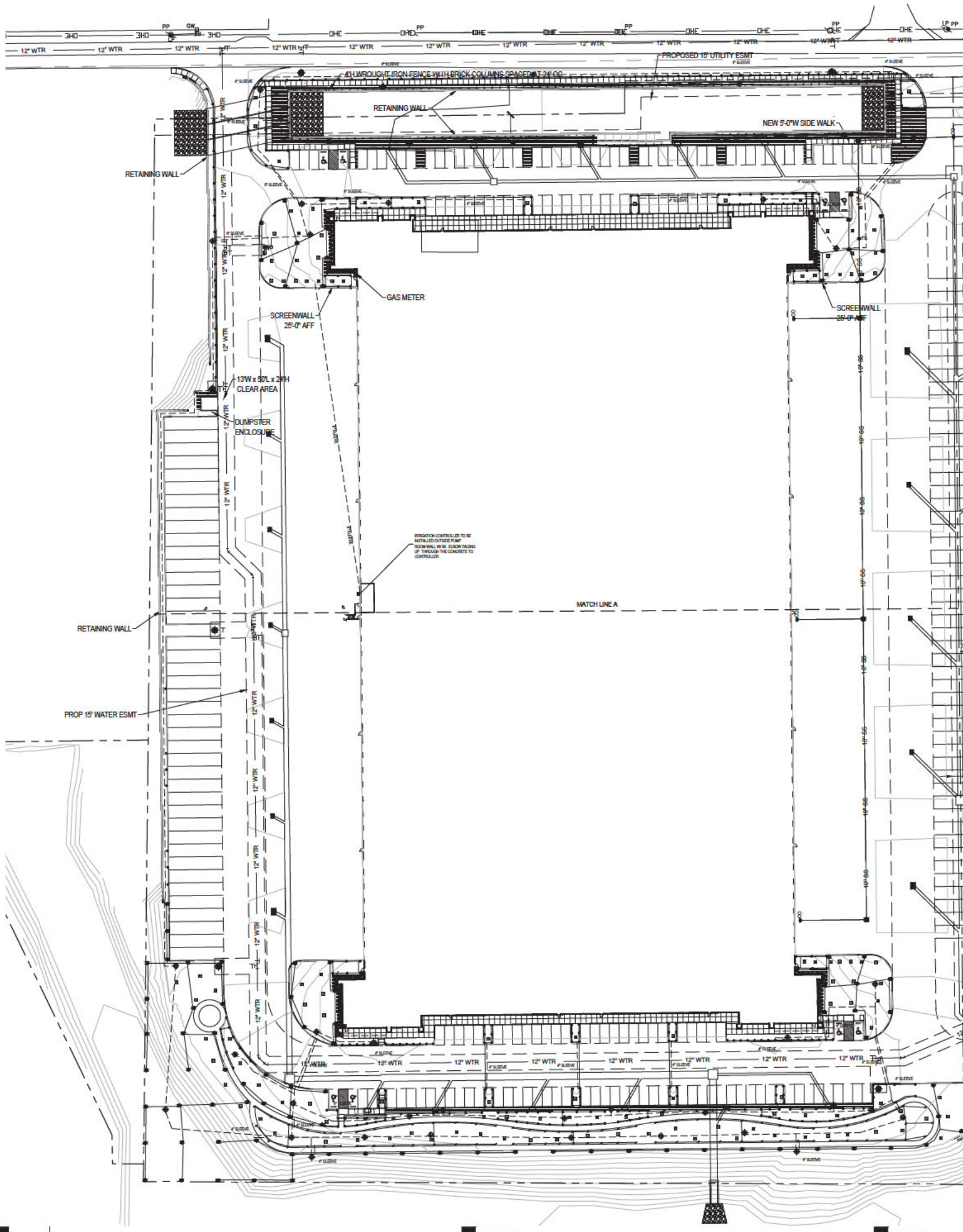
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DATE: April 17, 2024

SHEET: IRRIGATION PLAN

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TCEQ NOTES

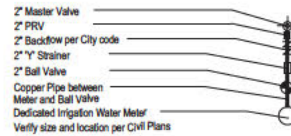
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- Drip Zones-Hunter ICZ Drip Zone Control Kits (See Plan for Size)
- Hunter I-Core series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED
- D.C.A., SIZE AS INDICATED
- To Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
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- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE GPM
- HUNTER HDL-09-12-100-PC Drip Line and Fittings (12" LATERAL SPACING, 12" EMITTER SPACING)
- PVC LATERAL PIPING SIZED AS REQUIRED
- INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS



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Water Pressure Calculations

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Design Pressure for Remote Zone- 63.5 psi
Pressure Losses for Remote Zone and Meter Components- 33.5 psi

Water Meter Components- Pressure Losses

Master Valve Pressure- 2 psi
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Wye Strainer- .75 psi
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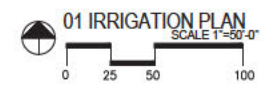
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Sprinkler requirements-30 psi

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LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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AZIMUTH:

architecture

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214.261.9080

www.azimutharc.com

WEST OAKDALE
INDUSTRIAL III
BUILDING B
Oakdale Road
Grand Prairie, Texas 75050

CLIENT:

JOB #:

REVISIONS:

SEAL:

1 04.17.2024 PERMIT

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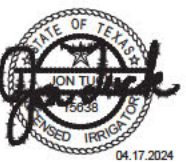
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DATE: April 17, 2024

SHEET: IRRIGATION PLAN

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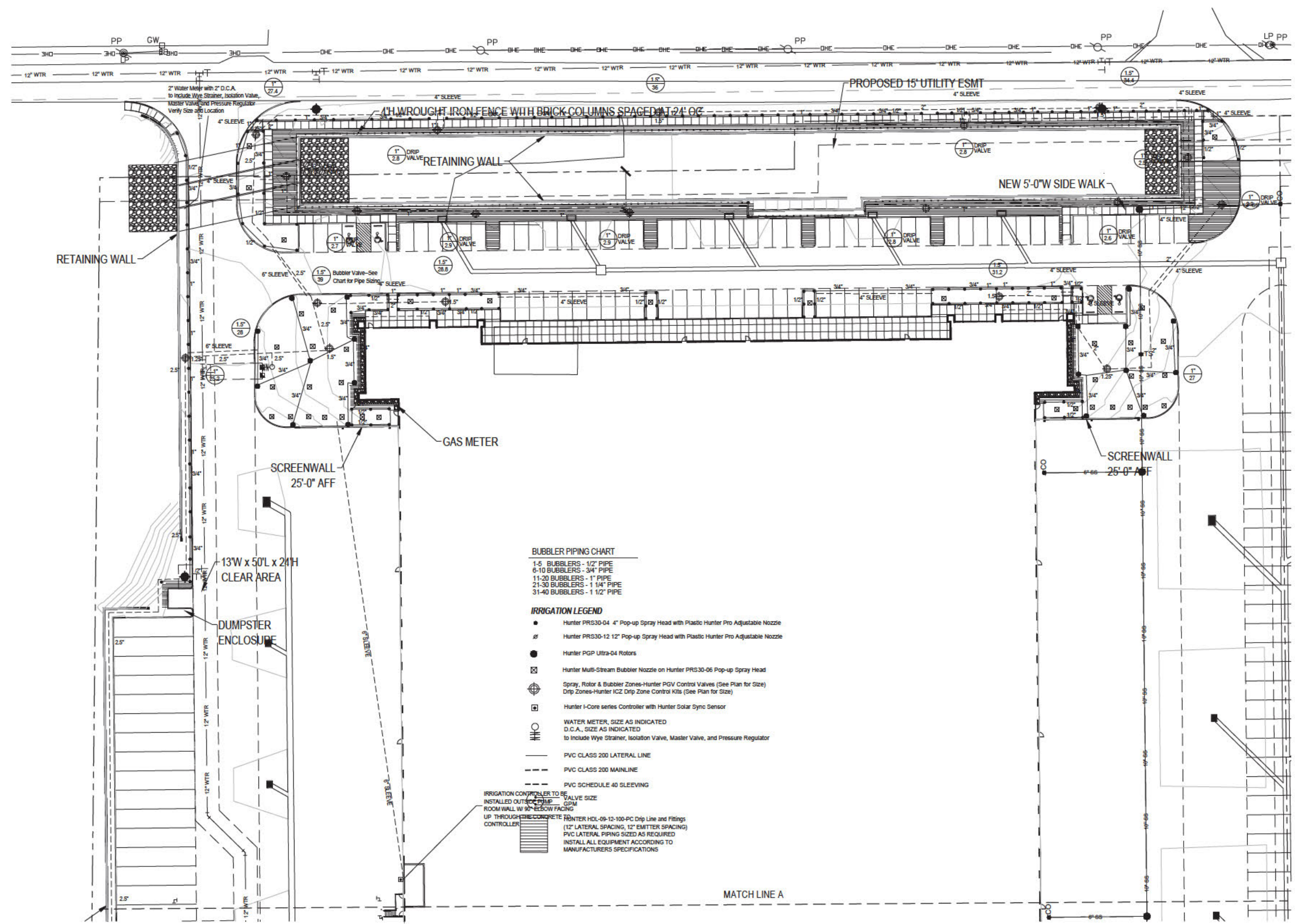
WEST OAKDALE INDUSTRIAL III
BUILDING B
Oakdale Road
Grand Prairie, Texas 75050

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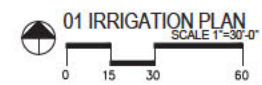


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DATE: April 17, 2024
SHEET: IRRIGATION PLAN

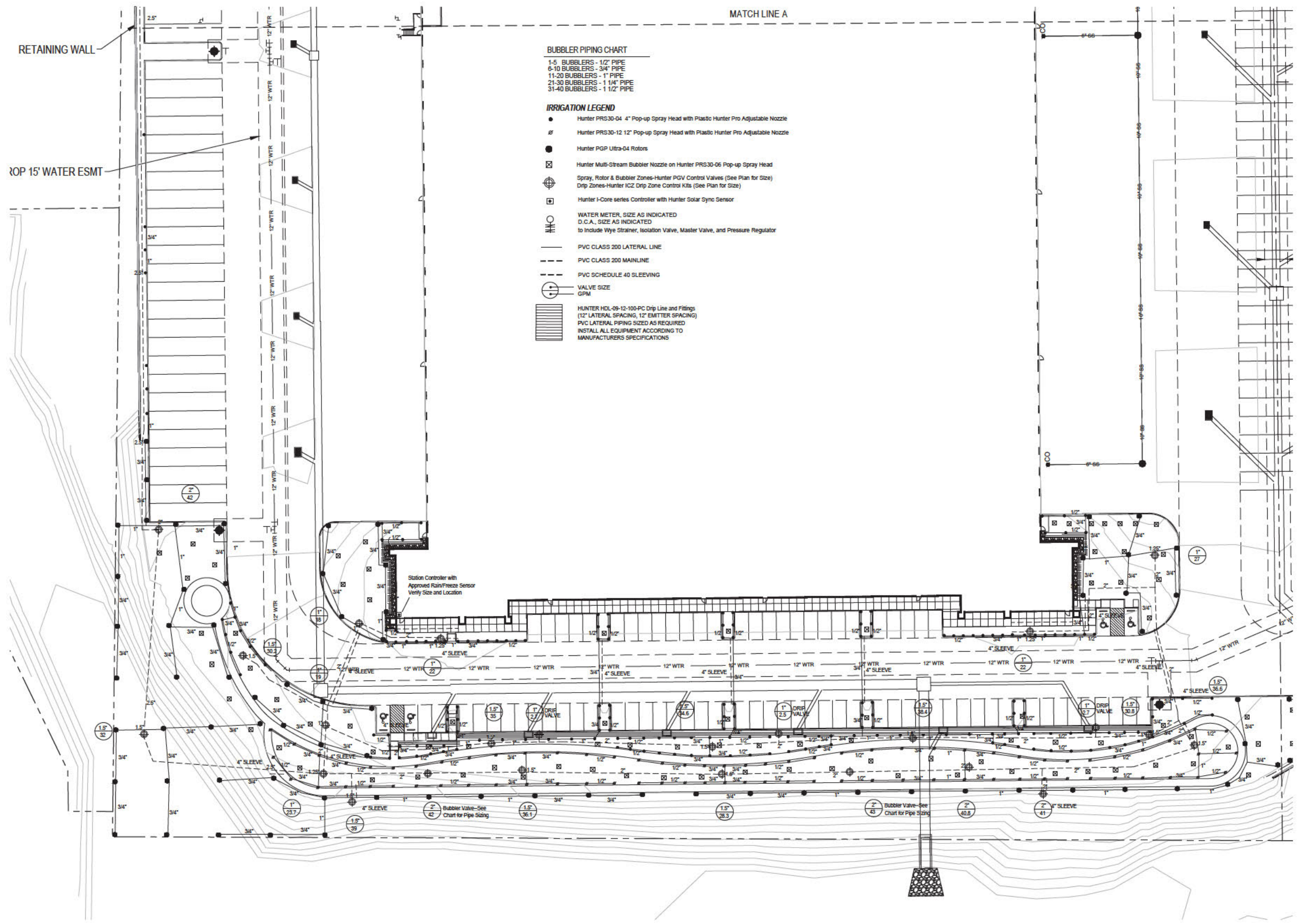


- BUBBLER PIPING CHART**
- 1-5 BUBBLERS - 1/2" PIPE
 - 6-10 BUBBLERS - 3/4" PIPE
 - 11-20 BUBBLERS - 1" PIPE
 - 21-30 BUBBLERS - 1 1/4" PIPE
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 - ⊗ Hunter Multi-Stream Bubblers Nozzle on Hunter PRS30-06 Pop-up Spray Head
 - ⊗ Spray, Rotor & Bubblers Zones-Hunter PGV Control Valves (See Plan for Size)
 - ⊗ Drip Zones-Hunter ICZ Drip Zone Control Kits (See Plan for Size)
 - ⊗ Hunter I-Core series Controller with Hunter Solar Sync Sensor
 - WATER METER, SIZE AS INDICATED
 - D.C.A., SIZE AS INDICATED
 - to Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
 - PVC CLASS 200 LATERAL LINE
 - - - PVC CLASS 200 MAINLINE
 - - - PVC SCHEDULE 40 SLEEVING
 - IRRIGATION CONTROLLER TO BE INSTALLED OUTSIDE OF THE ROOM WALL W/ 90° ELBOW FACING UP THROUGH THE CONCRETE CONTROLLER
 - VALVE SIZE GPM
 - HUNTER HDL-09-12-100-PC Drip Line and Fittings (12" LATERAL SPACING, 12" EMITTER SPACING)
 - PVC LATERAL PIPING SIZED AS REQUIRED
 - INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

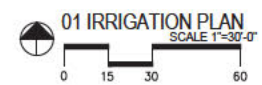


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ALLEN, TEXAS 75013
(409) 359-4448

Figure 77; Page 120; December 17, 2024



- BUBBLER PIPING CHART**
- 1-5 BUBBLERS - 1/2" PIPE
 - 6-10 BUBBLERS - 3/4" PIPE
 - 11-20 BUBBLERS - 1" PIPE
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LANDSCAPE ARCHITECT
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Figure 78; Page 121; December 17, 2024

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INDUSTRIAL III
BUILDING B
Oakdale Road
Grand Prairie, Texas 75050**

JOB #:

1 04.17.2024 PERMIT

REVISIONS:

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4	
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9	

SEAL:



SHEET CONTENTS:

L2.03

DATE: April 17, 2024

SHEET: IRRIGATION PLAN

© COPYRIGHT 2021 AZIMUTH: ARCHITECTURE, INC.

**WEST OAKDALE
INDUSTRIAL III
BUILDING A
Oakdale Road
Grand Prairie, Texas 75050**

CLIENT:

JOB #:

REVISIONS:

SEAL:

1 04.17.2024 PERMIT

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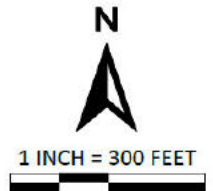
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LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- PROPERTY BOUNDARIES FROM DALLAS COUNTY APPRAISAL DISTRICT (DCAD)



SOURCE: ADAPTED FROM DALLAS COUNTY APPRAISAL DISTRICT (DCAD) PROPERTY MAP WHICH INCLUDES DATA FROM NCTCOG, USGS, ESRI INC 2024 (NOVEMBER 2024)

ADJACENT LANDOWNER MAP

OAKDALE INDUSTRIAL III
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050

DATE:	DEC 2024
DRAWN BY:	BH
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE

10

VERTEXENG.COM

VERTEX[®]
3030 LBJ FWY., STE.
1620 DALLAS, TX 75234

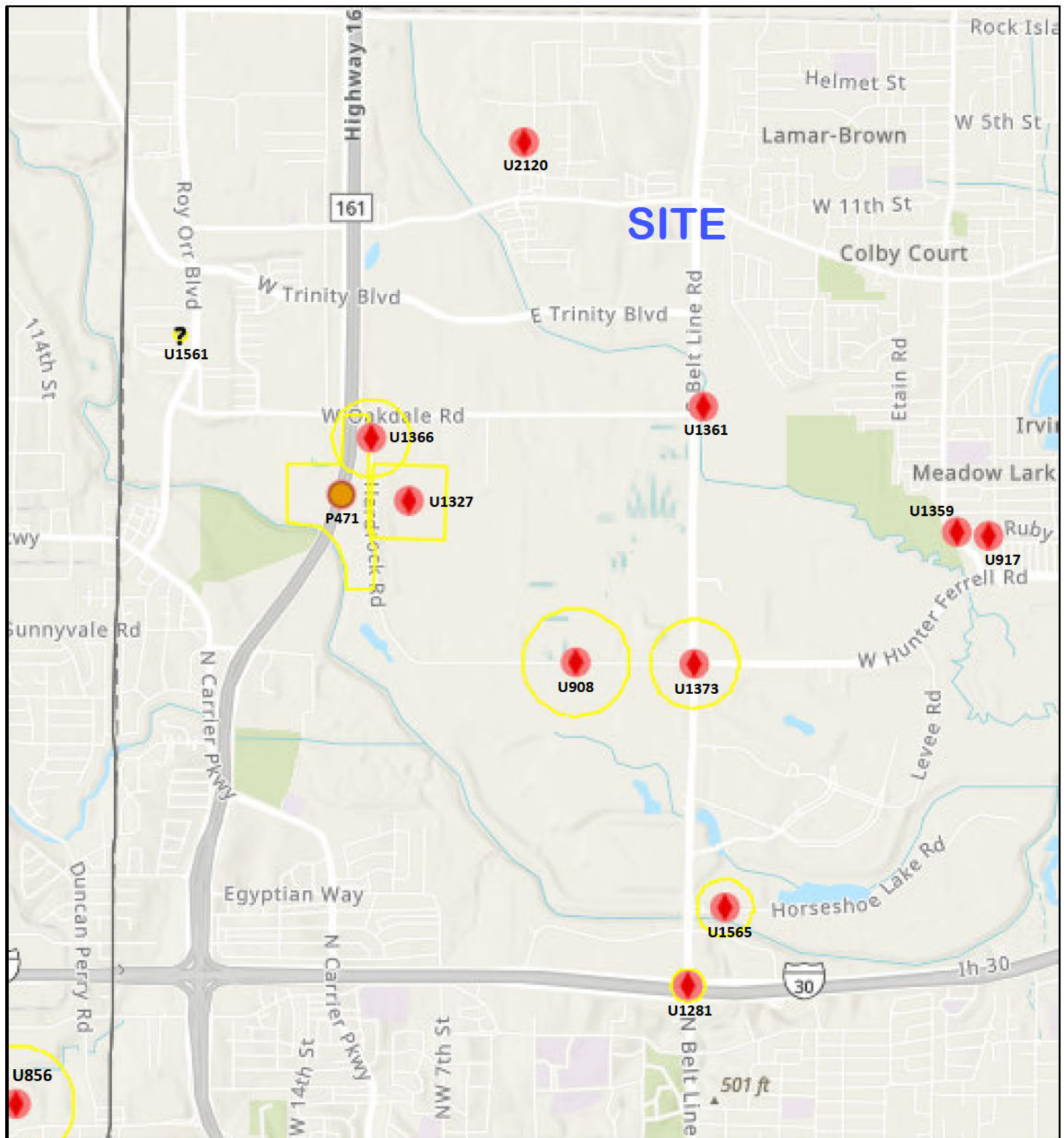
TABLE 1: ADJACENT LANDOWNERS
375 AND 355 EAST OAKDALE ROAD
GRAND PRAIRIE, TEXAS 75050
VERTEX PROJECT NO.: 94747

Map ID	OWNER	OWNER ADDRESS				
1	C B SERVICE	PO BOX 36074	DALLAS	TX	75235	1074
2	JBPR BAZALDUA 2016 IRREVOCABLE TRUST	2815 LADYBIRD LN	DALLAS	TX	75220	1413
3	BOBBY W LINDAMOOD JR	PO BOX 170308	IRVING	TX	75017	0308
4	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154	1484
5	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154	1484
6	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154	1484
7	VERONICA MONTEMAYOR	PO BOX 531856	GRAND PRAIRIE	TX	75053	1856
8	JAMES E & MICHAEL E SIZELOVE	PO BOX 496237	GARLAND	TX	75049	6237
9	JEAN BETHEA TRUSTEE FOR JOHN CHARLES LINDSEY	1804 MARTIN LUTHER KING PKWY STE 110	DURHAM	NC	27707	3587
10	JEAN BETHEA TRUSTEE FOR JOHN CHARLES LINDSEY	1804 MARTIN LUTHER KING PKWY STE 110	DURHAM	NC	27707	3587
11	JAMES E KELLUM	2114 SUNNYVALE RD	GRAND PRAIRIE	TX	75050	1773



APPENDIX A

Landfill Information



LEGEND

APPROX. PROPERTY BOUNDARY
 APPROX. LANDFILL BOUNDARY
 UNPERMITTED LANDFILL (U####)
 PERMITTED LANDFILL (P####)

REFERENCE: Esri, NASA, NGA, USGS, FEMA | Esri
 Community Maps Contributors, Baylor University,
 Texas Parks & Wildlife, Esri, TomTom, Garmin,
 SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,
 EPA, NPS, US Census Bureau, USDA, USFWS | NCTCOG

1 INCH = 3000 FEET
 0 3000 6000

CLOSED LANDFILL INVENTORY MAP

OAKDALE INDUSTRIAL III
 101 WEST & 111 EAST OAKDALE ROAD
 GRAND PRAIRIE, TEXAS 75050

DATE:	DECEMBER 2024
DRAWN BY:	TM
CHECKED BY:	NC
VERTEX PROJECT #:	94747

FIGURE
A.1

VERTEXENG.COM

VERTEX[®]
 3030 LBJ FREEWAY, SUITE 1620
 DALLAS, TEXAS 75234

APPENDIX B

Water Well Report

100-309 E Oakdale Rd

100-309 E Oakdale Rd

Grand Prairie, TX 75050

Inquiry Number: 7816304.1

November 18, 2024

The EDR TX Water Well Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Environmental Data Resources, Inc.

Water Well Review Report

EDR reviewed available records made public by the state of Texas at the Texas Water Development Board (TWDB) and the Texas Commission Environmental Quality (TCEQ) and obtained information identifying the approximate location of public and private water wells within the requested Area of Review (AOR). EDR researched the located and plotted water wells identified on county highway maps or USGS 7.5 minute topographic maps at the TWDB. EDR transferred the approximate water well locations onto a map for the client's review.

EDR cannot guarantee the accuracy of the information provided by state agencies. This review is intended to provide the user with a "working approximation" of reported well locations. The following are guidelines used to review available driller logs for water wells associated with client site information within the AOR.

- Identify Located Wells within the AOR according to the TWDB maps.
- Identify Plotted Wells within the AOR according to the TWDB maps.
- Identify Partially Numbered Wells within the AOR according to the TCEQ files containing records submitted by the well driller.
- Identify Unnumbered Wells within the AOR according to the TCEQ files containing records submitted by the well driller.

Description of Terms

Area of Review-(AOR):

Area of review is a 1/4 mile radius around client specified coordinate of target property.

Located Water Well:

Well locations that have been field checked by a TWDB or USGS staff member, spotted on a USGS 7.5' Topographical or county highway map, assigned a unique identification number, and filed at the TWDB.

Plotted Water Well:

Approximate well locations spotted on county highway maps by the TWDB staff members according to information submitted on the driller's log. The accuracy of the location for these wells is dependent on the driller. The state assigned unique identification numbers to these wells, but in high-density areas, a single identification number may represent multiple well locations. The TWDB eliminated this plotting activity in June 1986.

Partially Numbered Water Well:

Water well locations established to within a 2.5 minute topographic quadrangle and identified by the TCEQ according to maps submitted with the driller's log. Each water well was assigned a State ID number by the TCEQ. **Note:** This method for recording water well locations was procedure from 1986 to 1991.

Unnumbered Water Well:

Well locations identified on the driller's logs and corresponding driller's maps maintained by the TCEQ records. **Note:** The TCEQ implemented this procedure in 1991.

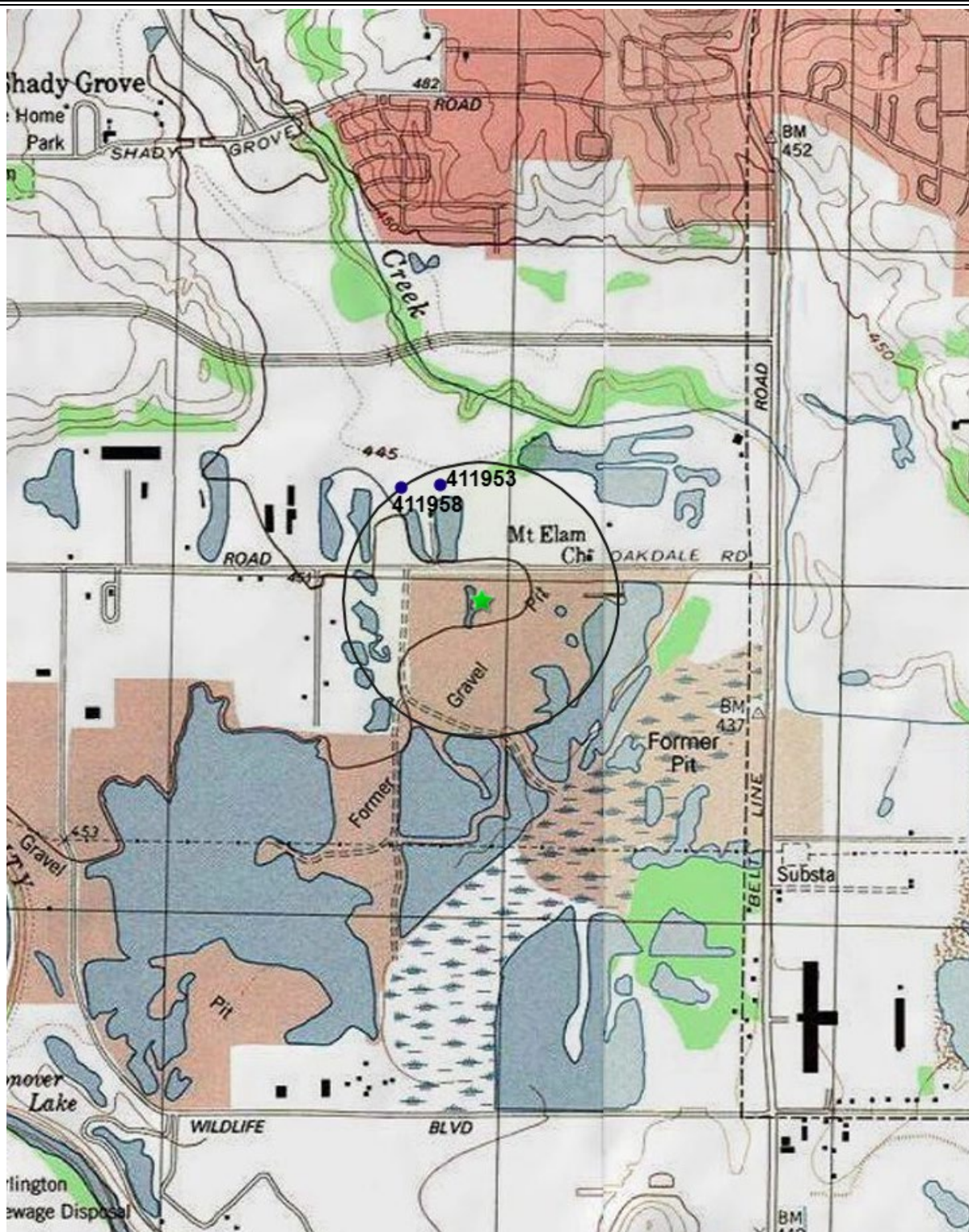
Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SEARCH DISTANCES SHOWN
.25 MILE

WATER WELL LOCATION MAP
WELLS WITHIN 1/4 MILE RADIUS
100-309 E OAKDALE RD
100-309 E OAKDALE RD
GRAND PRAIRIE, TX 75050
DALLAS COUNTY
USGS 7.5 MINUTE QUADRANGLES
EULESS / IRVING



ENVIRONMENTAL DATA RESOURCES
6 ARMSTRONG ROAD
SHELTON, CT 06484
800-352-0050 FAX: 800-231-6802

Environmental Data Resources, Inc.

Water Well Review

Site Name: 100-309 E Oakdale Rd

Inquiry #: 7816304.1

Site Address: 100-309 E Oakdale Rd

City: Grand Prairie

State: TX

Zip: 75050

WELL CLASSIFICATION	NUMBER IDENTIFIED WITHIN AOR
LOCATED	2
PLOTTED	0
PARTIALLY NUMBERED	0
UNNUMBERED	0
TOTAL NUMBER IDENTIFIED	2

LOCATED WELLS: SEARCHED TWDB STATE GRIDS 32-16-6, -9, 33-09-4, -7 – IDENTIFIED WATER WELL LOGS

PLOTTED WELLS: SEARCHED TCEQ STATE GRIDS 32-16-6, -9, 33-09-4, -7 – NO WATER WELLS IDENTIFIED IN 1/4 MILE RADIUS

PARTIALLY NUMBERED WELLS: SEARCHED TCEQ STATE GRIDS 32-16-6, -9, 33-09-4, -7 – NO WATER WELLS IDENTIFIED IN 1/4 MILE RADIUS

UNNUMBERED WELLS: SEARCHED TCEQ UNNUMBERED WELL FILES FOR DALLAS COUNTY – NO WATER WELLS IDENTIFIED IN 1/4 MILE RADIUS

TEXAS WATER DEVELOPMENT BOARD (TWDB)

LOCATED WELL LOG EXHIBIT

STATE OF TEXAS WELL REPORT for Tracking #411953

Owner:	RICARDO CAMARNA	Owner Well #:	No Data
Address:	324 W OAK DALE GRAND PRAIRIE, TX 75050	Grid #:	32-16-6
Well Location:	324 W OAK DALE GRAND PRAIRIE, TX 75050	Latitude:	32° 47' 40.44" N
Well County:	Dallas	Longitude:	097° 00' 18.66" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Irrigation

Drilling Start Date: **9/29/2015** Drilling End Date: **9/30/2015**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.875	0	360

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>
Filter Pack Intervals:	50	360	Gravel	

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	1	50	Cement 15 Bags/Sacks

Seal Method: **Pumped**

Distance to Property Line (ft.): **200**

Sealed By: **Driller**

Distance to Septic Field or other
concentrated contamination (ft.): **200**

Distance to Septic Tank (ft.): **200**

Method of Verification: **TAPE**

Surface Completion: **Surface Sleeve Installed**

Water Level: **220 ft. below land surface on 2015-09-30**

Packers: **No Data**

Type of Pump: **Submersible** Pump Depth (ft.): **320**

Well Tests: **Estimated** Yield: **25 GPM**

Water Quality:

<i>Strata Depth (ft.)</i>	<i>Water Type</i>
No Data	No Data

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Jimmie D Miller**
PO Box 394
Paradise, TX 76073

Driller Name: **JIMMY D MILLER**

License Number: **2436**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	20	TOPSOIL & BROWN CLAY
20	50	BLUE SHALE
50	100	BLUE SHALE
100	150	BLUE SHALE
150	190	BLUE SHALE
190	230	BLUE SHALE
230	280	SAND & BLUE SHALE
280	327	SAND & BLUE SHALE
327	360	BLUE SHALE

Casing:
BLANK PIPE & WELL SCREEN DATA

<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
4.5		New Plastic (PVC)		2	360
	Perforated or Slotted			260	360

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

STATE OF TEXAS WELL REPORT for Tracking #411958

Owner:	RICARDO CAMARNA	Owner Well #:	No Data
Address:	324 W OAK DALE GRAND PRAIRIE, TX 75050	Grid #:	32-16-6
Well Location:	324 W OAK DALE GRAND PRAIRIE, TX 75050	Latitude:	32° 47' 40.14" N
Well County:	Dallas	Longitude:	097° 00' 23.1" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **10/1/2015** Drilling End Date: **10/1/2015**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.875	0	380

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Filter Material</i>	<i>Size</i>
Filter Pack Intervals:	50	380	Gravel	

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	1	50	Cement 14 Bags/Sacks

Seal Method: **Pumped**

Distance to Property Line (ft.): **200**

Sealed By: **Driller**

Distance to Septic Field or other
concentrated contamination (ft.): **250**

Distance to Septic Tank (ft.): **280**

Method of Verification: **TAPE**

Surface Completion: **Surface Sleeve Installed**

Water Level: **210 ft. below land surface on 2015-10-01**

Packers: **No Data**

Type of Pump: **Submersible** Pump Depth (ft.): **320**

Well Tests: **Estimated** Yield: **25 GPM**

Water Quality:

<i>Strata Depth (ft.)</i>	<i>Water Type</i>
No Data	No Data

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Jimmie D Miller**
PO Box 394
Paradise, TX 76073

Driller Name: **JIMMIE D MILLER**

License Number: **2436**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	18	TOPSOIL & BROWN CLAY
18	40	BLUE SHALE
40	100	BLUE SHALE
100	160	BLUE SHALE
160	210	BLUE SHALE
210	270	BLUE SHALE
270	320	SAND & BLUE SHALE
320	350	SAND & BLUE SHALE
350	380	BLUE SHALE

Casing:
BLANK PIPE & WELL SCREEN DATA

<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
4.5		New Plastic (PVC)		2	380
	Perforated or Slotted			280	380

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

PLOTTED WELL LOG EXHIBIT

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No plotted wells identified in TCEQ files within 1/4 mile radius

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

PARTIALLY NUMBERED WELL LOG EXHIBIT

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No partially numbered wells identified in TCEQ files within 1/4 mile radius

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

UNNUMBERED WELL LOG EXHIBIT

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No unnumbered wells identified in TCEQ files within 1/4 mile radius

APPENDIX C

Subsurface Report(s)

**PROJECT NO. 23617
JULY, 2024**

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS**

Presented To:
**CHIPT DALLAS OAKDALE III, L.P.
DALLAS, TEXAS**

July 19, 2024
Project No. 23617

CHIPT Dallas Oakdale III, L.P.
3819 Maple Avenue
Dallas, Texas 75219
ATTN: Mr. John B. Cooper, V.P.

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS**

Gentlemen:

Transmitted herewith are copies of the referenced report. Should you have any questions concerning our findings or if you desire additional information, do not hesitate to call.

Sincerely,

REED ENGINEERING GROUP, LTD.
Registration Number F-3114

Derrin G. Williams
Geotechnical Department Manager

Ronald F. Reed, P.E.
Principal Engineer

EQZ/DGW/RFR/mt

copy submitted via e-mail only



July 22, 2024

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INTRODUCTION

Project Description

This report presents the results of a geotechnical investigation performed for a proposed industrial development to be located on Oakdale Road in Grand Prairie, Texas. The general orientations of the buildings are shown on the Plan of Borings, Plate 1 of the report **Illustrations**.

The project consists of construction of two office/warehouse buildings on an approximate 28.8-acre tract. The site was historically a sand and gravel pit that was filled in the past with varying types of materials. Based on the site plan provided, the development includes two buildings with sizes of 179,562 and 297,623 square feet, designated as Buildings A and B, respectively. Two detention ponds with retaining walls, additional retaining walls around the site, and associated site parking and drives are included in the development.

The finished floors are currently set at Elev. 451.95 feet for both buildings. If the finished floor elevations are modified by more than one foot, this office should be provided with a site grading plan to allow for evaluation and modification of the recommendations, if necessary.

Authorization

This investigation was authorized by Mr. John B. Cooper, V.P. of CHIPT Dallas Oakdale III, L.P. by signature of a consultant Service Agreement containing Proposal No. 5-53 on July 2, 2024.

Purpose and Scope

The purpose of this investigation has been to evaluate the general subsurface conditions and provide recommendations for:

- design of the foundation system;
- floor slabs;
- retaining walls;
- lateral loads for design of dock-high walls;
- pavement subgrade; and
- site preparation and earthwork compaction criteria.

The investigation has included drilling sample borings, performing laboratory testing, analyzing engineering and geologic data and developing geotechnical recommendations. The following sections present the methodology used in this investigation.

Recommendations provided herein are site-specific and were developed for the project discussed in the report **Introduction**. Persons using this report for other than the intended purpose do so at their own risk.

FIELD AND LABORATORY INVESTIGATIONS

General

The field and laboratory investigations have been conducted in accordance with applicable standards and procedures set forth in the 2023 Annual Book of ASTM Standards, Volumes 04.08 and 04.09, "Soil and Rock." These volumes should be consulted for information on specific test procedures.

Field Investigation

Subsurface conditions were evaluated by 23 additional sample borings, drilled to depths of 10 to 25 feet in June and July 2024. A preliminary investigation was performed on the site by Reed Engineering Group, Ltd. under Project No. 23617, with Report No. 2, dated December 30, 2020. This investigation included test pits and 13 sample borings drilled to depths of 20 to 30 feet between July 2020 and November 2020. These borings logs are included in this report. The site was covered with trees, and some areas were inaccessible, requiring the use of a dozer for access. The locations of all borings, including three borings that were not drilled due to access issues, are shown on Plate 1 of the report **Illustrations**.

Due to the nature of this site being a former sand and gravel mine, and quantities of uncontrolled fill, there will likely be variances in subsurface conditions between the borings. This could include additional thickness and locations of uncontrolled fill and the possibility of buried organic material or other deleterious material that will need to be removed from the site.

Boring locations were identified using a GPS (global positioning system) unit. The accuracy of this unit is estimated to be within plus or minus one meter.

Borings were advanced between sampling intervals by means of a truck-mounted drilling rig equipped with continuous flight augers. Samples of cohesive soils were obtained with 3-inch diameter Shelby tubes (ASTM D1587).

Cohesionless soils (sands and gravels) were sampled in conjunction with the Standard Penetration test (SPT) (ASTM D1586).

Unweathered shale and sandy shale was evaluated in situ using the Texas Department of Transportation (TxDOT) cone penetrometer test.

Delayed water level observations were made in the open boreholes to evaluate ground water conditions. Borings were backfilled at completion of field operations.

Sample depth, description of materials, field tests, water conditions and soil classification [Unified Soil Classification System (USCS), ASTM D2488] are presented on the Boring Logs, Plates 2 through 37. Keys to terms and symbols used on the logs are included as Plates 38 and 39.

Elevations shown on the boring logs are approximate, and have been interpolated to the nearest foot based on topographic information prepared by Halff Associated dated April 18, 2024.

Laboratory Testing

All samples were returned to the laboratory and visually logged in accordance with the USCS.

The consistency of cohesive soils was evaluated by means of a pocket penetrometer. Results of the pocket penetrometer readings are presented on the boring logs.

Laboratory tests were performed to evaluate index properties and confirm visual classification of selected samples. Tests and ASTM designations are provided in Table 1.

TABLE 1. TESTS CONDUCTED AND ASTM DESIGNATIONS	
Type of Test	ASTM Designation
Atterberg Limits	D4318
Moisture Content	D2216
Partial Gradation	D1140

The results of these tests are summarized on Plates 40 through 45.

GENERAL SITE CONDITIONS

Physiography

During the 2024 investigation, the site was covered with native weeds, and some areas had trees at the time of the investigation. Three berms, made of crushed limestone and crushed concrete, were present, as well as other crushed limestone and soil piles. The berms were used to evaluate the potential for settlement of the existing fill material beneath them during a previous study. Surface grades varied from Elev. 441 to 453 feet. The surrounding area is mostly undeveloped land, with bodies of water nearby. A review of historical images from Google Earth shows that the site was historically a sand and gravel pit. It was filled by 2001 with various types of material. A northwestern portion served as an equipment storage yard and trailer parking. This storage yard area was removed by late 2023. For reference, two aerial photographs from Google Earth, dated April 2013 and February 2024, are provided on Plates 46 and 47.

Geology and Stratigraphy

Subsurface conditions encountered in the borings and test pits consisted of fill and terraced alluvial deposits overlying unweathered sandy shale of the Cretaceous Woodbine Formation.

Uncontrolled fill was encountered to depths of 2 to 16 feet in the borings and test pits, and consisted of a combination of sandy clay, gravelly clay, clayey sand, and sand, construction debris, and some scattered organic debris. The fill soils varied from dark brown to brown to yellowish-brown to red to reddish-yellow in color, and were stiff to hard, dependent on location. The construction debris consisted of varying amounts of concrete slabs and fragments, asphalt fragments, limestone fragments, bricks, wood fragments and trees, metal cables and rebar, shingles, and plastic.

Organic and inorganic debris was also noted within the fill in several of the test pits excavated across the site. The additional debris was generally thin lenses of plastic, fiber sheets, cloth, trash bags, and glass.

Below the fill in the borings, subsurface conditions consisted of alluvial soil overlying sandy shale. The alluvial soil consisted of sandy clay to clayey sand, sand, and gravelly sand, and extended to depths of 12 to 25 feet.

Dark gray, soft (rock classification), unweathered shale to sandy shale was encountered beneath the alluvial soils. The upper foot or two was severely weathered and weathered in some borings. The unweathered shale to sandy shale extended through the termination depths of the borings.

Test Pits in July 2020

Test pits were performed on July 30, 2020. Table 2 below shows the test pit designation and findings/comments from each test pit. The location of each test pit can be found on Plate 1.

TABLE 2. TEST PITS AND FINDINGS/COMMENTS		
Test Pit Designation	Findings	Comments
TP-01	Sand and clay with limestone fragments, bricks and wood pieces 0'-8', natural at 8'	Termination depth at 13.5'
TP-02	Sand and sandy clay with plastic, wood, brick, concrete, fabric sheets, buckets, concrete boulder (5' x 4' wide), and PVC pipe 0'-8', natural at 8'	Seepage at 13.5', termination depth at 13.5'
TP-03	Clayey sand with concrete boulders, PVC pipe, post tension cables, wood, bricks, asphalt, and plastic bottles 0'-7'	Terminated at 7' due to very hard concrete
TP-04	Sand with plastic, cloth, metal, wood 0'-13'	Termination depth at 13'
TP-05	Clayey sand and clay with concrete, wood, bricks, metal fragments, clay below 8.5', natural at 12'	Termination depth at 15'
TP-06	Sand and sandy clay with wood, concrete, plastic, rebar, wires, sandy clay below 7'	Termination depth at 12'

**TABLE 2.
TEST PITS AND FINDINGS/COMMENTS
(Continued)**

Test Pit Designation	Findings	Comments
TP-07	Sand and clayey sand with hydrocarbon odor, wood, tree roots, plastic, metal, concrete, PVC pipe 0'-14'	Termination depth at 14'
TP-08	Sand and clayey sand with concrete, wood, brick, metal, concrete curb slab, rebar, roof shingles 0'-8', Clayey sand (Fill) with debris similar but less than upper 8', natural at 13'	Termination depth at 14'
TP-09	Sand and sandy clay with concrete boulders, asphalt, wood, brick (3' x 1.5' wide), post tension slab cables, rebar, plastic, roof shingles, paper, roller parts	Terminated at 10' due to excessive cover of wood and concrete
TP-10	Sand and sandy clay with wood, concrete, and debris 0'-7', natural at 7'	Termination depth 13.5'
TP-12	Sand and clayey sand with asphalt, concrete pipe, metal, fabric, wood, and rebar 0'-8', natural at 8'	Termination depth at 14.5'
TP-13	Sand with concrete, wood, tires, household debris, tree, wood, plastic, wood, trash bags 0'-13.5', natural at 13.5'	Termination depth at 14.5'

Test Pits in September 2020

Test pits were also performed on September 30, 2020. Table 3 below shows the test pit designation and findings/comments from each test pit. The location of each test pit can be found on Plate 1. For clarity, the comments below were based on the initial plan to excavate and haul off deleterious material.

**TABLE 3.
TEST PITS AND FINDINGS/COMMENTS**

Test Pit Designation	Findings	Comments
TP1-1	Clean Pit	All soil usable
TP1-2	Clean pit, but trash to east	All soil usable
TP1-3	Wood from 2'-4', natural at 4'	2'-4' unusable
TP2-1	Not dug due to inaccessibility. Surface in the area had soil mixed with concrete	N.A.
TP2-2	Trash from 2'-4', natural at 4'	2'-4' unusable
TP2-3	Wood, shingles, trees, concrete w/rebar from 2'-6', natural at 6'	2'-6' unusable
TP3-1	Clean pit, but trash to east	All soil usable
TP3-2	Wood, shingles, trees 3'-9.5', water at 9.5', natural at 9.5'	3'-9.5' unusable
TP3-3	Wood below 2', trash below 5', water at 11', natural at 12'	2'-12' unusable
TP4-1	Shingles, wood, trees, concrete w/rebar below 2', natural at 5.5'	2'-5.5' unusable
TP4-2	Wood, trash, trees from 3' to 11'(east) and 15'(west), water at 7', shale at 16'	3' to 11'-15' unusable
TP4-3	Concrete w/rebar, some trash, wood, bricks 4'-11', natural at 11'	4'-11' sift, w/ approximately 60% loss
TP4-4	Some trash with soil from 2'-4.5', natural at 4.5'	2'-4.5' sift, w/ approximately 40% loss
TP5-1	Wood and trees from 3'-6', with trash below 6', natural at 10.5'	3'-10.5' unusable
TP5-2	Soil with some trees and little trash 0'-8'	0'-8' sift, w/ approximately 10% loss

**TABLE 3.
TEST PITS AND FINDINGS/COMMENTS
(Continued)**

Test Pit Designation	Findings	Comments
TP6-1	Bricks, concrete, wood, large slabs w/rebar, trees 4'-9.5', natural at 9.5'	4'-9.5' sift, w/ approximately 60% loss
TP6-2	Wood, bricks, concrete 3'-9.5', natural at 9.5'	3'-9.5' sift, w/ 60% loss
TP6-3	Some trash with soil 2'-4'	2'-4' sift, w/ approximately 50% loss
TP7-1	Soil with some concrete, bricks, and wood 0'-11', concrete, wood, trash 11'-16', natural at 16'	0'-11' sift, w/ approximately 25% loss/ 11'-16' unusable
TP7-2	Concrete with soil and little trash 0'-4.5', natural at 4.5'	0'-4.5' sift, w/ approximately 25% loss
TP7-3	Soil with some trees, concrete, and little trash 0'-9', natural at 9'	0'-9' sift, w/ approximately 35% loss
TP8-1	Concrete with soil and little trash 0'-4', natural at 4'	0'-4' sift, w/ approximately 25% loss
TP8-2	Wood and trees from 2'-8', water at 8', natural at 8'	2'-8' unusable
TP8-3	Concrete with soil and little trash 0'-2', natural at 2'	0'-2' sift, w/ approximately 25% loss
TP8-4	Wood, concrete w/ soil from 1'-6', natural at 6'	1'-6' sift, w/ approximately 50% loss

It should be noted in the majority of the test pits that the upper 1 to 3 feet consisted of soil with some concrete slabs.

Ground Water

During the 2020 investigation, ground water seepage was encountered during drilling at depths of 5 to 16 feet. Ground water was encountered at depths of 6 to 18-1/2 feet at the end of the day of drilling and 5-1/2 to 16 feet the day after drilling.

During the 2024 investigation, ground water seepage was encountered during drilling at depths of 3 to 13 feet. Ground water was encountered at depths of 3 to 15 feet at the end of the day of drilling and 5 to 11 feet the day after drilling.

The ground water is perched above the relatively impermeable, unweathered shale in the overlying fill and alluvial soil. The depth to ground water will fluctuate with variations in seasonal and yearly rainfall.

Texas Health and Safety Code and TCEQ Comment

Pursuant to the Texas Health and Safety Code, Chapter 361, §361.538 and 30 Texas Administrative Code 330, §330.953, Reed Engineering Group, Ltd. has performed appropriate soil tests as required by these regulations to demonstrate that the subject property does not overlie a closed municipal solid waste landfill. The site observations and subsurface data do not indicate the presence of buried municipal solid waste at this site. Based on these data, development of this site should not require a Development Permit, as described in §361.532 and §§330.951-330.963, Subchapter T.

Seismic Site Classification

The site has been classified with respect to seismic design criteria contained in the 2021 International Building Code (IBC), Section 1613, and ASCE 7-22, Chapter 20. The criteria require characterization of the upper 100 feet of subsurface materials. Based on the ASCE 7-22 criteria, the site is classified as Site Class C in accordance with Table 20.2-1.

ANALYSIS AND RECOMMENDATIONS

Potential Vertical Movements

Potential Heave - Potential Vertical Movements (PVM) were evaluated using an empirical procedure developed by McDowell¹ and modified by the Texas Department of Transportation, TxDOT Test Method 124-E². Based on the PVM calculations and past experience, potential movements are estimated to be on the order of one to two inches, considering dry to moist conditions. Movement will be associated with seasonal changes in the upper clay fill.

Potential Settlement – Two to sixteen feet of uncontrolled fill was encountered in the borings and test pits. In addition, two to ten feet of mulch (likely ground up wood on the augers) and organic fill was encountered in Borings B-15 through B-17 and B-28 and test pits in the vicinity. Settlement of organic fill is associated with consolidation of loosely compacted soil and organic material, migration of fine-grained soils into voids, and decomposition of organics. The potential

¹ McDowell, C. "The Relation of Laboratory Testing to Design for Pavements and Structures on Expansive Soils" (1959). Quarterly of the Colorado School of Mines, Volume 54, No. 4, 127-153.

² "Method for Determining the Potential Vertical Rise, PVR." (1978). Texas Department of Transportation, Test Method Tex-124-E.

for settlement of this type of fill is difficult to predict due to the inconsistency of the material at each location. Based on the thickness and past experience, settlement of two to eight inches should be anticipated in some areas.

General

It is recommended that prior to construction some additional test pits be performed in the areas of Borings B-15 through B-17 and B-28 to evaluate the presence of organics.

Subgrade Modification

It is understood that a ground-supported floor slab will be used in conjunction with spread and continuous footings for the foundations. The effectiveness of this system heavily relies on proper ground improvement operations and the excavation and recompaction process.

The most economical and effective way to limit the potential for post-construction floor movement is to reduce the potential for settlement and heave-related movement prior to the construction of the floor. This can be accomplished by the following methods, depending on the Zone (see Plate 1 for the Zones):

- **In Zone I only:** Mechanically excavating the upper soils, mixing the soils with water, and then recompacting the soil at an elevated moisture content in controlled lifts.
- **For the remainder of the site (Zone II):** Dynamic compaction will be necessary to mitigate the settlement associated with uncontrolled fill. It is recommended that a full-time representative from our office be present to observe the process.

The specific recommendations and general procedures for each Zone are presented in the following subsections. Recommendations relevant to both zones are presented in the **Other Considerations** subsection.

The recommendations provided are based on finished floor elevations of 451.95 feet for both buildings. If the finished floor elevations are modified by more than one foot, this office should be provided with a site grading plan to allow for evaluation and modification of the recommendations, if necessary.

Excavation and Recompaction for Zone I only - This method of pre-wetting the upper soils to reduce the potential for post-construction swell consists of excavation of the upper soil, mechanically mixing the soil with water, then recompaction of the excavated soil in controlled lifts. This method of pre-wetting the soils is not effective unless the water is uniformly blended with the soil. Simply wetting the surface of the soil will not achieve the required result. General procedures are as follows.

1. Strip vegetation and dispose of the organic materials in accordance with the project specifications.
2. Excavate the **Zone I** building area to Elev. 441. Excavations may be terminated on top of ground water if encountered above the recommended elevation. Extend the footprint of the excavated area a minimum of 5 feet beyond the general building lines and a minimum of 10 feet beyond entrances. Consideration should be given to extending the treated area to the outer limits of the sidewalks and docks, as a minimum. The lateral extent of the treated area should be reviewed by the owner and design team to address desired reduction of movement outside the structure and surface paving. If any uncontrolled fill still exists on the base of the excavation, proof-roll with a loaded dump truck.
3. Scarify the exposed subgrade to a depth of six inches, water as necessary and recompact to the density and moisture recommended in the **Earthwork** section.

4. Compact site-excavated soils in lifts as outlined in the **Earthwork** section to the subgrade required for the desired moisture cap. Place and compact soils in accordance with recommendations in the **Earthwork** section.
 - Note: If insufficient on-site fill exists to achieve the proposed subgrade, all imported fill for use below the building should consist of "select" fill, flexible base, or approved common fill.
5. The interior and exterior footings in **Zone I** will require six inches of crushed concrete or limestone base below them.
6. The building pad will require a methane venting system that is designed by others made of crushed concrete or limestone.

Placement recommendations for "select" fill and crushed concrete or limestone are included in the **Earthwork** section.

The perimeters of the excavation should be sloped, from the bottom up, at one horizontal to one vertical (1H:1V) to create a transition between reworked soils and non-reworked soils. This will decrease the potential for concentrated differential movement between treated and untreated areas.

If the **Zone I** is excavated in strips or "cells", the side slopes of each cell (in all four directions) should be sloped, from the bottom up, at 1H:1V. It is critical that the excavation for each adjacent cell completely overlap the preceding cell.

Deep Dynamic Compaction, Zone II - Dynamic compaction is a process where a heavy weight is dropped from a set height to impart dynamic forces on the subgrade. This technique is proprietary, and the contractor should be contacted for specific procedures and costs.

In general, dynamic compaction results in significant settlement. Based on experience with similar projects, settlement of the ground surface during the dynamic compaction process varies from two to four feet within the craters, with an average of one to one and one-half feet of total elevation loss across the entire site where performed. Considering the thickness of uncontrolled fill, post-construction settlements of approximately one inch should be anticipated; however, because of their experience, the dynamic compaction contractor should be able to provide a better estimate of movement. Procedures consist of the following.

1. Based on grading plans, it appears that the building areas are approximately 3 to 8 feet below proposed finished floor. The pads in **Zone II** should be rough graded to Elev. 445 feet to allow for the Deep Dynamic Compaction (DDC) operations and for the perimeter berm. This will require one to two feet of fill and upwards of eight feet of cut in one area.
2. DDC should be performed at the direction of the contractor. It is recommended this operation be observed periodically by a Reed technician. The holes from the DDC should be filled in maximum 8-inch loose lifts and tested for density and moisture as outlined in the **Earthwork** section. The bottom of the holes will not need to be scarified prior to placement of fill, provided that rain has not degraded the bottom of the hole.
3. Following DDC, grade the building pads to allow for footings at the building perimeters underlain by a minimum of two feet of compacted crushed limestone or crushed concrete. Due to the varying top of footing elevations, cutting may be necessary to allow for the placement of two-foot of the crushed limestone or concrete. The compacted limestone or concrete layer should be extended laterally from the building perimeters a minimum distance of 5 feet along the exterior and a minimum of 10 feet interior, with a slope of two horizontals to one vertical (2H:1V) or flatter.
4. The remainder of the interior of the pad can be filled and moisture conditioned with approved common fill. The need for a cap material to seal the moisture in the subgrade will be determined by the prevailing weather.
5. The interior footings should be excavated to allow for a minimum of six inches of crushed limestone/concrete below the footings.
6. The building pads will require a methane venting system that is designed by others made of crushed concrete/limestone.

Placement recommendations for "select" fill and crushed concrete/limestone are included in the **Earthwork** section.

In similar projects in the area where the earthwork was performed in the summer, the moisture within the compacted fill could not be maintained. Therefore, it may be necessary to water inject the pads to the bottom of the fill. This process may be necessary depending on the time of year the earthwork is performed.

Other Considerations – It is possible that other items of construction debris, deleterious material, or organics not encountered during the investigation may be encountered during the excavation process. This debris should be removed from any excavated fill or if exposed at the surface of the excavation and disposed of in accordance with project specifications.

Careful consideration should be given to the actual areas treated. The potential for post-construction heave or settlement will be reduced in the treated areas; however, areas left untreated will result in differential movement. In general, it is recommended the treated areas extend beyond the buildings to reduce the potential for differential movement between the buildings, the sidewalk and entrance pavement or in areas where site paving is relatively flat because of drainage or ADA considerations. The lateral extent of the treated areas should be reviewed by the design team and owner to address desired reduction of movement outside the structures and surface paving.

Positive drainage of water away from the structures must be provided and maintained after construction. Architectural detailing of interior finishes should allow for approximately one inch of differential movement.

Foundation Design

Considering remedial earthwork as discussed in the **Subgrade Modification** section above, the foundation for the proposed structures may consist of shallow spread or continuous footings. Footings should be founded a minimum of 18 inches below finished grade on top of 6 inches (**Zone I** and all interior footings) or 2 feet (**Zone II** perimeter) of compacted and tested crushed limestone or crushed concrete.

Footings should be designed based on an allowable net bearing pressure of 3.0 kips per square foot (ksf), dead load or 4.0 ksf total load, whichever governs. The bearing value for dead load contains a factor of safety of three considering a general shear failure.

A minimum footing width of 36 inches is recommended for continuous footings supporting perimeter tilt-wall panels. A minimum dimension of 24 inches is recommended for spread footings.

Care should be taken to not eccentrically load or point-load the footings. If shims are used below the tilt panels on continuous footings, they should be placed at regular intervals along the length of the panels prior to erection. The annular space between the tilt panel and footing should be fully grouted within four hours following panel erection.

Properly constructed footings designed in accordance with the bearing pressures should undergo post-construction settlement of less than one inch. It is recommended continuous footings or beams spanning between spread footings be reinforced for differential movement of 1/2 inch over a 20-foot span. Some re-shimming of tilt panels may be necessary after initial loading.

Inspection of the footing excavations by a representative of this office is recommended prior to placement of the concrete. Footing excavations should be dry and free of all loose soils and deleterious materials prior to placement of concrete.

A minimum five-foot wide concrete strip should be established around the entire building perimeters to protect the soils supporting the footings from desiccation-related shrinkage. Any landscaping should be planted outside the minimum five-foot wide concrete strip. Trees should be located at least 100 percent of the mature height from any foundation elements. Alternatively, where trees are planted within close proximity to the buildings, a vertical moisture barrier should be constructed between the tree and the buildings, along the outside edge of the five-foot wide paving strip. If utilized, the barrier should consist of a minimum six-inch wide, five-foot deep lean concrete wall, or other suitable material.

Tilt-Wall Panels

Fill on the outside of perimeter tilt walls should be placed in a controlled manner. Backfill should consist of site-excavated soils, or equal, placed and compacted in accordance with the **Earthwork** section. If bedding soils must be used adjacent to the perimeters of the buildings, the soil interface should be sloped to drain away from the buildings. Compaction criteria are included in the **Earthwork** section.

Floor Slabs

A number of factors affect the performance of the floor slabs, to include traffic and wheel loads, quality of the concrete, joint treatment and condition of the subgrade. The two factors which affect the condition of the subgrade are related to post-construction movement and strength of the subgrade.

Assuming an improved subgrade as outlined in the **Subgrade Modification** section, and with proper site drainage in place, post-construction movements are estimated to be approximately one inch.

Additional movement is possible if the clays become saturated, such as can happen from utility leaks and excessive ponding of water adjacent to the perimeter walls. In addition, additional movements are possible in the areas where greater amounts of organic fill were detected. Positive drainage should be provided so that water is not allowed to pond near the buildings.

The **Subgrade Modification** section discussed the remedial earthwork process to reduce the potential and/or probability of post-construction movements. A methane venting system will be required to meet TCEQ regulations. The methane venting system will be designed by others and consists of crushed concrete or crushed limestone and a methane sheet barrier.

In general, pads constructed and capped properly and timely using any of the three recommended procedures will limit movement and provide F_F and F_L numbers in the range of 25 to 35 for F_F and 20 to 25 for F_L . The need for a more robust cap, and even recommended construction sequence may be necessary if the desired F_F/F_L numbers are higher than F_F of 35 and F_L of 25.

Modulus of Subgrade Reaction – The preceding sections discussed alternatives to reduce the potential and or probability of post-construction floor movement. One alternative was provided to seal the moisture into the subgrade to reduce construction related moisture loss. The alternative consists of placement of 12 inches of crushed concrete or crushed limestone.

The modulus of subgrade reaction is dependent upon the size of the area that is uniformly loaded. In other words, product stacked to a uniform pressure over a wide area “loads” the subgrade to a deeper depth than the same product loaded in racks with point loads transmitted to the floor at the rack legs.

Considering placement of 12 inches of crushed concrete or crushed limestone, it is recommended the floor slabs be designed for “normal” forklift and rack loads using a modulus of subgrade reaction, k , of 150 pounds per cubic inch (pci). This value is applicable considering placement of a minimum of 12 inches of crushed concrete or crushed limestone over the prepared subgrade. To achieve the recommended modulus, compaction of crushed concrete or crushed limestone to the specified density will be required. Materials disturbed by the construction equipment immediately prior to placement of the concrete will reduce the allowable modulus.

Since the modulus of subgrade reaction varies dependent upon the size of the area to be loaded, it is recommended the value of a static k value be reduced to 75 pounds per cubic inch (pci) for loaded areas greater than 3 feet by 3 feet, up to an area of 8 feet by 8 feet. For loaded areas with a footprint greater than 8 feet by 8 feet, it is recommended the static k value be reduced to 50 pci.

Other combinations to increase the allowable modulus are feasible and will be addressed if desired.

Dock-High Walls

Lateral earth pressures against dock walls will be a function of the backfill within the "active zone" of earth pressure. The "active zone" can be estimated as an included angle of 45° from the vertical, extended upward from the base of the wall.

Considering backfill using imported clay, lateral earth pressures can be estimated based on an equivalent fluid pressure of 80 pounds per cubic foot (pcf) for at-rest conditions. Alternatively, imported "select" fill or flexible base may be used as backfill in the active zone. Considering "select" fill or flexible base, lateral earth pressures can be estimated based on an equivalent fluid pressure of 55 pcf at-rest conditions.

The lateral earth pressure values do not incorporate specific factors of safety. If applicable, factors of safety should be integrated into the structural design of the wall.

Retaining Walls

As stated above, potential settlement on this site is anticipated to be on the order of two to eight, depending upon the thickness of the fill and deleterious material. If this stated magnitude of potential settlement of the retaining walls is acceptable, no remedial earthwork will be necessary. If it is not acceptable, it is recommended that deep dynamic compaction be performed along the wall alignments in **Zone II**. The walls within **Zone I** should be proof-rolled with a loaded dump truck. Even if performed properly, settlement of one to three inches should be anticipated for the walls.

Retaining walls will be subject to lateral loads associated with lateral earth pressures. The magnitude of the earth pressure will be a function of:

- the type and compaction of backfill behind the walls within the "active" zone; and
- the allowable rotation of the top of the wall.

The active zone is defined as the wedge of soil defined by the surface of the wall and a plane inclined 45° from the vertical passing through the base of the wall.

Considering backfill using site-excavated soils compacted in lifts to the density and moisture outlined in the **Earthwork** section, the lateral load soil pressures can be estimated based on an equivalent fluid pressure of 60 pcf "active" pressure or 80 pcf "at-rest" pressure. Rotation, or lateral movement of the top of the wall, equal to 0.02 times the height of the wall will be necessary for on-site soil backfill for the "active" condition.

Alternatively, imported "select" fill may be used as backfill in the wedge of soil in the "active zone" as defined above. Considering "select" fill compacted in lifts to the density and moisture in the **Earthwork** section, lateral load pressures can be estimated based on an equivalent fluid pressure of 35 pcf "active" pressure or 55 pcf "at-rest" pressure. Lateral movement of the top of the wall equal to 0.001 times the height of the wall will be necessary for the "active" pressure condition for "select" fill backfill.

The lateral pressures are applicable for horizontal surface grades and non-surcharged, drained conditions.

A drainage system should be installed behind the base of retaining walls to limit development of excess hydrostatic pressures. The drainage system should consist, as a minimum, of 12-inch by 12-inch pocket drains spaced approximately 15 feet on-center, installed near the base of the wall.

Fill in the pocket drains should consist of durable crushed stone such as ASTM C33, Size 67 or coarser, wrapped in filter fabric (ADS 600 or equivalent). If the “select” fill option to reduce lateral pressures is used, a compacted clay cap is recommended within the upper two feet of the surface to limit surface water infiltration behind the walls.

Retaining walls may be founded on spread or continuous footings placed a minimum of 18 inches into on-site soils or compacted and tested fill. Footings should be proportioned for a maximum bearing pressure of 3,000 pounds per square foot (psf). Movement of the footings and walls should be anticipated, especially if deep dynamic compaction is not performed in **Zone II**.

Passive resistance to lateral movement can be estimated based on an equivalent fluid pressure of 350 pcf for on-site soils. This value is applicable for footings founded on on-site soils or compacted and tested fill. In addition to passive resistance, a coefficient of friction between the base of the footing and the underlying soil equal to 0.37 may be used.

The lateral earth pressure values do not incorporate specific factors of safety. Factors of safety, if applicable, should be integrated into the structural design of the wall.

Any earth slope greater than eight feet in height should be evaluated for global stability. This also applies to slopes combined with retaining walls that have a combined height in excess of eight feet. Global stability analysis was not within the scope of the present investigation. This office can assist in the analysis if desired.

Utility Trench Excavations

Utility trenches excavated within the uncontrolled fill will require special considerations. TCEQ requirements indicate that a minimum of two foot of clay will need to be placed and surrounding any utility line. If compaction of this material is difficult, from a geotechnical standpoint, consideration could be given to placement of flowable fill as the bedding material below the utility line.

Earthwork, General

Proper compaction of soil requires both the correct moisture content and “compactive effort” or energy. The compactive effort, or energy, imparted into the soil by the equipment used for compaction, has to be compatible with the lift thickness. The lighter the equipment (lower contact pressure), the thinner the loose lift of soil has to be to achieve adequate compaction.

If the lift of soil is too thick for the energy (compactive effort) exerted by the equipment, insufficient energy will be transferred through the full lift thickness, resulting in a lens of loose, settlement-prone soil at the bottom of the lift.

For example, if track-mounted equipment such as a “dozer” is used for compaction, the thickness of lift will vary with the track contact pressure. For a Caterpillar D-6, with a contact pressure of approximately 1,000 psf, a maximum loose lift thickness of 6 inches (compacted lift of 4 inches) is needed to achieve compaction. For a Caterpillar D-10, with a contact pressure of approximately 3,000 psf, a maximum loose lift thickness of 8 inches (compacted lift of 6 inches) is needed to achieve compaction.

If the upper five to six inches of an excessively thick lift is well compacted, it can meet density, and therefore the loose, relatively thin lens at the bottom of the lift will not be detected by density testing resulting in the potential for settlement of under-compacted lenses. Accurately determining lift thickness is virtually impossible after the fact in large-scale mass earthwork operations, and can only be controlled by the earthwork contractor by “experience”. Alternatively, if the earthwork contractor’s field personnel do not have sufficient experience, a surveyor would need to be hired to accurately survey each lift to evaluate if excessive lifts are being placed.

For equipment with a relatively light contact pressure (any type of equipment with a contact pressure of less than approximately 2,000 psf), there is virtually no “factor of safety” relative to the lift thickness. It is therefore recommended that, if track-mounted equipment is used for compaction, equipment with a minimum contact pressure of 2,500 psf be specified for mass earthwork operations.

Earthwork

All vegetation and topsoil containing organic material should be cleared and grubbed at the beginning of earthwork construction. Areas of the site that will underlie fill or within the buildings should be scarified to a depth of 6 inches and recompact to a minimum of 95 percent and a maximum of 100 percent of the maximum density, as determined by ASTM D698, "Standard Proctor". For silty clays and sandy clays with a Plasticity Index greater than 20, the moisture content should range from +1 to +5 percentage points above optimum. For sands and clayey sands, the moisture content should range from -2 to +3 percentage points above optimum.

Site-excavated soils should be placed in maximum eight-inch loose lifts (note, loose lift thickness must be compatible with the compaction equipment) and compacted to the moisture and density requirements outlined above. The soils should be uniformly blended with water to achieve the required moisture content.

The final 6 inches of subgrade below pavement should be compacted to a minimum of 95 percent of Standard Proctor, at or above optimum moisture.

Areas where compaction utilizing hand-held equipment will be required, such as for site utilities and perimeter “leave-out strips” (tilt-wall construction), should be compacted to a density of between 95 and 100 percent of Standard Proctor, at a moisture content of between +1 to +5 percentage points above optimum.

Proper backfilling around the building perimeters will reduce the potential for water seepage beneath the structures. Fill against the perimeters of the foundations should consist of site-excavated clays, or equal, placed and compacted in accordance with the recommendations outlined above.

"Select" fill is defined as uniformly blended clayey sand with a Plasticity Index (PI) of between 4 and 15. “Select” fill should be placed in maximum 8-inch loose lifts and compacted to at least 95 percent of the Standard Proctor density, at a moisture content between -2 to +3 percentage points of optimum moisture.

Flexible base for use below the building slabs is defined as crushed stone or crushed concrete meeting the requirements of the 2014 Edition of the Texas Department of Transportation (TxDOT), “Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges”, Item 247 Grade 2, Type A (crushed limestone), or Type D (crushed concrete) or better. Flexible base should be compacted to a minimum of 95 percent of Standard Proctor density, at a moisture content between -2 to +3 percentage points of optimum moisture.

The moisture cap/venting system should be placed within seven days over the reworked and dynamic compacted subgrade to limit moisture loss within the underlying soils.

Crushed stone utilized for the drainage system behind retaining walls should consist of durable gravel meeting ASTM C33 Size 67 or coarser. Gravel should be placed in maximum 8-inch loose lifts and compacted to a minimum of 60 percent of the relative density as determined by ASTM D4254.

Flatwork and Pavement Subgrade Modification

As stated above, settlement on this site is anticipated to be between two to eight inches, and will occur over a long period of time. If this stated magnitude of potential movement of the flatwork around the buildings and pavement is acceptable, no remedial earthwork will be necessary. If it is not acceptable, it is recommended that subgrade modification be performed. Subgrade modification for the paving should consist of deep dynamic compaction in **Zone II** or proof-rolling with a loaded dump truck in **Zone I**. Following the deep dynamic compaction, settlement should be limited to approximately one inch.

Pavement

The specific pavement section will be dependent upon:

1. traffic loads and frequency;
2. pavement type and strength;
3. desired pavement life and ending condition; and
4. strength and condition of the subgrade.

Information regarding the specific traffic loads and frequency is not available. Therefore, analysis was performed for a range of traffic conditions, and design thickness versus traffic load diagrams were developed. The pavement designer, typically the civil engineer, should review the anticipated traffic with the building owner or end user. If the anticipated traffic will vary from the stated values in the following paragraphs, this office can provide alternative sections upon request.

The pavement type has been identified as concrete. Analysis was performed for both 3,000 pounds per square inch (psi) and 4,000-psi compressive strength concrete. A 20-year life was used for the analysis. Total pavement life was based on a six-day week. Analysis was performed in accordance with procedures developed by the American Association of State Highway and Transportation Officials (AASHTO).

The upper surface soils consist of CH to CL clay to SC clayey sand. When these soils are moist, they are relatively soft. For purposes of pavement analysis, the subgrade was assumed to be recompacted in accordance with the density and moisture recommendations in the **Earthwork** section and in a moist condition. An effective modulus of subgrade reaction, k , of 100 pci was used for the analysis.

The effective k value of the subgrade can be increased to 200 pci by stabilization of the upper 6 inches with a minimum of six percent hydrated lime. Site specific testing should be performed to allow for adjustment of the percent lime.

Lime should be placed and compacted in accordance with Item 260 of the current edition of TxDOT "Standard Specifications for Construction of Highways, Street and Bridges." The lime-stabilized subgrade should be compacted to a minimum of 95 percent Modified Proctor, ASTM D1557, at or above optimum moisture.

Generally, it is more cost effective to increase the pavement thickness than to lime-stabilize the subgrade. Stabilization is also recommended if the traffic speed exceeds 30 miles per hour (mph).

Considering the above discussion, analysis was made for both unlimited repetitions of cars and light trucks and for multiple repetitions of loaded tractor trailers. Analysis indicates a pavement thickness of 4.5 inches of 3,000-psi concrete will be adequate for car and light truck traffic. A minimum 5-inch section over a scarified and recompacted subgrade is recommended.

Pavements subject to multiple repetitions of tractor-trailer traffic were analyzed using both 3,000- and 4,000-psi concrete. Trailers were assumed to be loaded to the maximum allowable weight, 80 kips, consisting of two sets of tandem axles loaded to 32 kips and one 16-kip axle. Recommended sections for various rates of truck traffic, based on number of repetitions per day for a 6-day week, are provided in the following tables considering a subgrade k value of 100 pci and 200 pci. The sections are based on 20-year service life.

The values presented in Tables 4 through 7 below represent the minimum thickness of the pavement section that should be constructed for the corresponding traffic volume. Allowance for variations, change to the pavement layout, or anticipated building use that can occur during construction should be incorporated in the plan.

TABLE 4. (K=100 PCI) NUMBER OF TRUCK REPETITIONS VS. PAVEMENT THICKNESS 3,000-PSI COMPRESSIVE STRENGTH	
Pavement Thickness (inches)	No. of Repetitions (per day)
6 (minimum recommended for fire lanes)	9
7	22
8	52
9	110
10	212

**TABLE 5. (K=100 PCI)
NUMBER OF TRUCK REPETITIONS VS. PAVEMENT THICKNESS
4,000-PSI COMPRESSIVE STRENGTH**

Pavement Thickness (inches)	No. of Repetitions (per day)
6	13
7	33
8	82
9	163
10	310

**TABLE 6. (K=200 PCI, LIME-STABILIZED SUBGRADE)
NUMBER OF TRUCK REPETITIONS VS. PAVEMENT THICKNESS
3,000-PSI COMPRESSIVE STRENGTH**

Pavement Thickness (inches)	No. of Repetitions (per day)
6 (minimum recommended for fire lanes)	13
7	33
8	65
9	130
10	244

**TABLE 7. (K=200 PCI, LIME-STABILIZED SUBGRADE)
NUMBER OF TRUCK REPETITIONS VS. PAVEMENT THICKNESS
4,000-PSI COMPRESSIVE STRENGTH**

Pavement Thickness (inches)	No. of Repetitions (per day)
6	19
7	49
8	101
9	196
10	370

The values are based on Terminal Serviceability Index (p_t) of 2.0, Overall Standard Deviation (S_d) of 0.35, Reliability (R) of 90 percent, Load Transfer Coefficient (J) of 3.2, and Drainage Coefficient (C_d) of 1.0. Poor surface drainage can affect the drainage coefficient and can lead to decreased design life.

Analysis of Tables 4 and 5 indicates an approximate 44 to 57 percent increase in the number of truck repetitions can be obtained by increasing the concrete strength from 3,000 psi to 4,000 psi. An increase of approximately 90 to 153 percent is realized by increasing the thickness of the pavement by 1 inch.

Analysis of the allowable repetitions was also performed considering a stabilized subgrade (Tables 6 and 7). For any given pavement thickness and strength of concrete, an increase in the number of repetitions equal to 15 to 50 percent of the non-stabilized repetitions is realized. Site specific testing should be performed to allow for adjustment to the recommended percent lime.

Considering the relative costs associated with stabilizing the subgrade, a greater increase in repetitions (i.e., pavement life) is realized by increasing the pavement thickness or strength versus stabilization of the subgrade.

Pavements should be lightly reinforced if shrinkage crack control is desired. Reinforcing for 5- and 6-inch pavements should consist of the equivalent of #3 bars (metric #10) at 24 inches on-center, and 18 inches on-center for pavements of 7-inch thickness or greater.

Pavement sections should be saw-cut at an approximate spacing in feet of 2.5 to 3 times the pavement thickness expressed in inches, not to exceed a maximum spacing of 20 feet. (For example, a 5-inch pavement should be saw-cut in approximate 12.5- to 15-foot squares.) The actual joint pattern should be carefully designed to avoid irregular shapes. Load transfer devices at transverse joints should be provided as necessary. Recommended jointing techniques are discussed in detail in "Guide for Design and Construction of Concrete Parking Lots," published by the American Concrete Institute³.

At the truck courts of the buildings where the pavement abuts the buildings, it is recommended that the last six inches of pavement be swept up three to four inches to decrease the chances of water ponding adjacent to the buildings.

³ "Guide for Design and Construction of Concrete Parking Lots" (1987). American Concrete Institute, Publication MSP 34, Silver Spring, MD.

The above sections are based on the stated analysis and traffic conditions. The pavement designer, typically the civil engineer, should review the anticipated traffic with the building owner or end user. This includes the locations of fire lanes with respect to truck ingress/egress through entrances, trailer storage, and the truck aprons and docks.

If the anticipated traffic will vary from the stated values above, this office can provide alternative sections upon request. Additional thickness or subgrade stabilization may be required to meet the City of Grand Prairie development code.

Pavement Joints

Detailing of the pavement is beyond the proposed scope of geotechnical services. However, the following discussion is offered to assist the pavement designer and reduce some of the typical ambiguity associated with joint detailing.

There are four common types of pavement joints: contraction or saw joints, isolation joints, construction joints, and expansion joints. Each of these are defined and discussed in the following paragraphs.

Contraction Joints – Contraction or saw joints are installed in concrete to reduce the potential for random shrinkage cracks associated with drying of the plastic concrete. Concrete shrinks (contracts) at an approximate rate varying from 0.0002 inch/inch to .0008 inch/inch, dependent upon the specific water to cement ratio. The higher shrinkage is for a higher water to cement ratio. Using an average coefficient of 0.00047 inch/inch results in 0.56 inches of shrinkage per 100 feet of pavement.

The general “rule of thumb” is to space contraction joints three times the concrete thickness, where the thickness is expressed in inches and the spacing is expressed in feet, up to a maximum spacing of 20 feet. For example, a 6-inch thick pavement should have contraction joints spaced at approximately 18 feet on-center.

The joint is commonly constructed by sawing a groove to a depth of approximately $\frac{1}{3}$ the thickness of the slab. The purpose of this groove is to create a weakened plane, thus inducing a shrinkage crack to form. The weakened plane must be constructed while the concrete remains relatively plastic, generally within the first four to six hours of placement, or else shrinkage cracks will have already formed.

A limited amount of mild steel is generally used to reduce formation of random contraction joints. The typical amount of steel is #3 reinforcing bars (metric #10) at approximately 24 inches on-center for 5- and 6-inch pavement. The spacing is typically reduced to 18 inches on-center for pavements of 7-inch thickness or greater.

Local practice is to extend the reinforcing uninterrupted through the saw joint. This practice can restrict formation of the joint, leading to an increase in the potential for shrinkage cracks occurring outside the formed joint. This practice is however, beneficial from an expansive soil perspective in that it reduces the potential for opening of un-reinforced joints associated with heave of the subgrade.

Isolation Joints – Isolation joints are placed in concrete to separate various elements. For example, an isolation joint is generally used where concrete pavement abuts the building foundation. There is generally no structural connection between the two constructed elements.

Construction Joints – Construction joints are required by the contractor to delineate various placement operations. An example of a typical construction joint is the bulkhead at the end of a pour, or the bulkhead used to delineate individual pour strips.

Transfer of stress through a typical contraction (saw) joint is a result of interlocking of the concrete aggregate in the non-sawed portion of the joint and the steel traversing the joint. Because the construction joint is formed, there is no interlocking of the concrete aggregate. For this reason, it is recommended that as a minimum, the quantity of contraction steel be doubled through a construction joint. For example, if the contraction steel is equal to #3 bars at 18 inches on-center, it is recommended that additional #3 bars be added, spaced 9 inches from the contraction steel. The added bars should be a minimum of three feet in length centered at the formed joint.

Alternatively, smooth dowels can be used to increase the amount of reinforcing through the construction joint. The amount of dowel steel varies and should be detailed by the pavement designer.

Expansion Joints – Expansion joints are used in concrete to allow for thermal expansion and or contraction. The thermal coefficient of concrete varies dependent upon the coarse aggregate from approximately $6.6 \times 10^{-6}/^{\circ}\text{F}$ for quartz to $3.8 \times 10^{-6}/^{\circ}\text{F}$ for limestone. The majority of coarse aggregate used in concrete within the North Texas region consists of limestone, therefore the lower value of the thermal coefficient is considered to be applicable. Use of $3.8 \times 10^{-6}/^{\circ}\text{F}$ results in an estimated 0.46 inches of expansion or contraction per 100 feet of concrete per 100°F

change in the concrete temperature. Based on the calculation presented for the average plastic shrinkage, the potential for thermal expansion (0.46 inches per 100 feet of concrete per 100°F) is less than the average anticipated plastic shrinkage (0.56 inches per 100 feet of concrete).

In conclusion, the above analysis indicates that for the average construction project and where limestone is used for the coarse aggregate, the need for expansion joints is limited in most areas of the pavement, provided contraction joints are active (i.e., allowed to open by limiting reinforcing). However, consideration should be given to placing expansion joints in specific areas of the pavement slabs, particularly where relatively small pavement sections are confined by two large, rigid elements such as entrance drives bounded by large parking lots on both sides.

Construction Observation and Testing Frequency

It is recommended the following items (as a minimum) be observed and tested by a representative of this office during construction.

Observation:

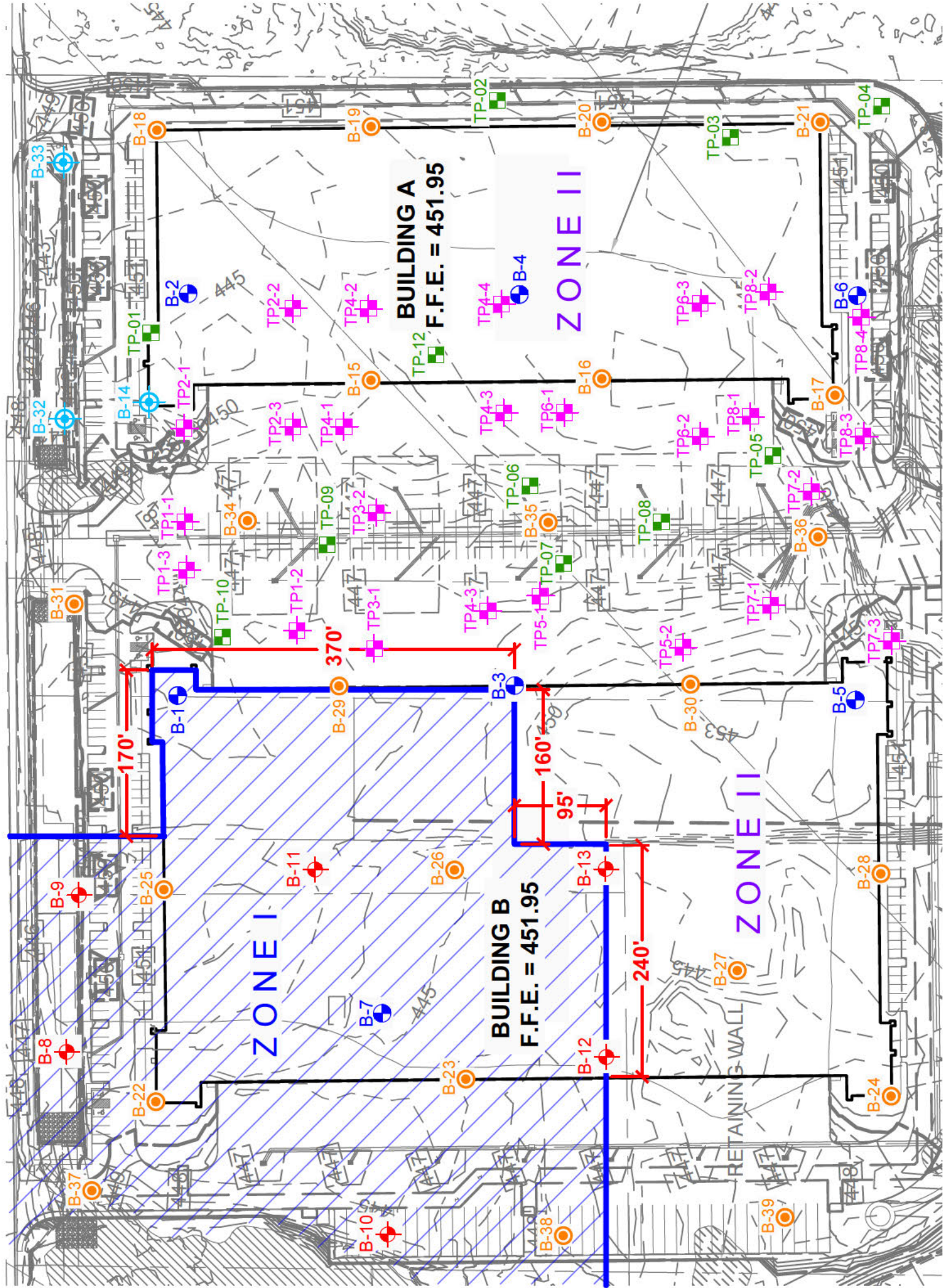
- Dynamic Compaction operations.
- Fill placement and compaction.
- Foundation construction and concrete placement.

Testing:

- Earthwork
 - One test per 5,000 square feet per lift within fills below the buildings.
 - One test per 10,000 square feet per lift within fills in the paving area.
 - One test per 150 linear feet per lift in utility backfill.
 - One test per 100 linear feet per lift in retaining wall backfill.

The purpose of the recommended observation and testing is to confirm the proper foundation bearing stratum and the earthwork and building pad construction procedures.

OAKDALE ROAD

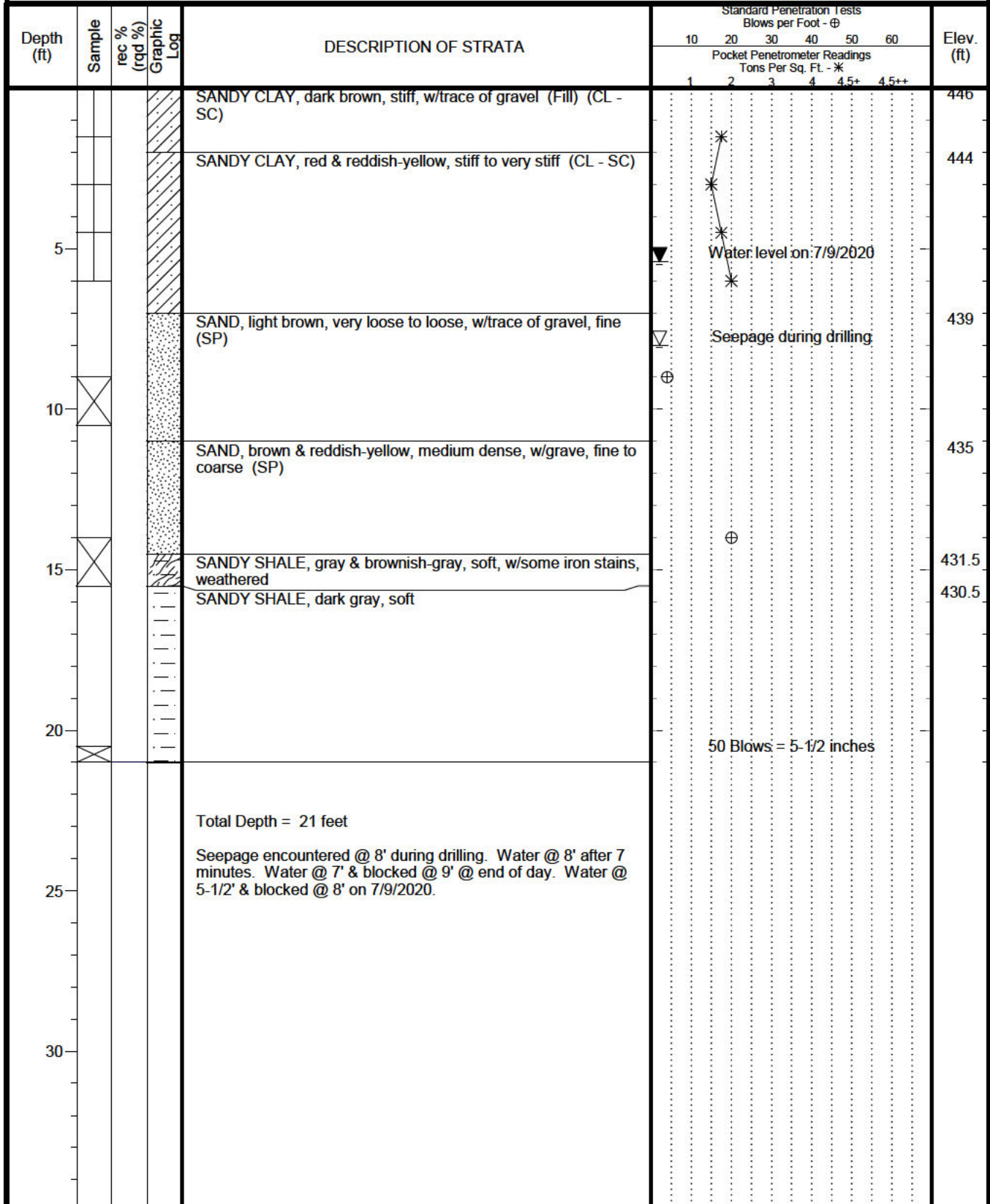


Project Number : 23617

Oakdale III
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Date Completed : 7/8/2020

Location: See Plate 1



BORING LOG B-01

PLATE 2

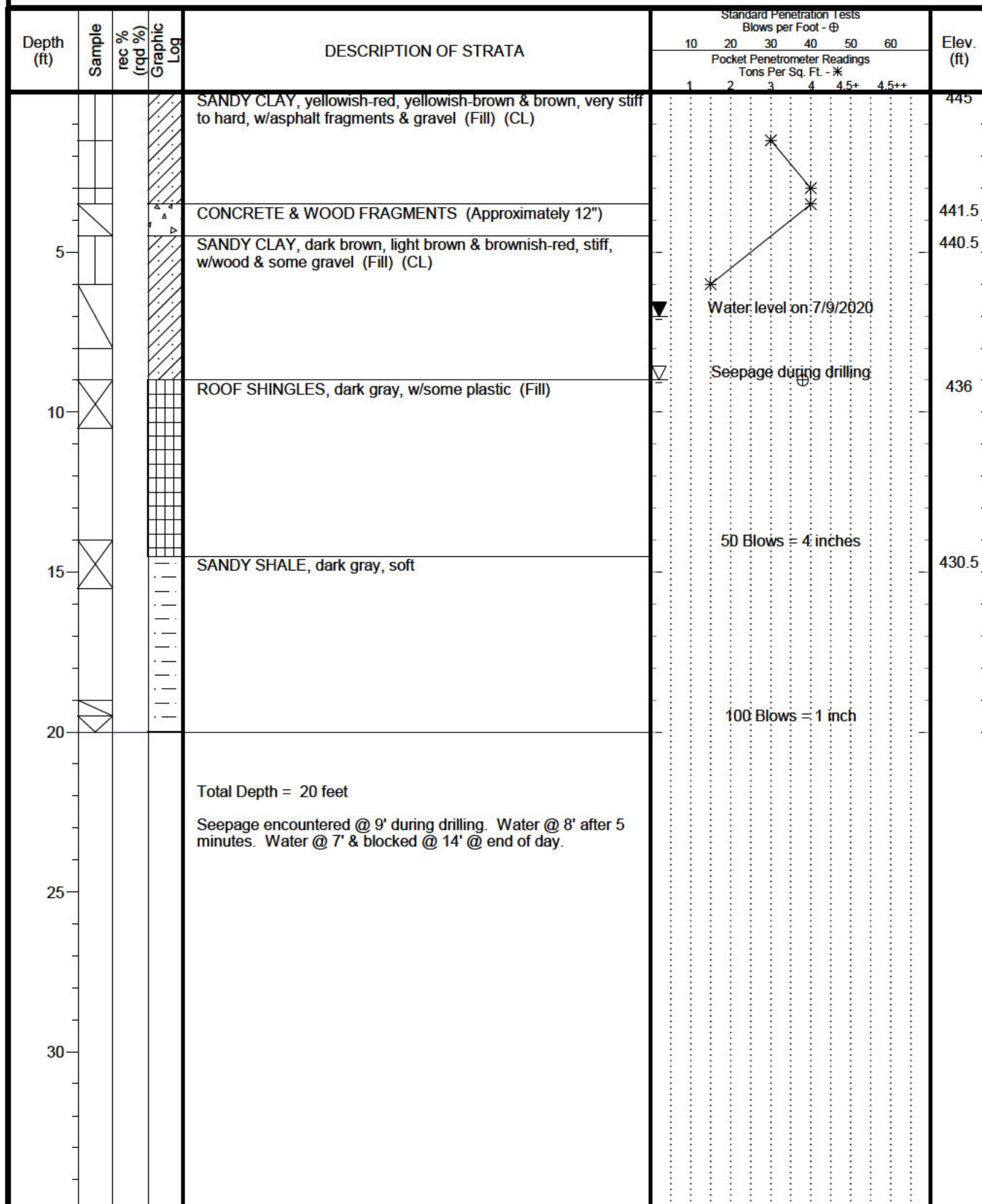
GEOTECHNICAL CONSULTANTS

Project Number : 23617

Date Completed : 7/9/2020

Oakdale III
Oakdale Road
Grand Prairie, Texas

Location: See Plate 1



BORING LOG B-02

PLATE 3

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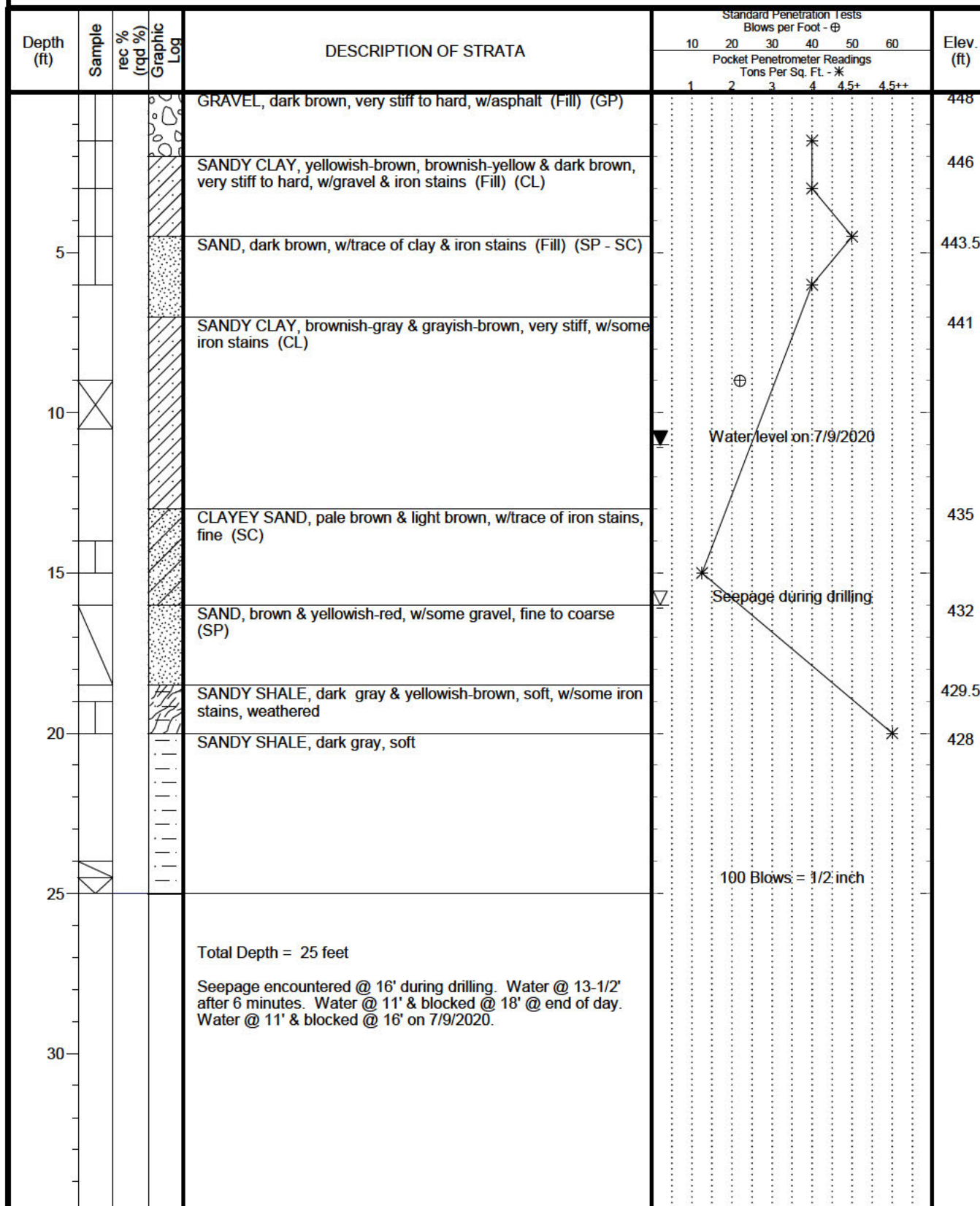
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Oakdale III
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Location: See Plate 1



BORING LOG B-03

PLATE 4

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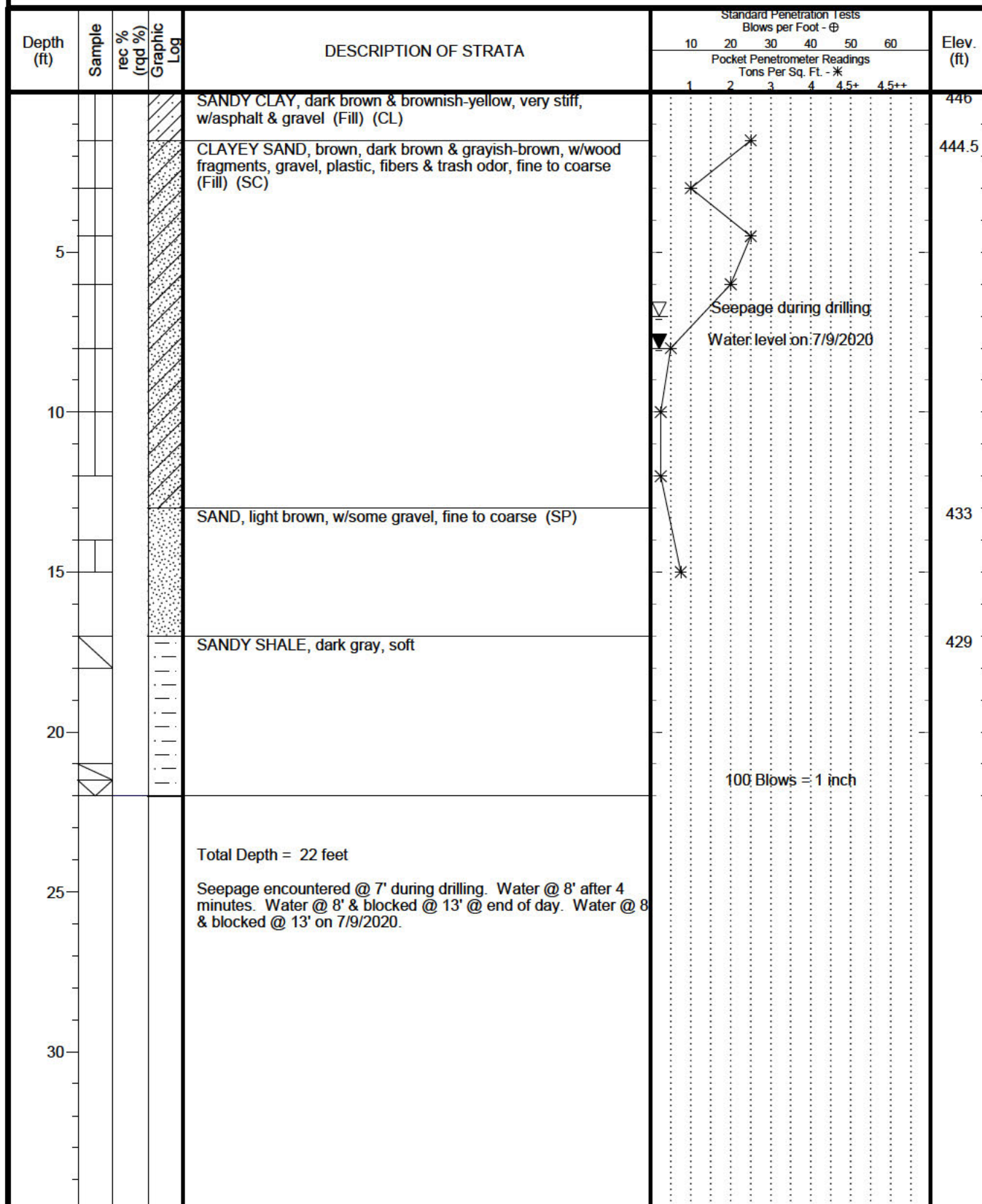
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**Oakdale III
Oakdale Road
Grand Prairie, Texas**

Date Completed : 7/9/2020

Location: See Plate 1



BORING LOG B-04

PLATE 5

GEOTECHNICAL CONSULTANTS

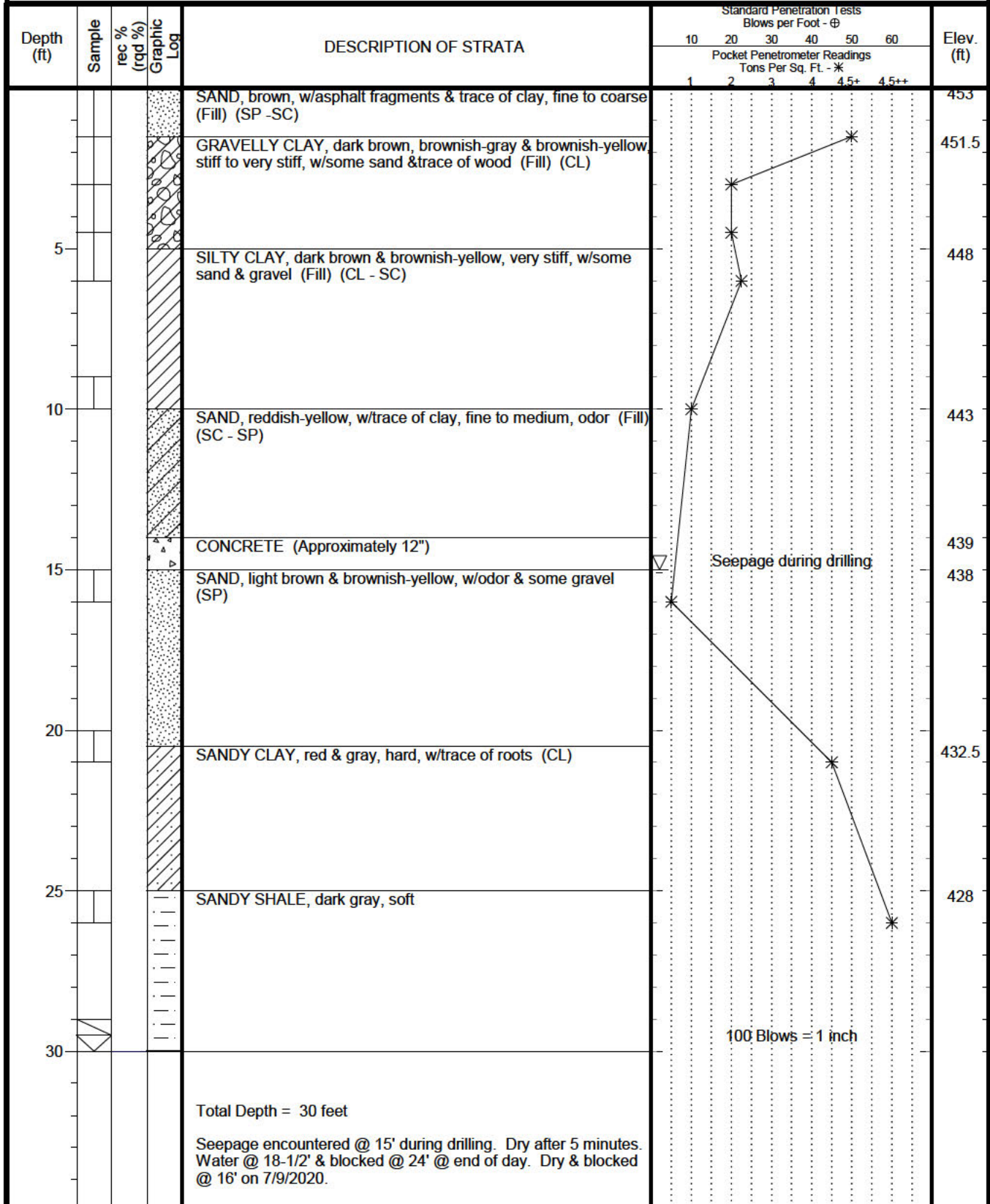
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Project Number : 23617

Oakdale III
Oakdale Road
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Location: See Plate 1



BORING LOG B-05

PLATE 6

GEOTECHNICAL CONSULTANTS

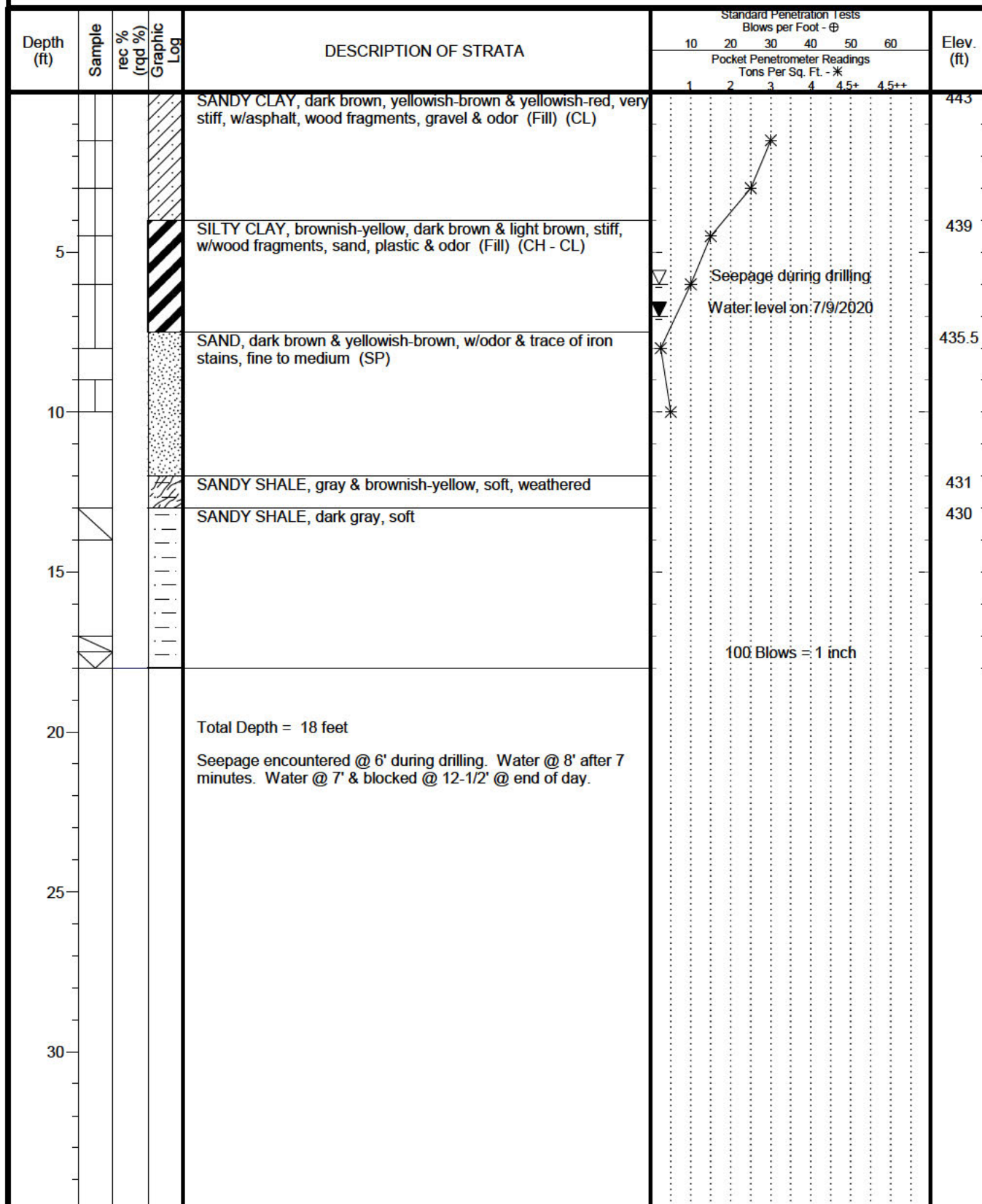
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Project Number : 23617

**Oakdale III
Oakdale Road
Grand Prairie, Texas**

Date Completed : 7/9/2020

Location: See Plate 1



BORING LOG B-06

PLATE 7

GEOTECHNICAL CONSULTANTS

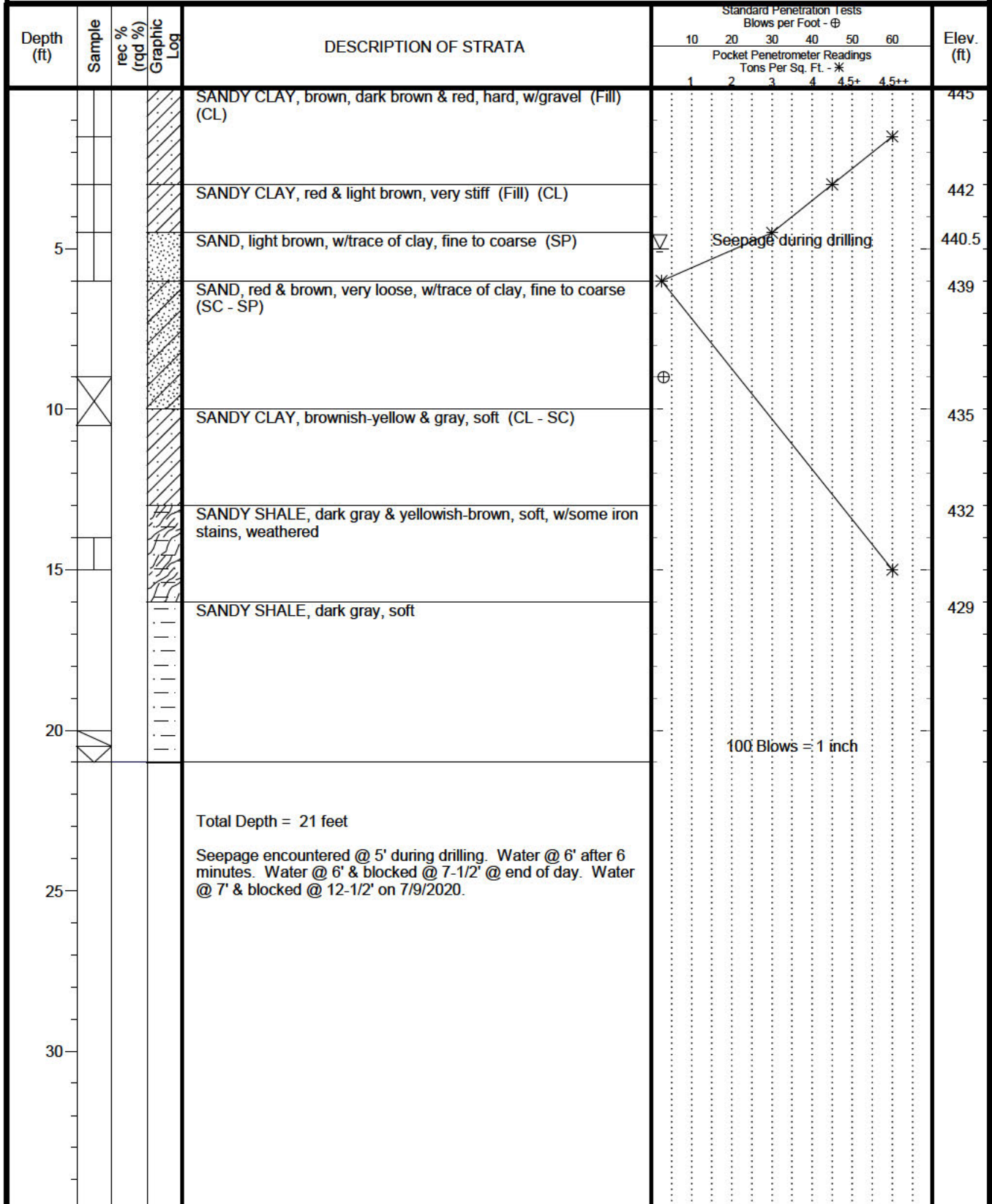
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Project Number : 23617

Oakdale III
Oakdale Road
Grand Prairie, Texas

Date Completed : 7/8/2020

Location: See Plate 1



BORING LOG B-07

PLATE 8

GEOTECHNICAL CONSULTANTS

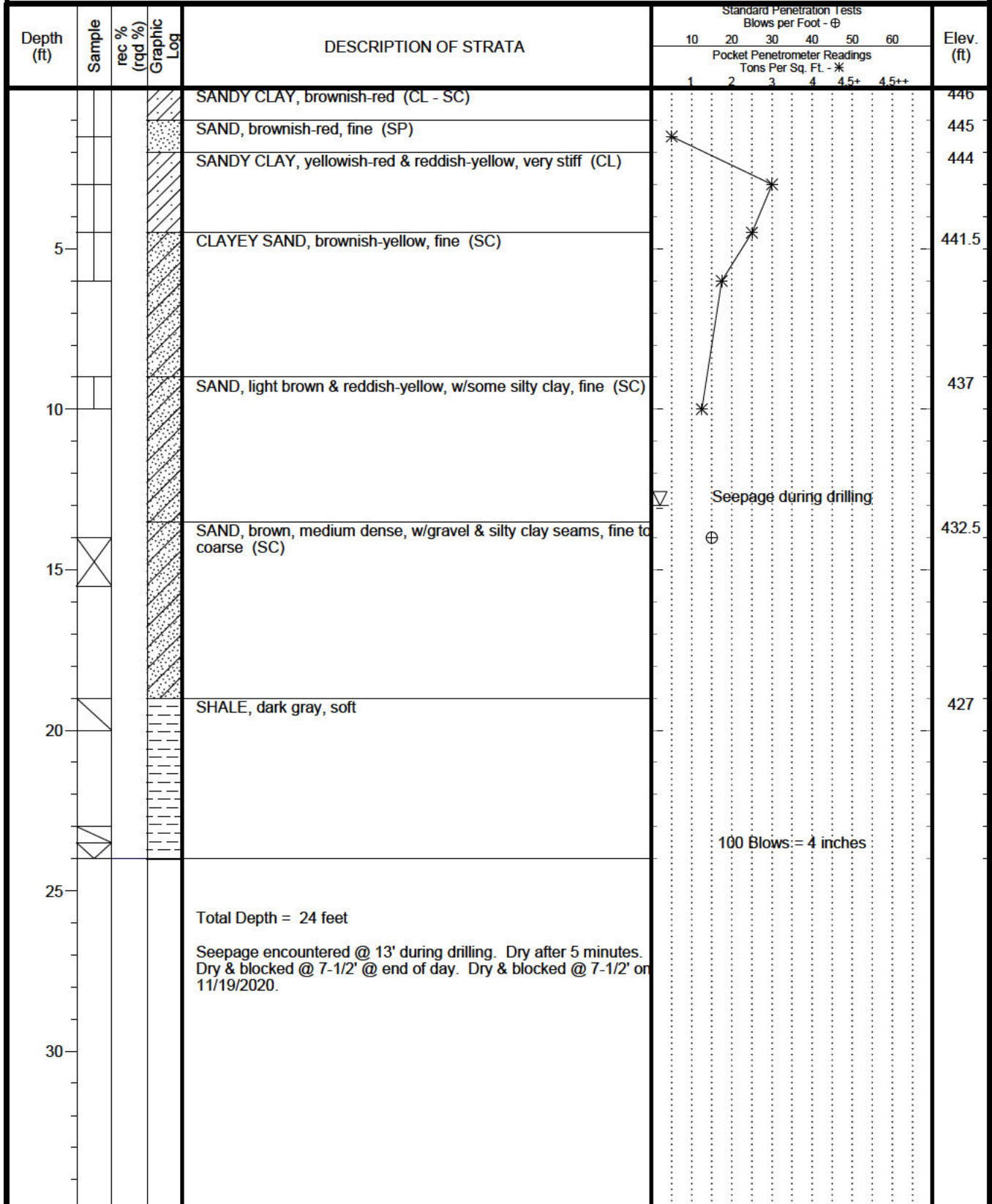
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Project Number : 23617

Oakdale III
Oakdale Road
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Date Completed : 11/18/2020

Location: See Plate 1



BORING LOG B-08

PLATE 9

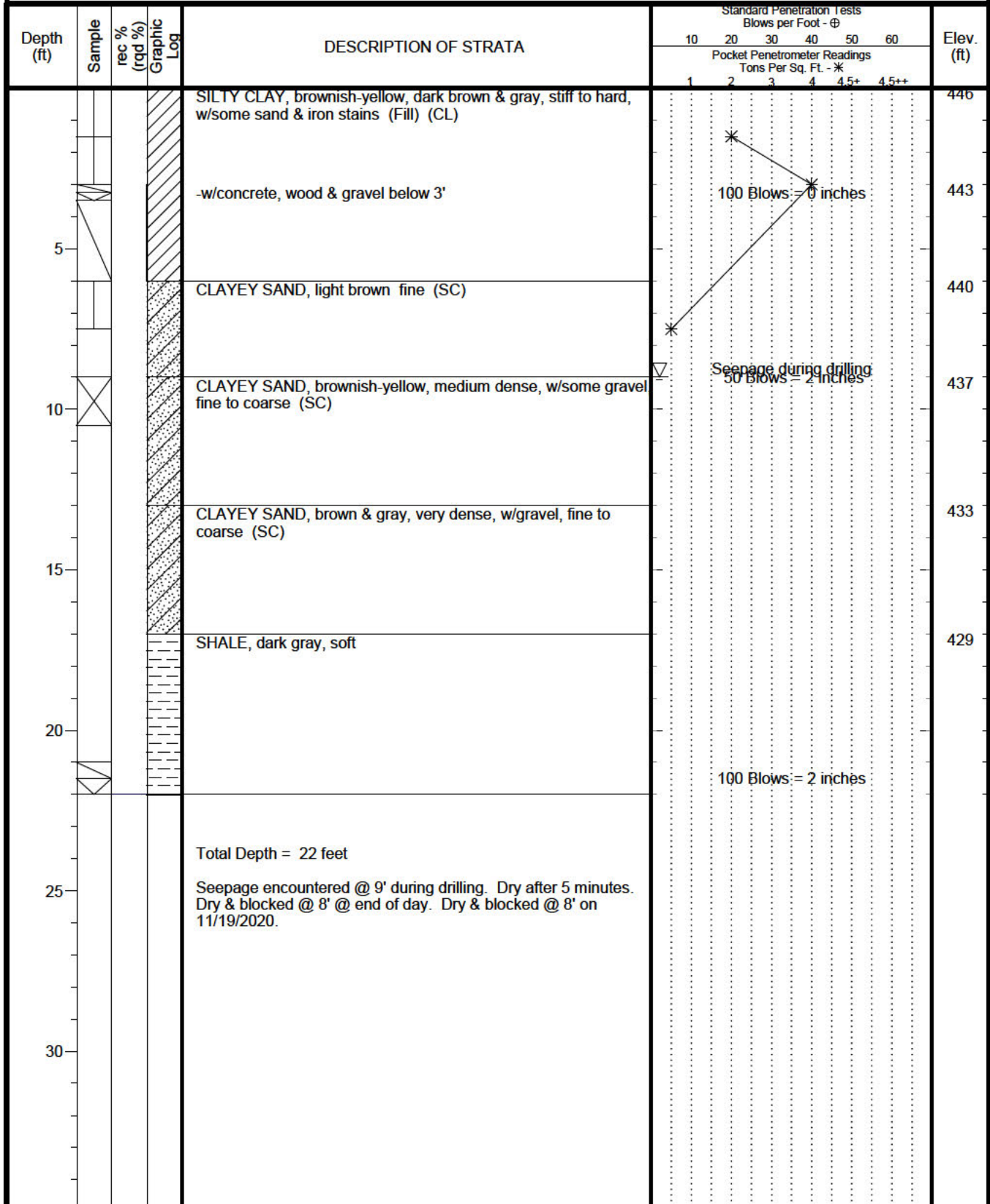
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Project Number : 23617

**Oakdale III
Oakdale Road
Grand Prairie, Texas**

Date Completed : 11/18/2020

Location: See Plate 1



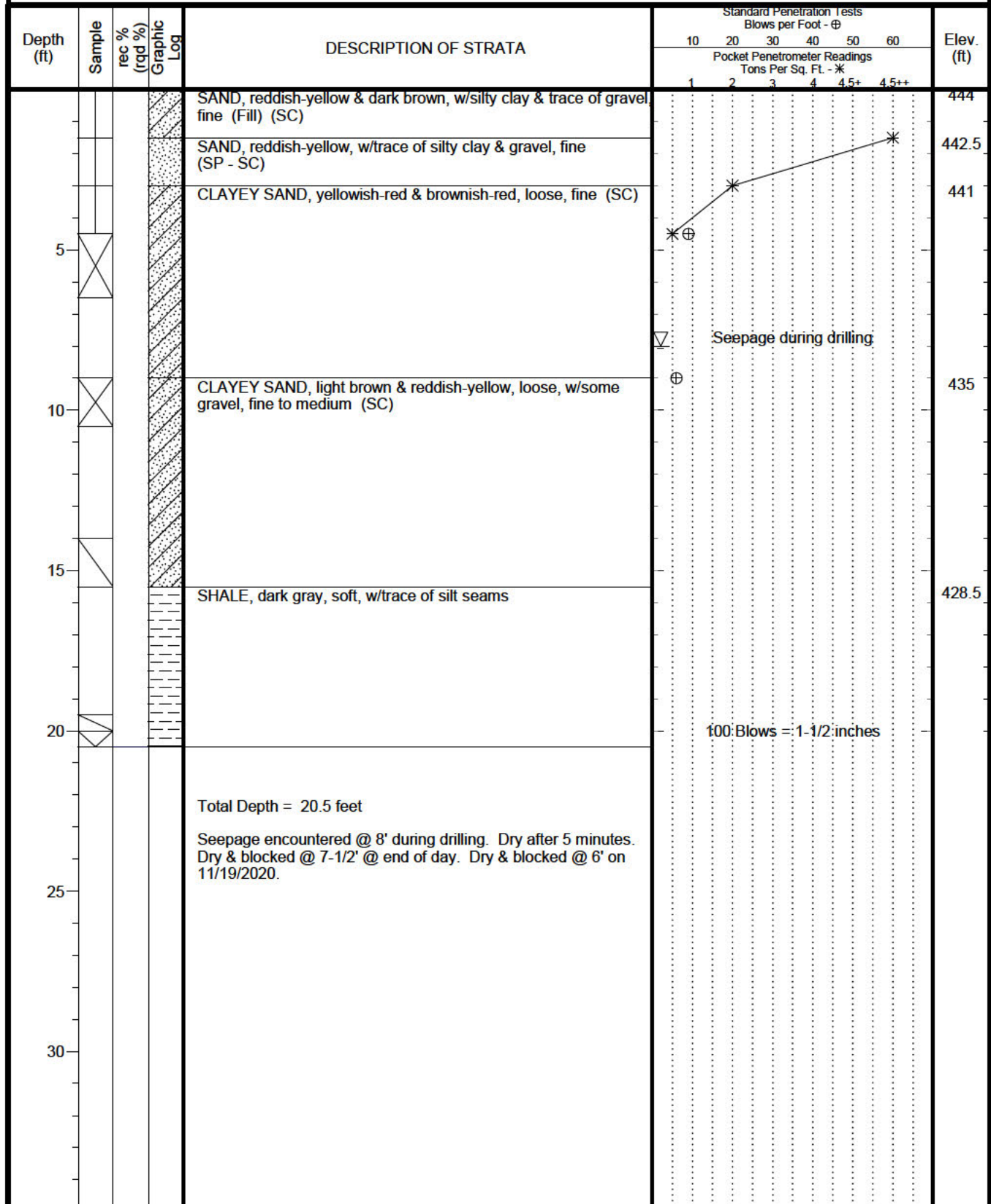
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PLATE 10

GEOTECHNICAL CONSULTANTS

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Location: See Plate 1

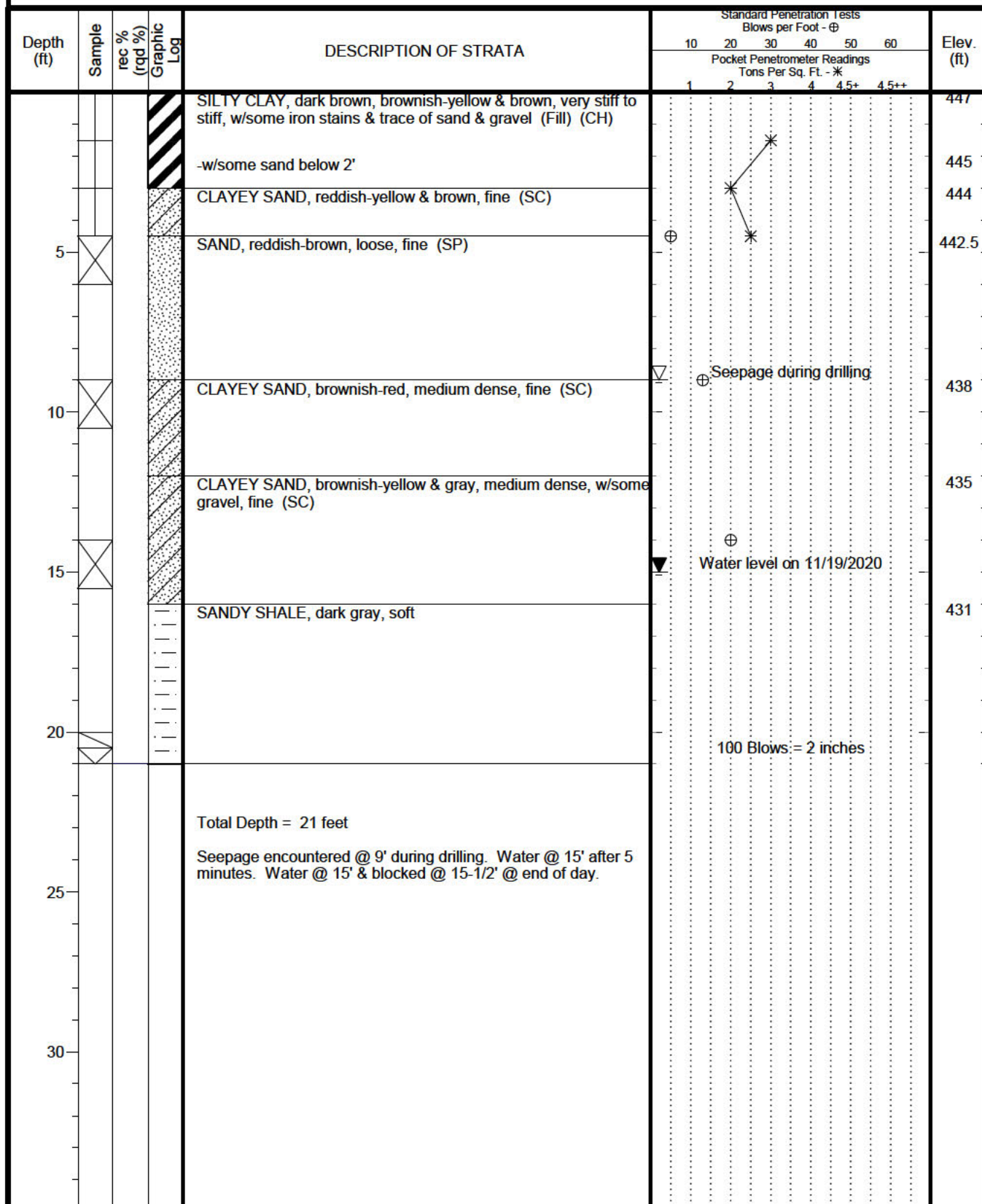


Project Number : 23617

Date Completed : 11/19/2020

**Oakdale III
Oakdale Road
Grand Prairie, Texas**

Location: See Plate 1



BORING LOG B-11

PLATE 12

GEOTECHNICAL CONSULTANTS

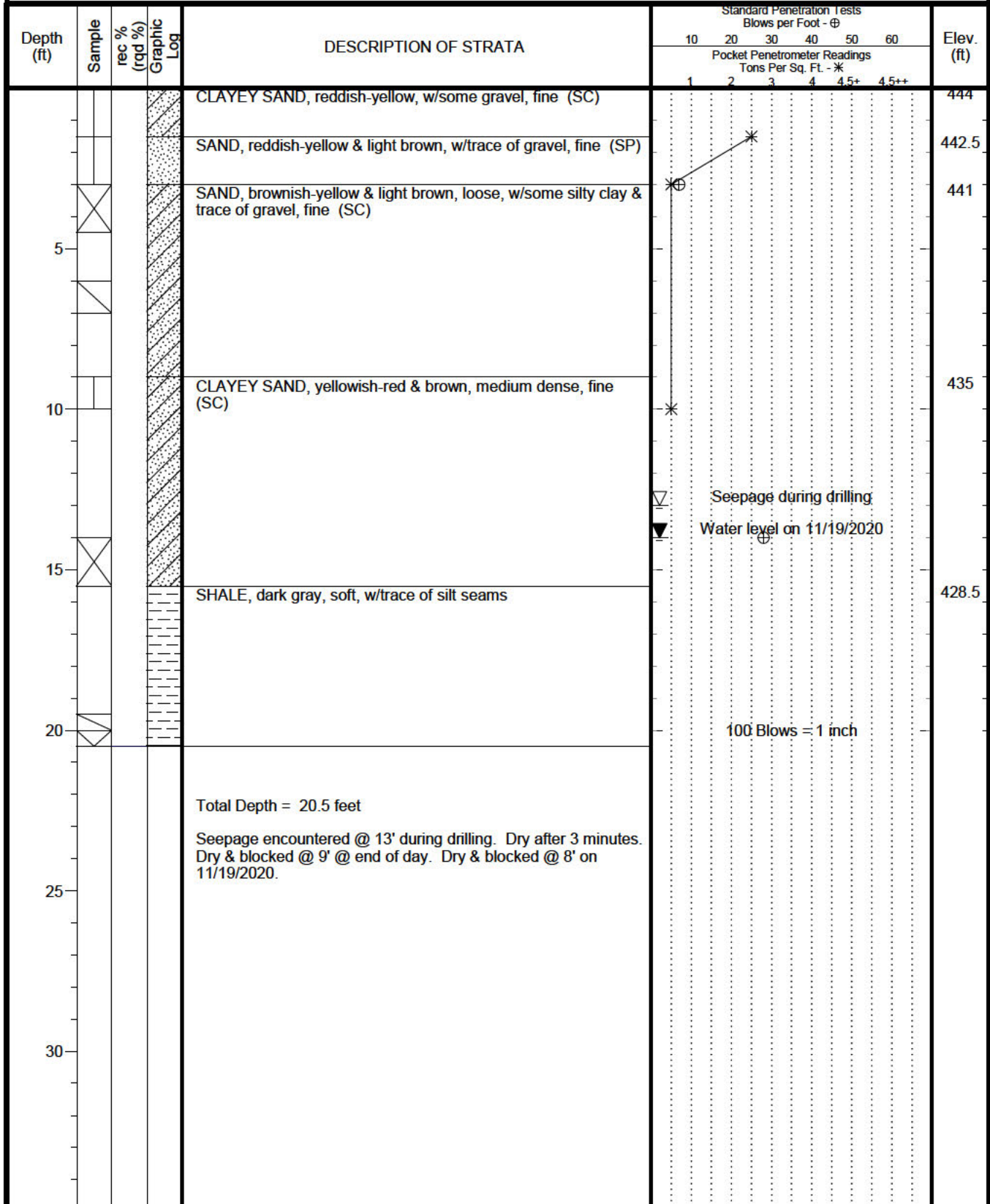
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Project Number : 23617

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Oakdale Road
Grand Prairie, Texas**

Date Completed : 11/18/2020

Location: See Plate 1



BORING LOG B-12

PLATE 13

GEOTECHNICAL CONSULTANTS

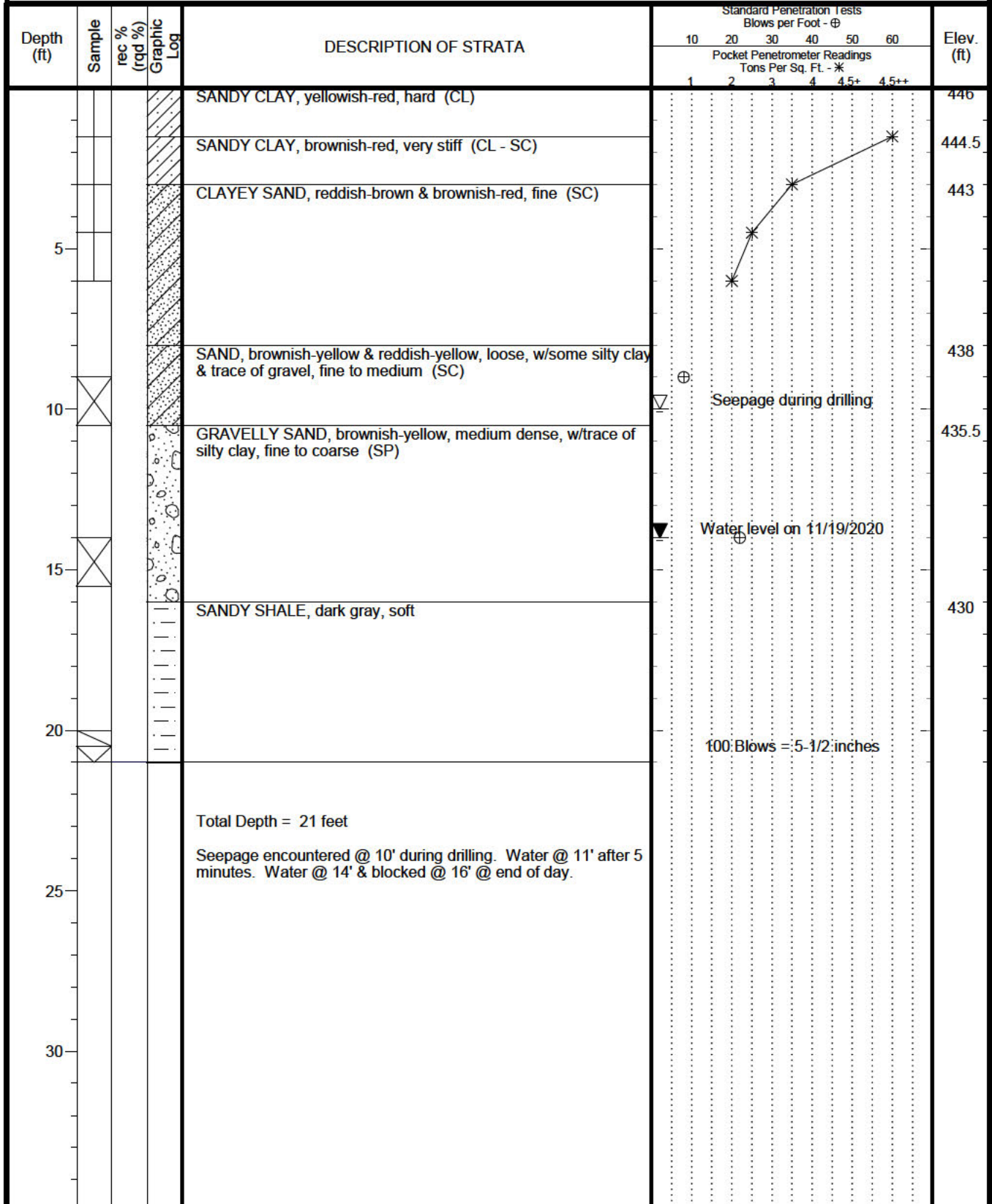
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**Oakdale III
Oakdale Road
Grand Prairie, Texas**

Date Completed : 11/19/2020

Location: See Plate 1



BORING LOG B-13

PLATE 14

GEOTECHNICAL CONSULTANTS

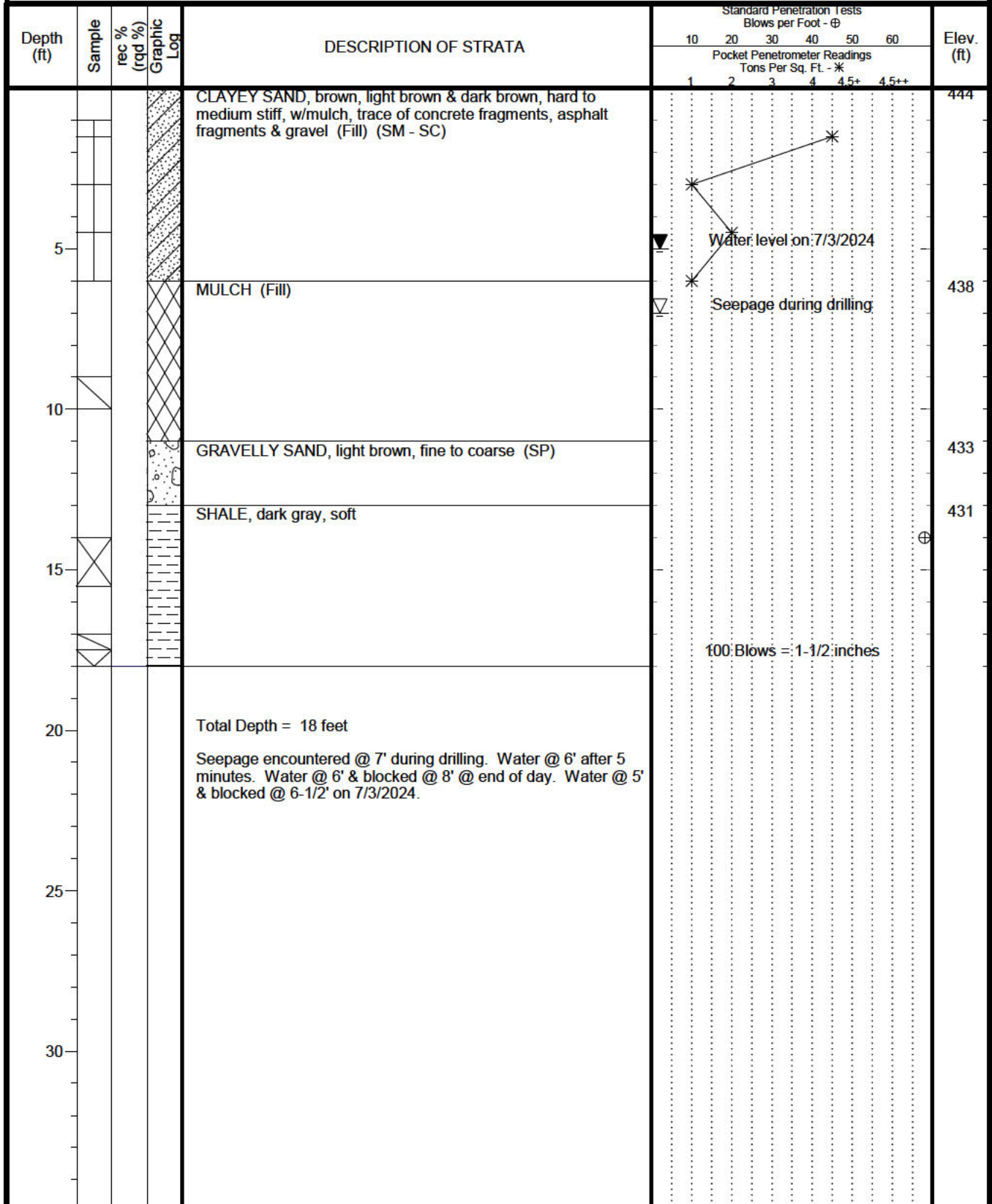
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Project Number : 23617

Oakdale III
Oakdale Road
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Location: See Plate 1



BORING LOG B-15

PLATE 15

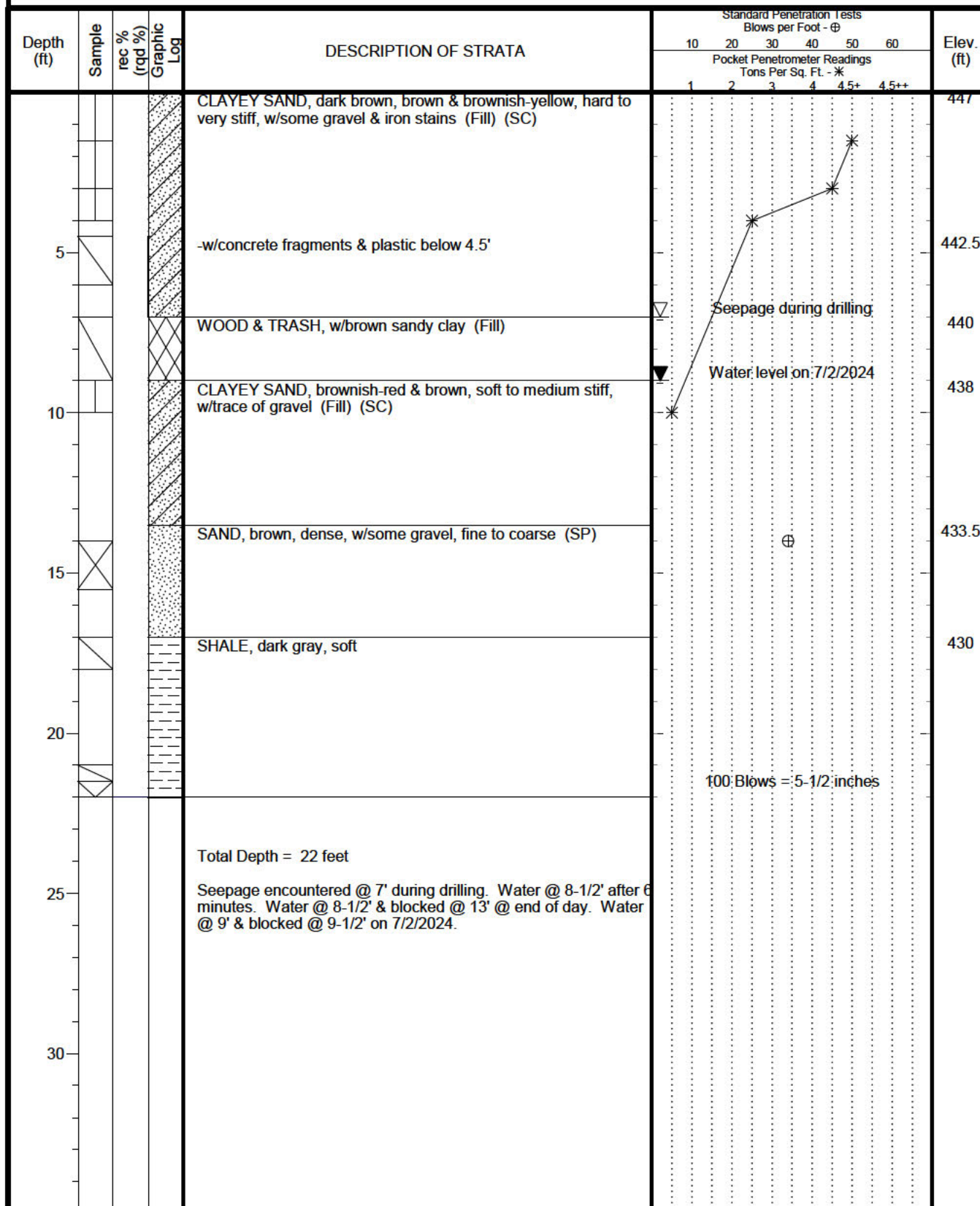
GEOTECHNICAL CONSULTANTS

Project Number : 23617

**Oakdale III
Oakdale Road
Grand Prairie, Texas**

Date Completed : 6/26/2024

Location: See Plate 1



BORING LOG B-16

PLATE 16

GEOTECHNICAL CONSULTANTS

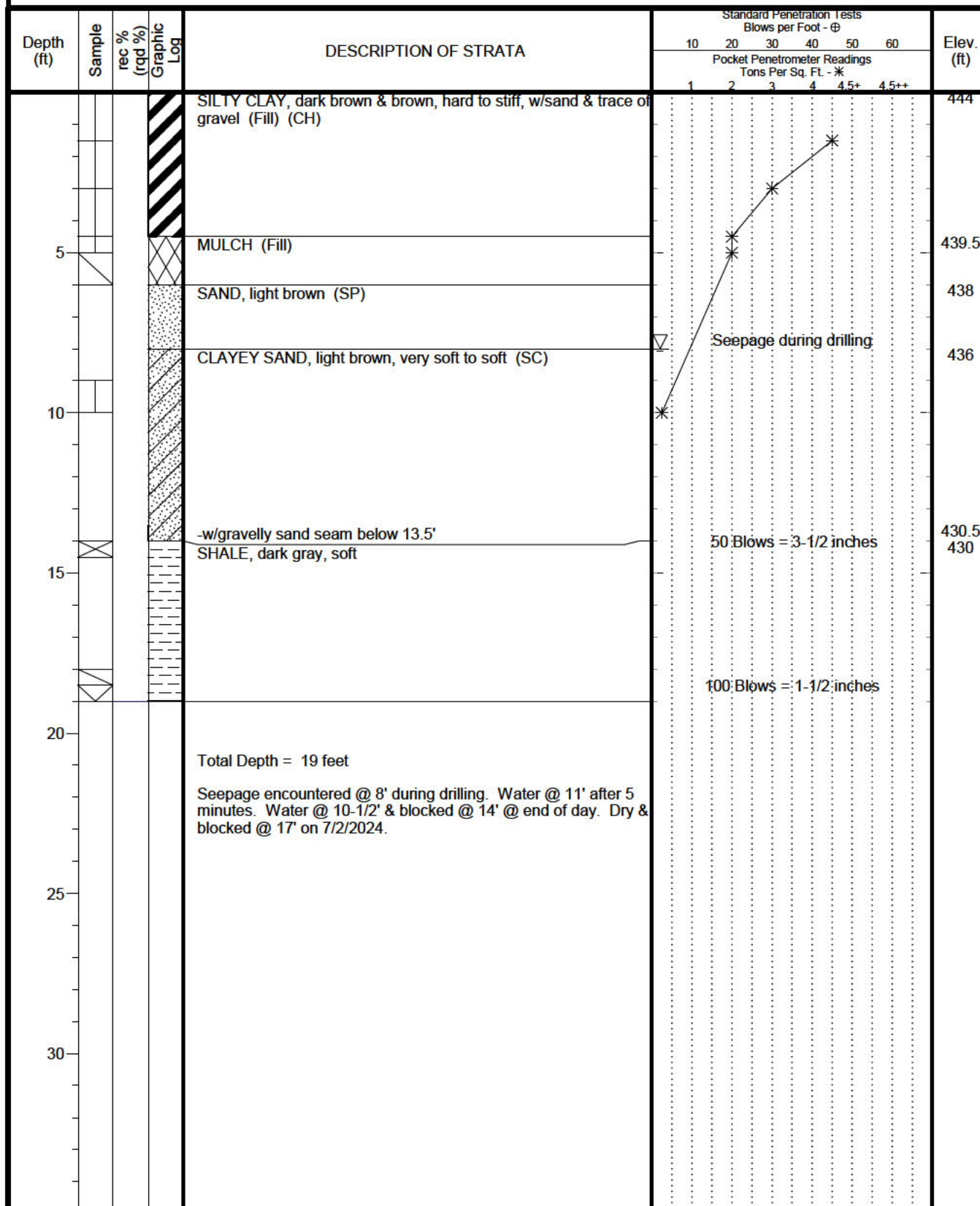
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Oakdale III
Oakdale Road
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Location: See Plate 1



BORING LOG B-17

PLATE 17

GEOTECHNICAL CONSULTANTS

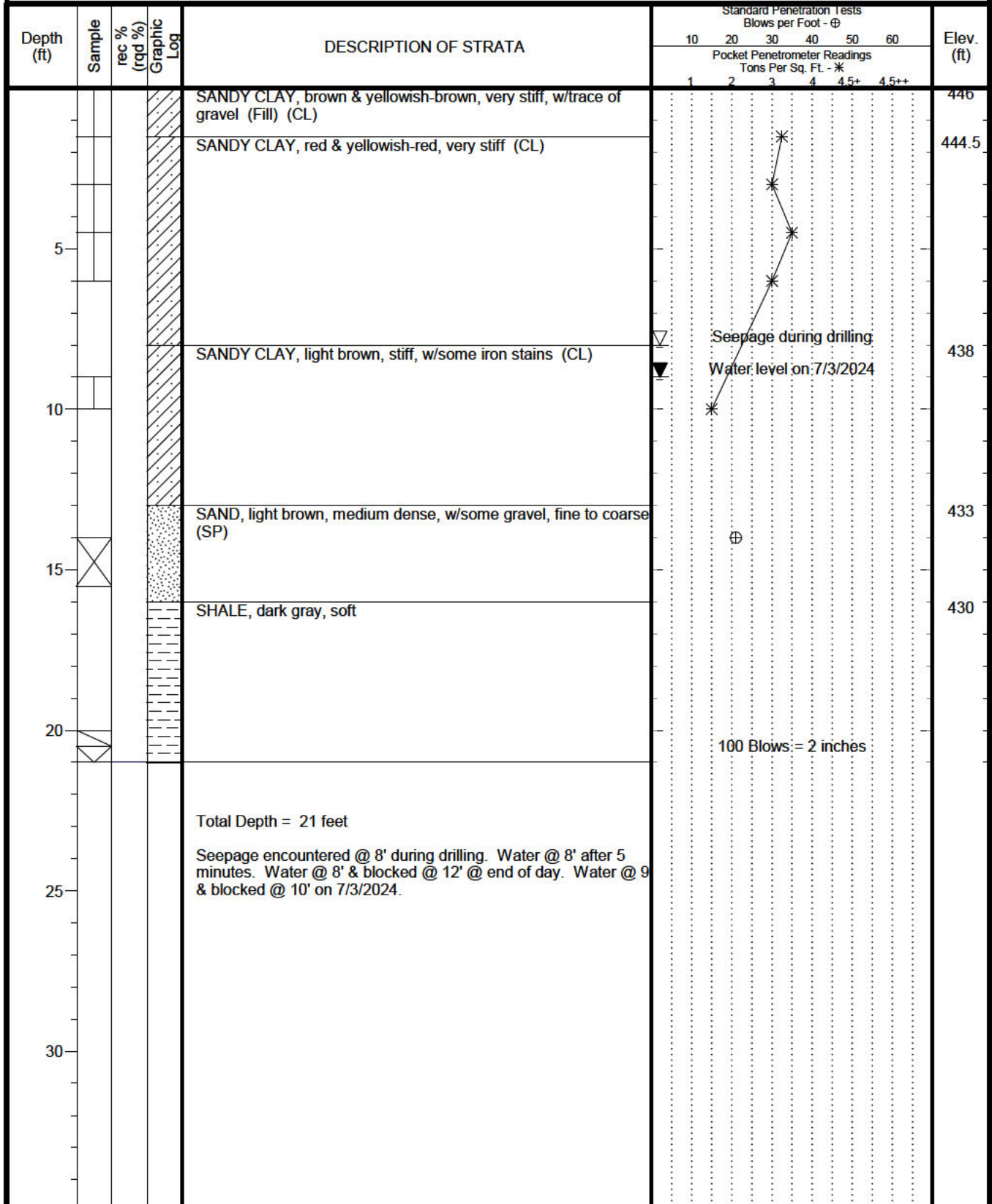
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Oakdale III
Oakdale Road
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Date Completed : 7/2/2024

Location: See Plate 1



BORING LOG B-18

PLATE 18

GEOTECHNICAL CONSULTANTS

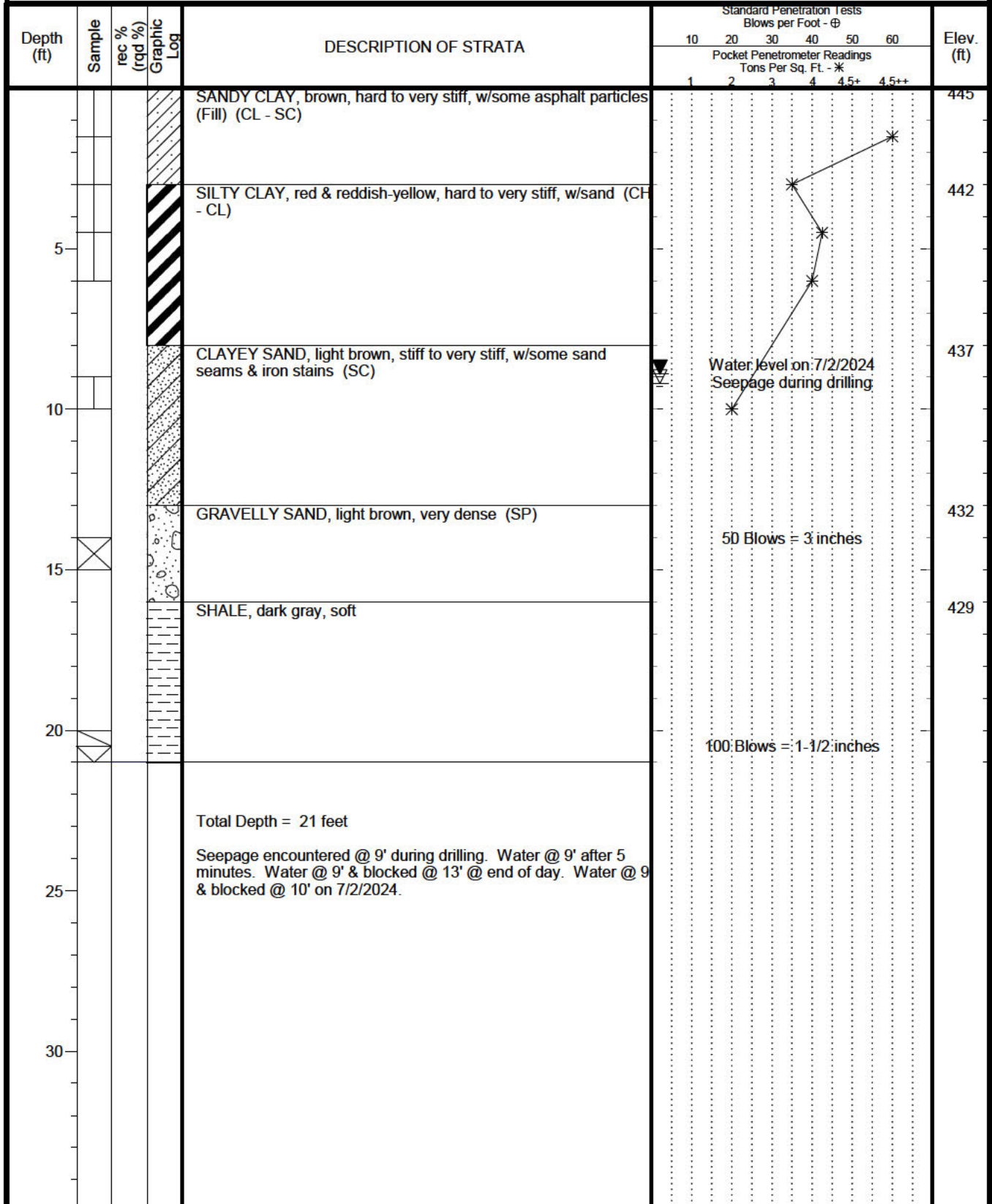
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Oakdale Road
Grand Prairie, Texas**

Date Completed : 7/1/2024

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BORING LOG B-19

PLATE 19

GEOTECHNICAL CONSULTANTS

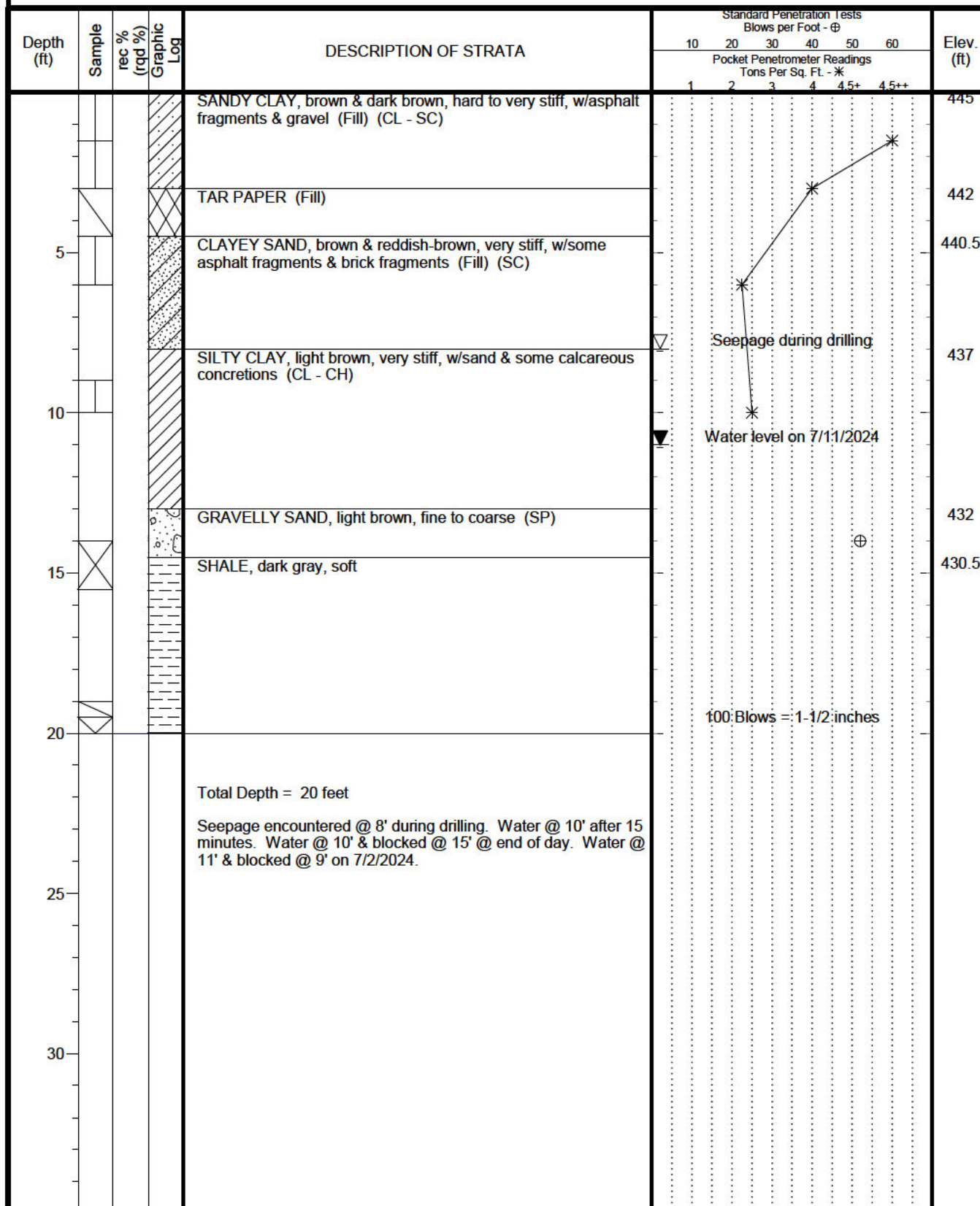
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Oakdale Road
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BORING LOG B-20

PLATE 20

GEOTECHNICAL CONSULTANTS

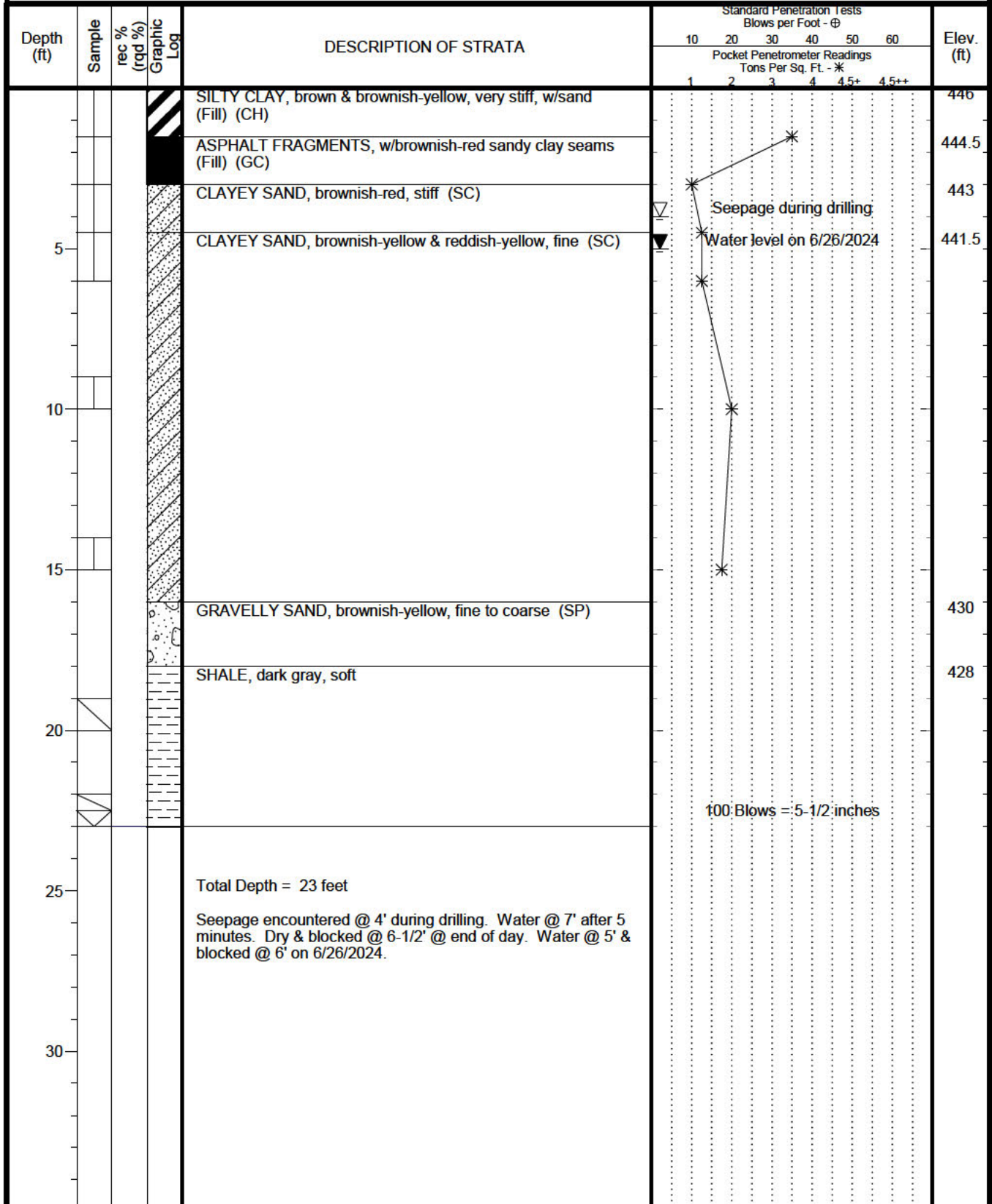
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Oakdale Road
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BORING LOG B-22

PLATE 22

GEOTECHNICAL CONSULTANTS

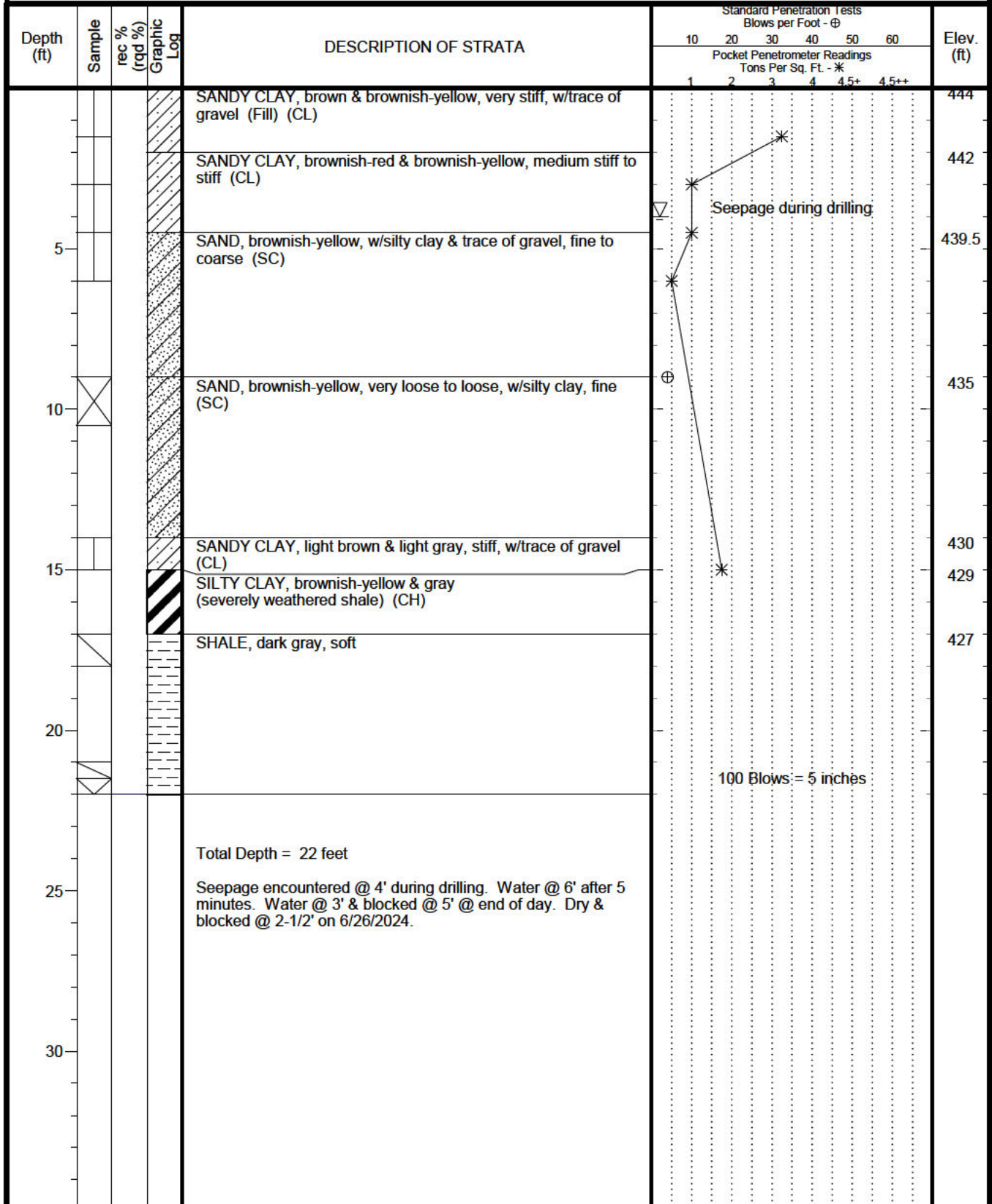
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Project Number : 23617

Oakdale III
Oakdale Road
Grand Prairie, Texas

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Location: See Plate 1



BORING LOG B-23

PLATE 23

GEOTECHNICAL CONSULTANTS

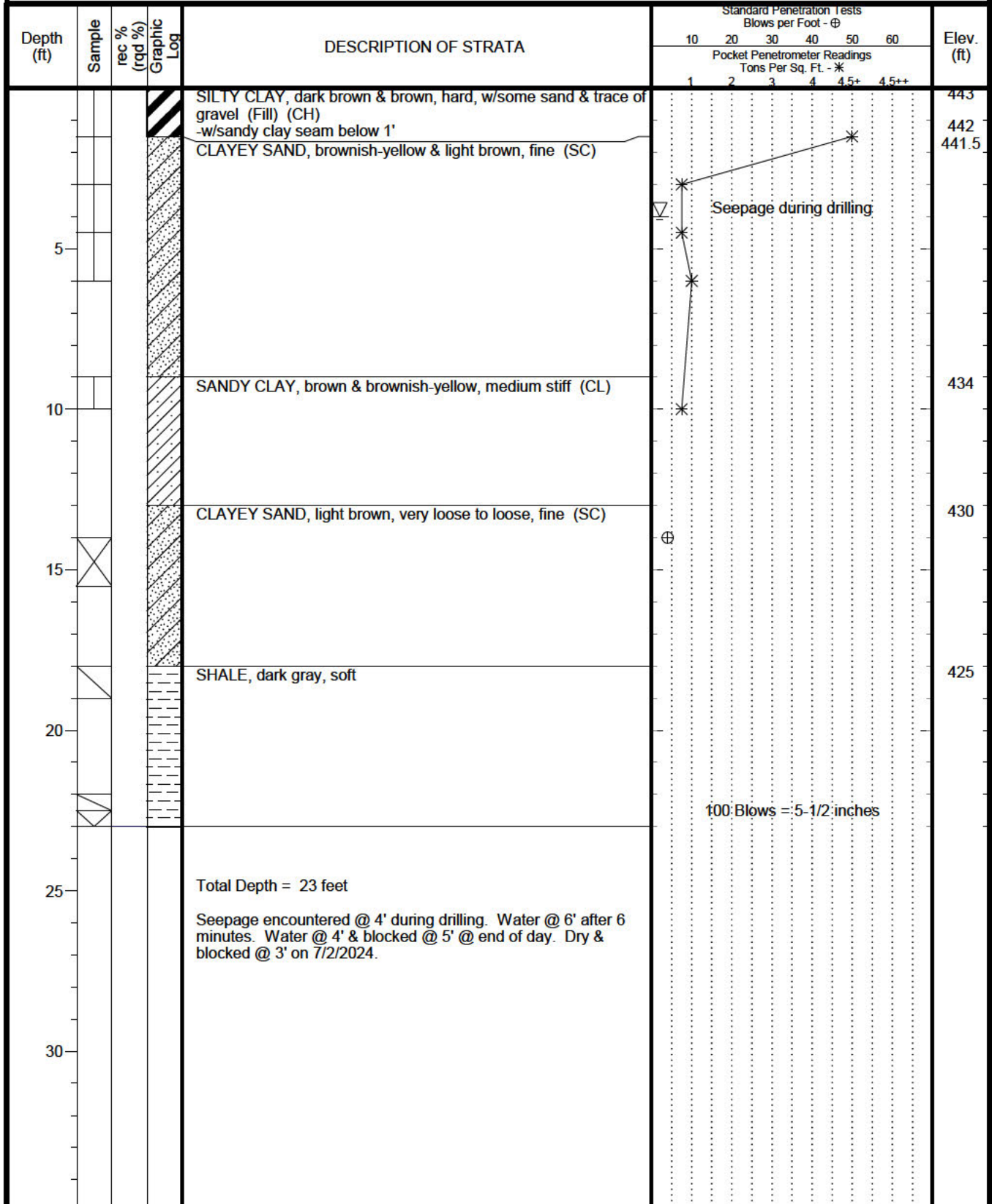
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Project Number : 23617

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Oakdale Road
Grand Prairie, Texas

Date Completed : 6/26/2024

Location: See Plate 1



BORING LOG B-24

PLATE 24

GEOTECHNICAL CONSULTANTS

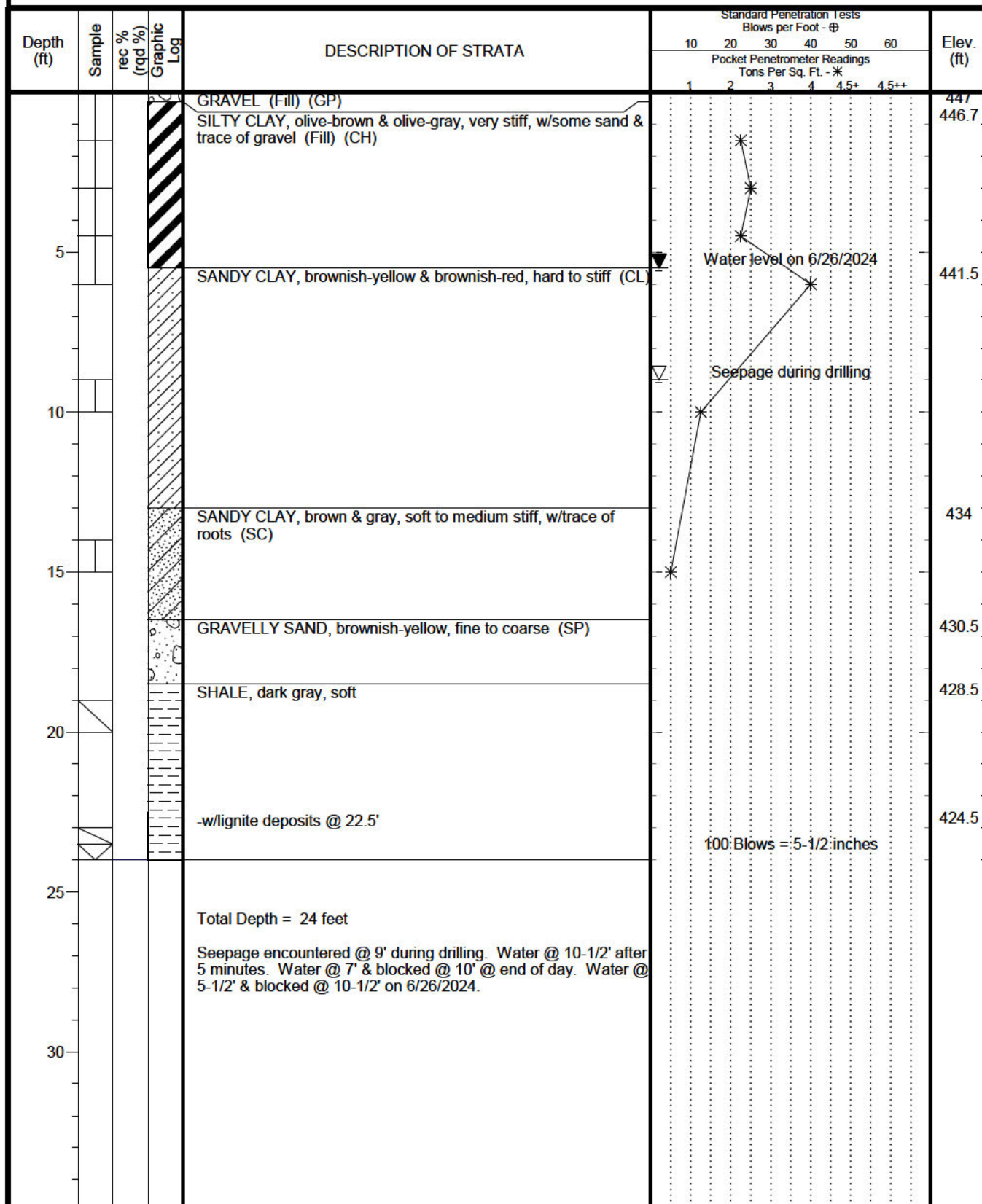
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Oakdale Road
Grand Prairie, Texas**

Date Completed : 6/25/2024

Location: See Plate 1



BORING LOG B-25

PLATE 25

GEOTECHNICAL CONSULTANTS

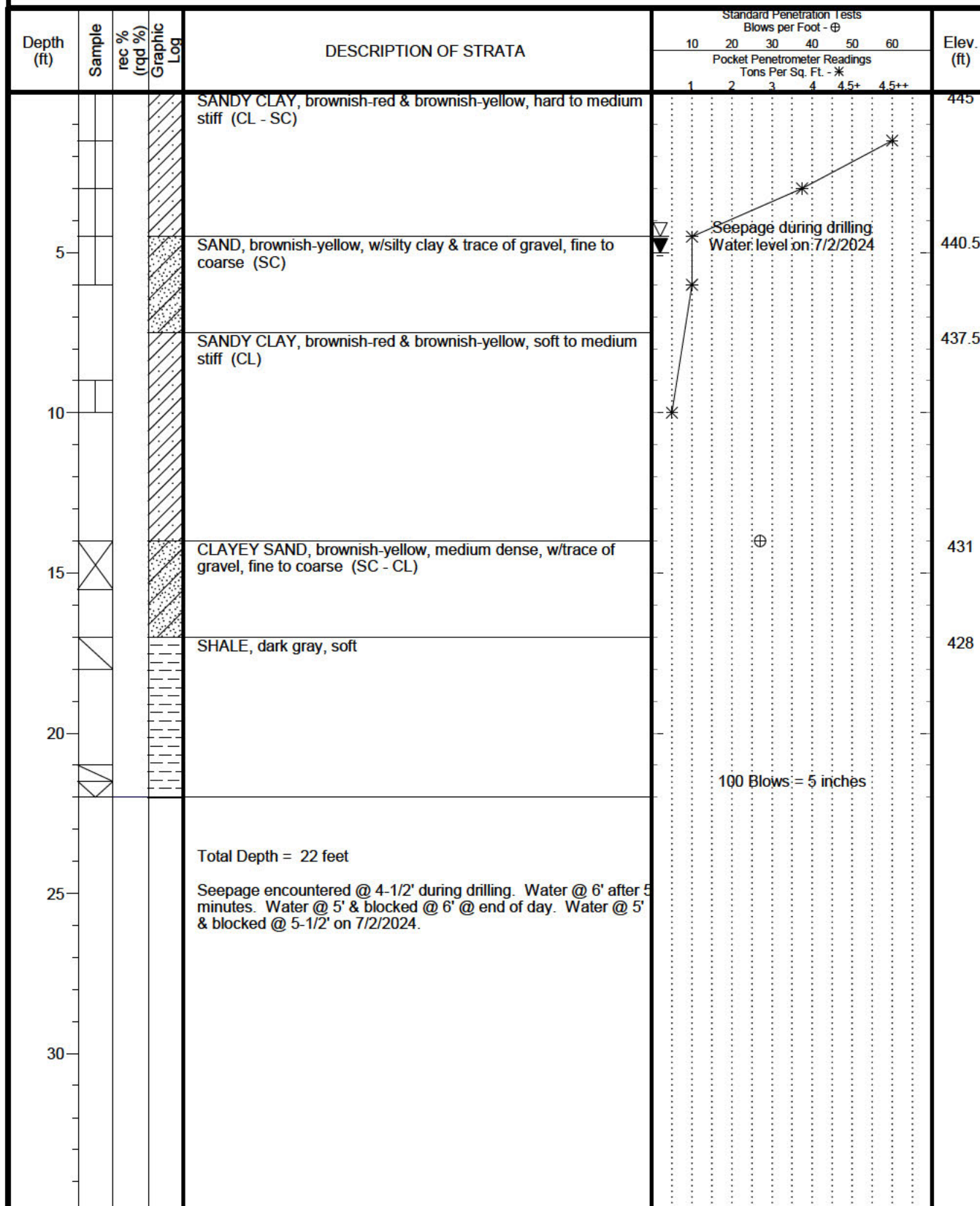
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Project Number : 23617

Oakdale III
Oakdale Road
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Date Completed : 6/26/2024

Location: See Plate 1



BORING LOG B-26

PLATE 26

GEOTECHNICAL CONSULTANTS

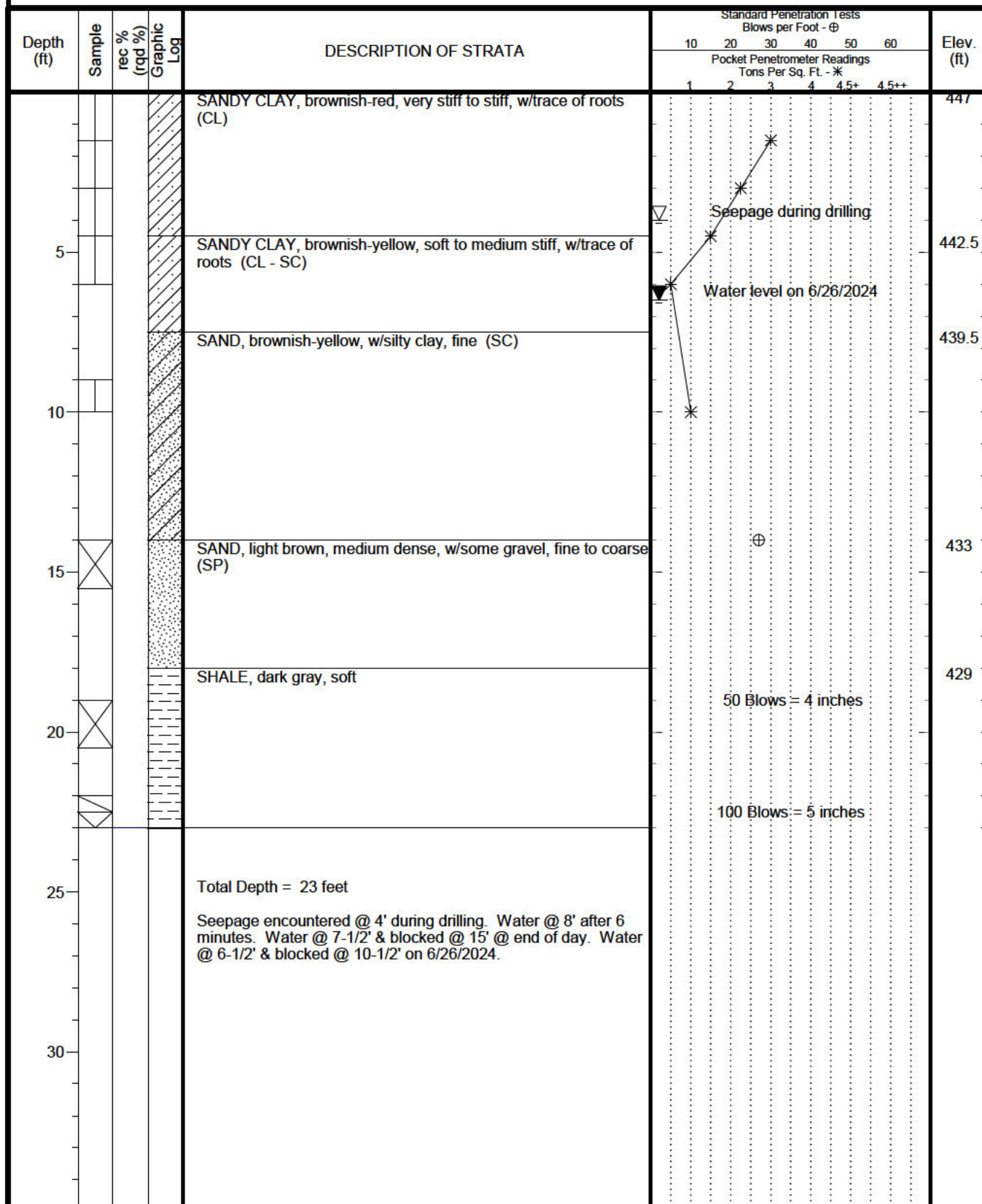
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Project Number : 23617

Oakdale III
Oakdale Road
Grand Prairie, Texas

Date Completed : 6/25/2024

Location: See Plate 1



BORING LOG B-27

PLATE 27

GEOTECHNICAL CONSULTANTS

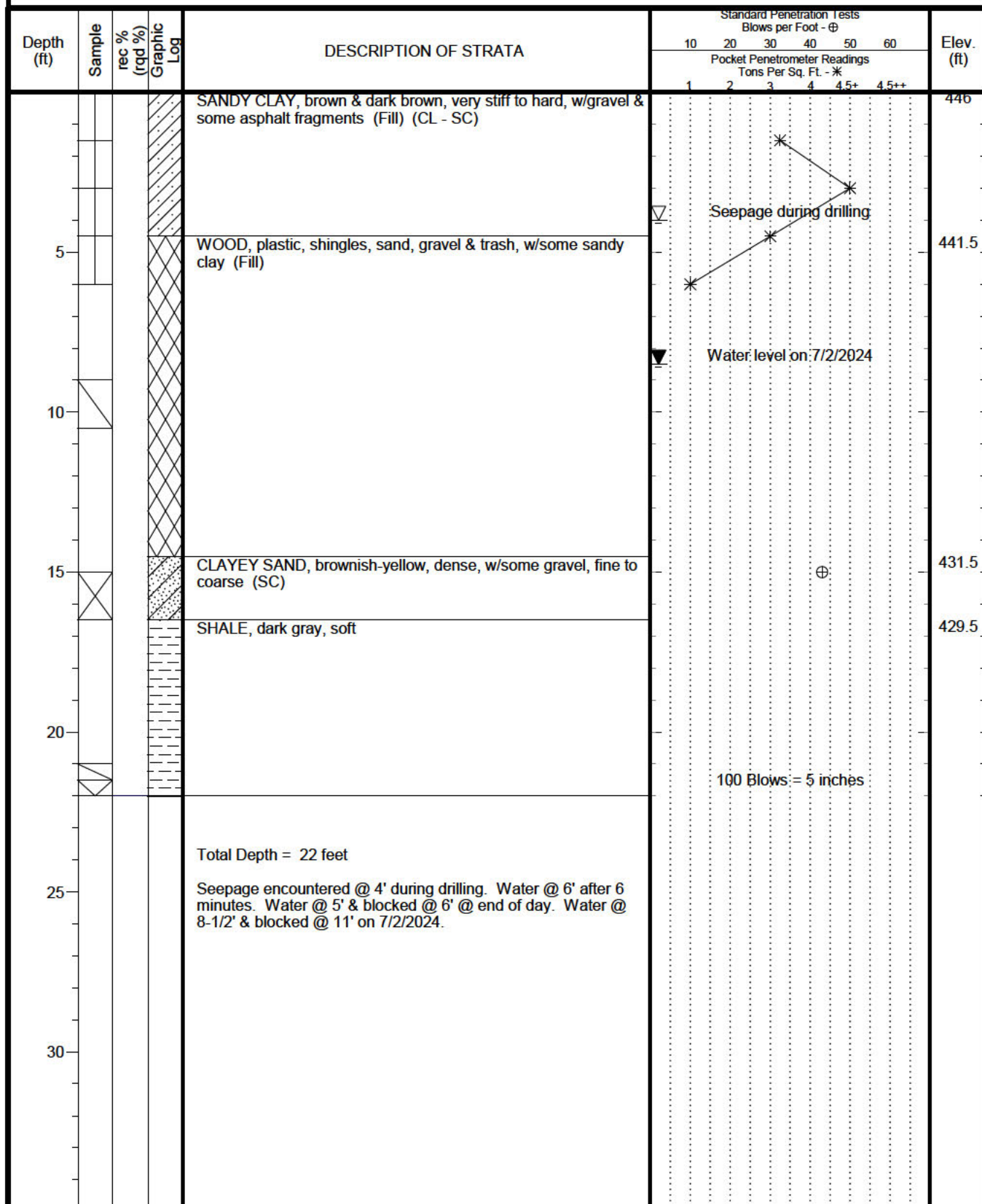
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**Oakdale III
Oakdale Road
Grand Prairie, Texas**

Date Completed : 6/26/2024

Location: See Plate 1



BORING LOG B-28

PLATE 28

GEOTECHNICAL CONSULTANTS

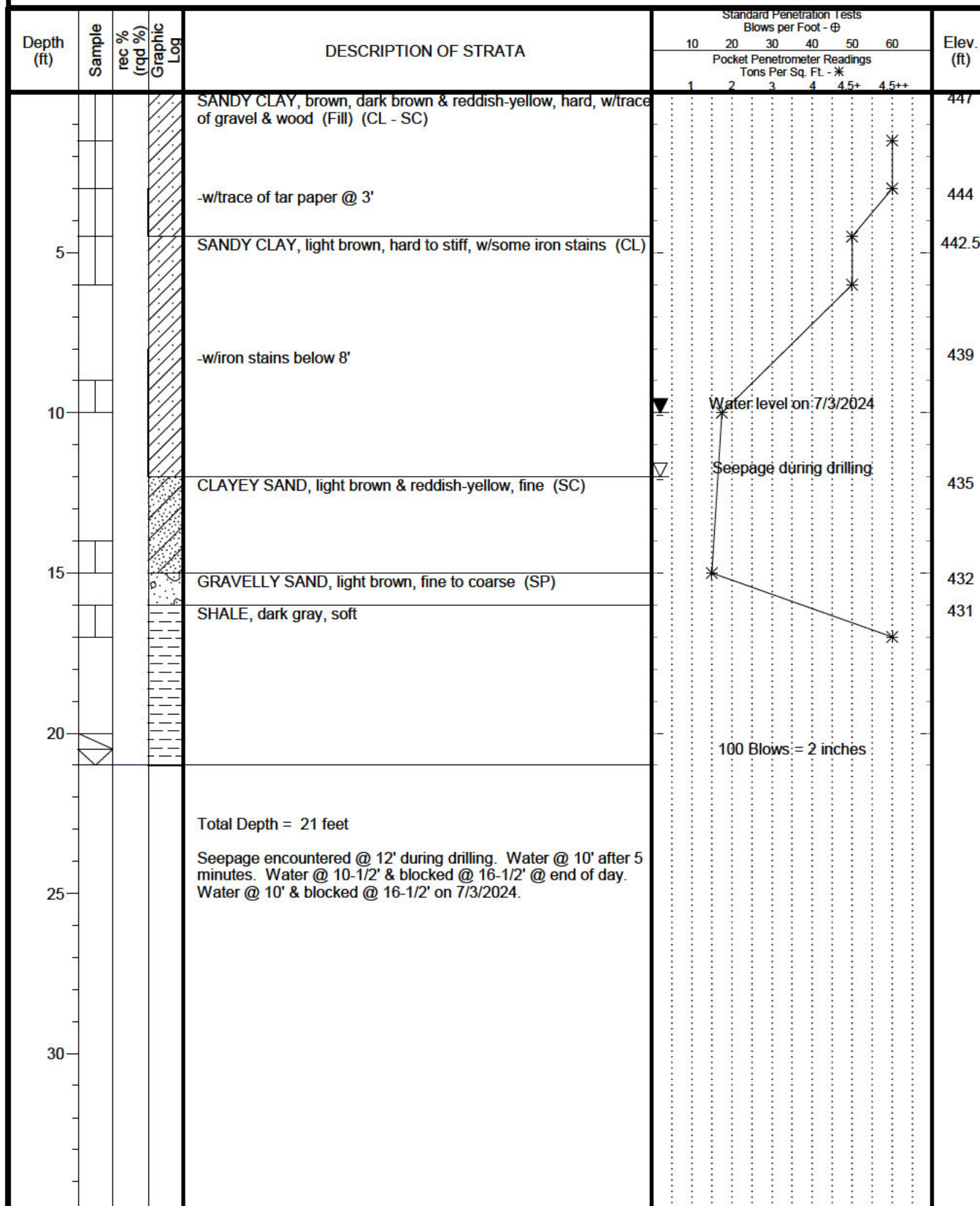
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Oakdale Road
Grand Prairie, Texas**

Date Completed : 7/3/2024

Location: See Plate 1



BORING LOG B-29

PLATE 29

GEOTECHNICAL CONSULTANTS

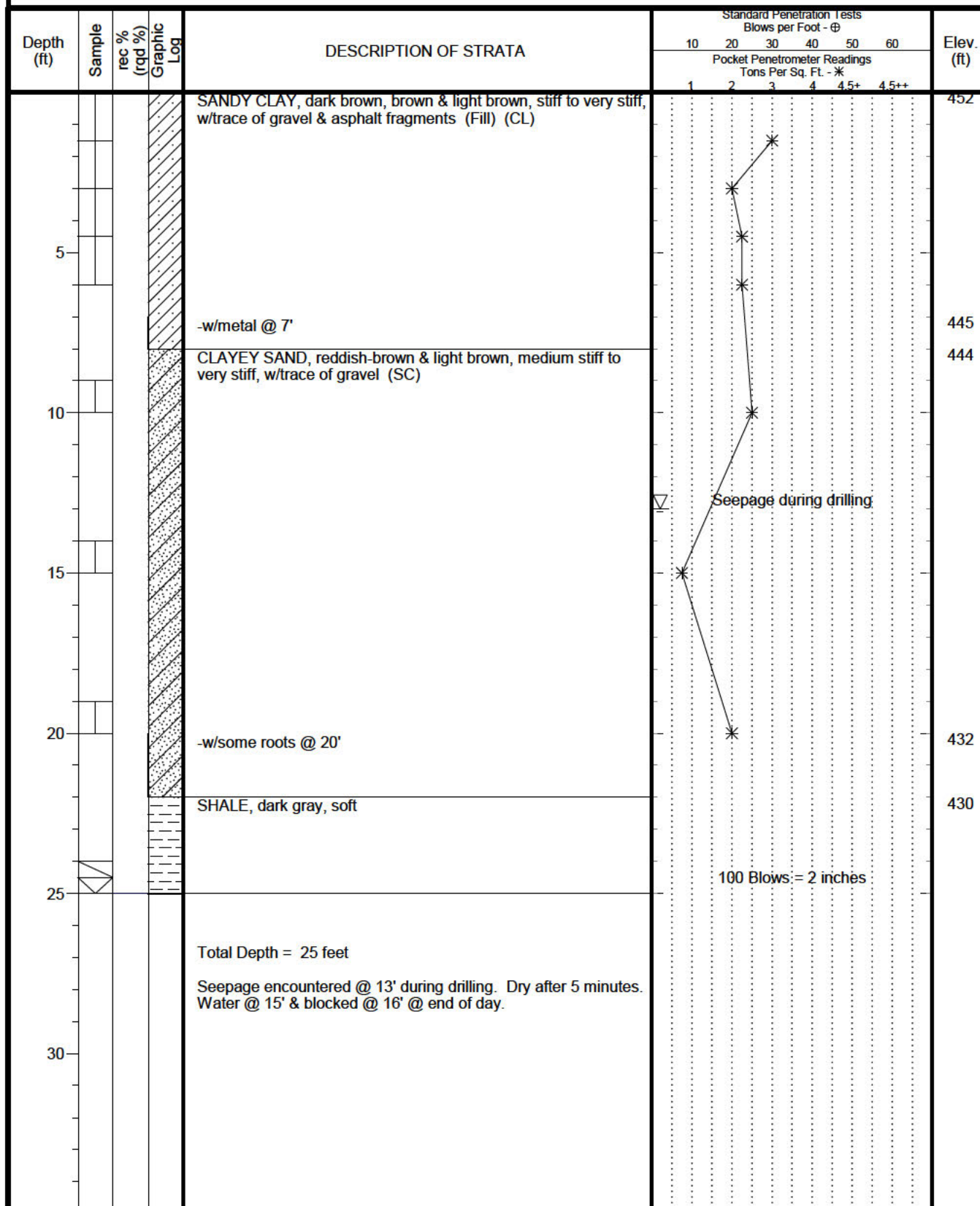
Page C.73, December 17, 2024

Project Number : 23617

Oakdale III
Oakdale Road
Grand Prairie, Texas

Date Completed : 7/3/2024

Location: See Plate 1



BORING LOG B-30

PLATE 30

GEOTECHNICAL CONSULTANTS

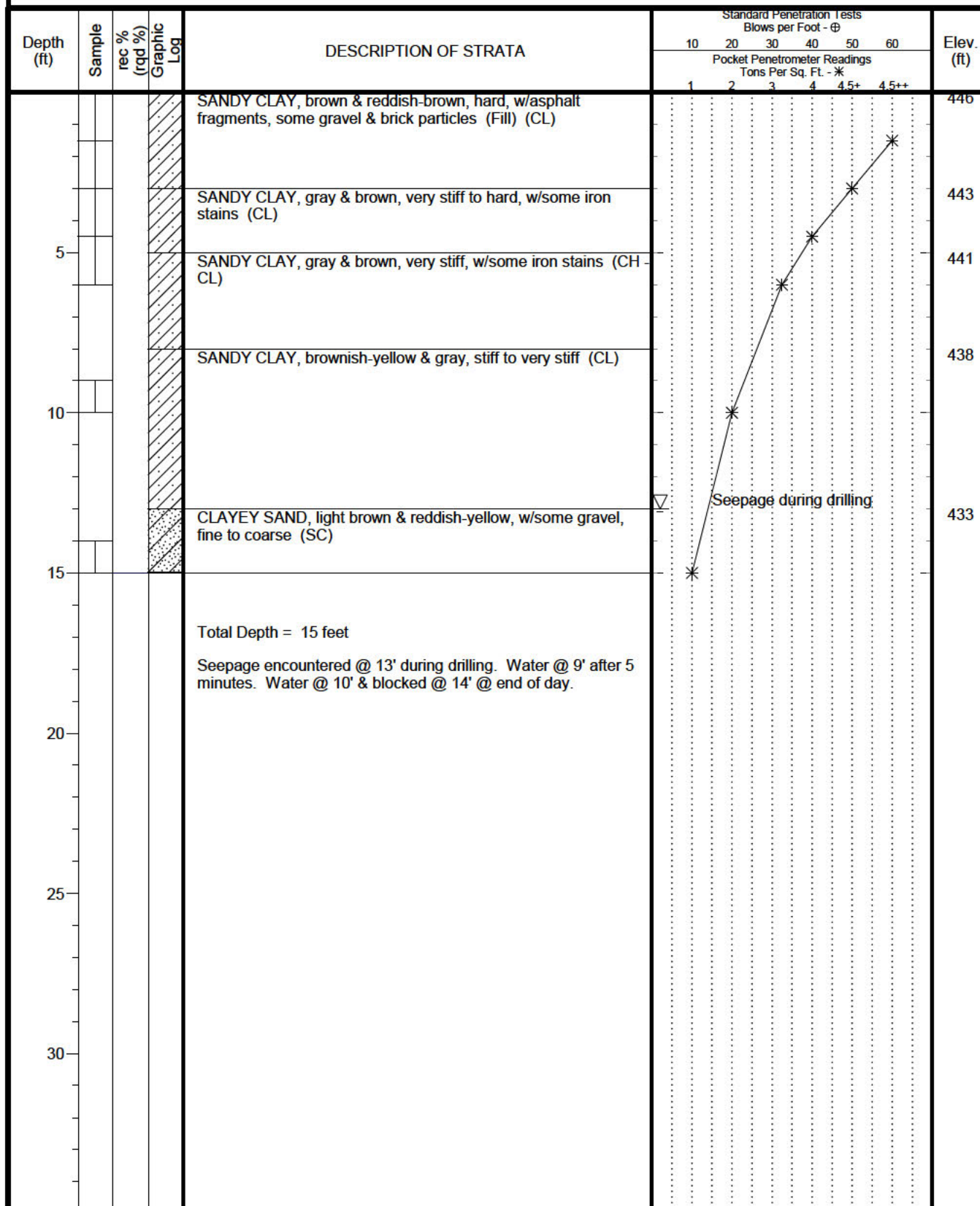
Page C.74, December 17, 2024

Project Number : 23617

Oakdale III
Oakdale Road
Grand Prairie, Texas

Date Completed : 7/3/2024

Location: See Plate 1



BORING LOG B-31

PLATE 31

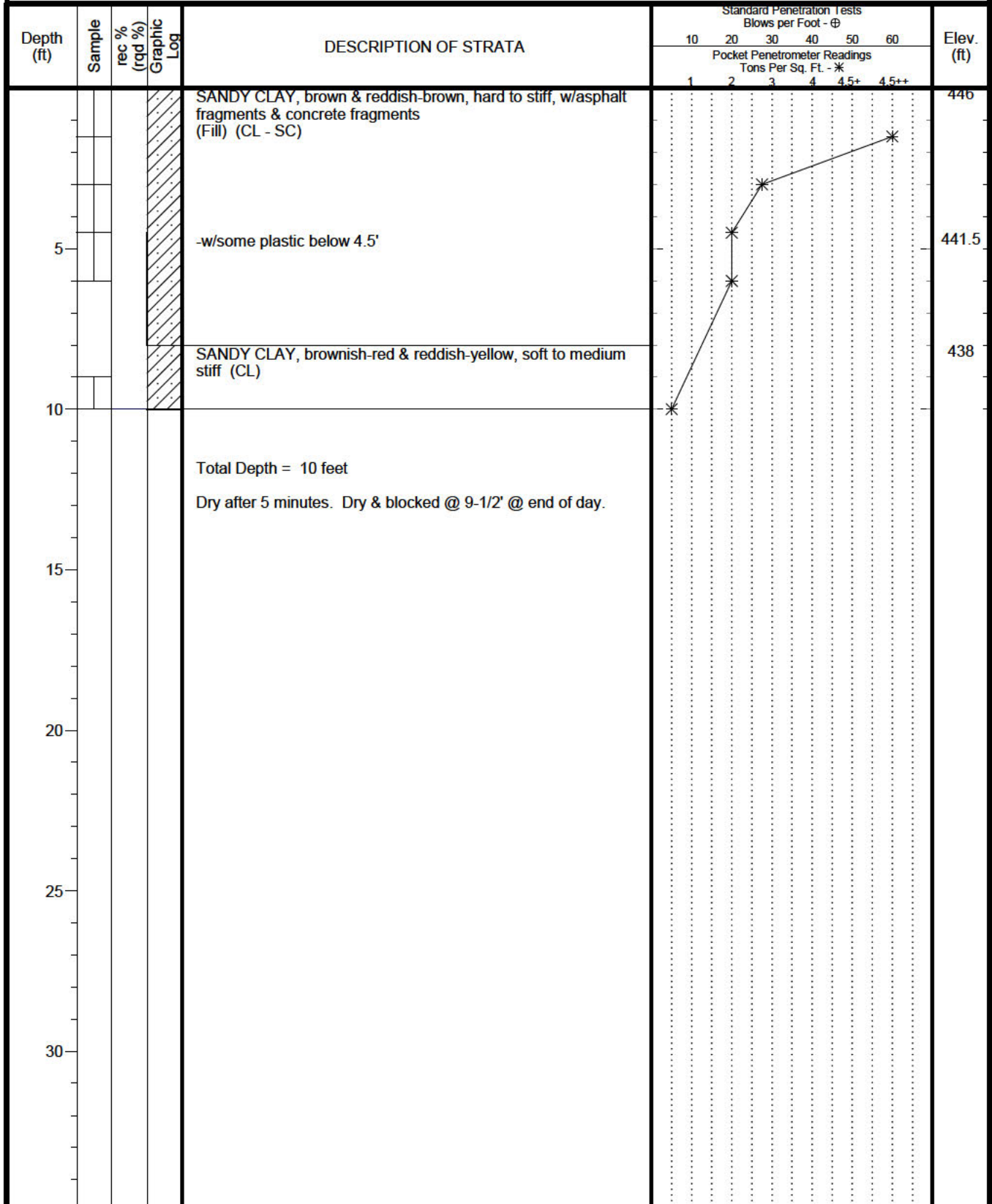
GEOTECHNICAL CONSULTANTS

Project Number : 23617

Date Completed : 7/1/2024

Oakdale III
Oakdale Road
Grand Prairie, Texas

Location: See Plate 1



BORING LOG B-34

PLATE 32


GEOTECHNICAL CONSULTANTS

Project Number : 23617

Date Completed : 7/2/2024

Oakdale III
Oakdale Road
Grand Prairie, Texas

Location: See Plate 1

Depth (ft)	Sample	rec % (rgd %)	Graphic Log	DESCRIPTION OF STRATA	Standard Penetration Tests Blows per Foot - Φ						Elev. (ft)		
					10	20	30	40	50	60			
					Pocket Penetrometer Readings Tons Per Sq. Ft. - *								
					1	2	3	4	4.5+	4.5++			
				CLAYEY SAND, brown, light brown & gray, hard to stiff, w/sand seams, plastic, metal, wire, glass & trace of gravel (Fill) (SC)				*				447	
5								*					
								*					
								*					
10				-w/wood @ 8.5'				*					438.5
15													
20													
25													
30													

BORING LOG B-35

PLATE 33

GEOTECHNICAL CONSULTANTS


Page C.77, December 17, 2024

Project Number : 23617

Date Completed : 7/2/2024

Oakdale III
Oakdale Road
Grand Prairie, Texas

Location: See Plate 1

Depth (ft)	Sample	rec % (reg %)	Graphic Log	DESCRIPTION OF STRATA	Standard Penetration Tests Blows per Foot - Φ						Elev. (ft)
					10	20	30	40	50	60	
					Pocket Penetrometer Readings Tons Per Sq. Ft. - *						
					1	2	3	4	4.5+	4.5++	
				SILTY CLAY, dark brown, brown & light brown, hard to very stiff, w/iron stains (Fill) (CH)							45.1
5											
10											
15				Total Depth = 10 feet							
20				Dry after 5 minutes. Dry & blocked @ 10' @ end of day.							
25											
30											

BORING LOG B-36

PLATE 34

GEOTECHNICAL CONSULTANTS

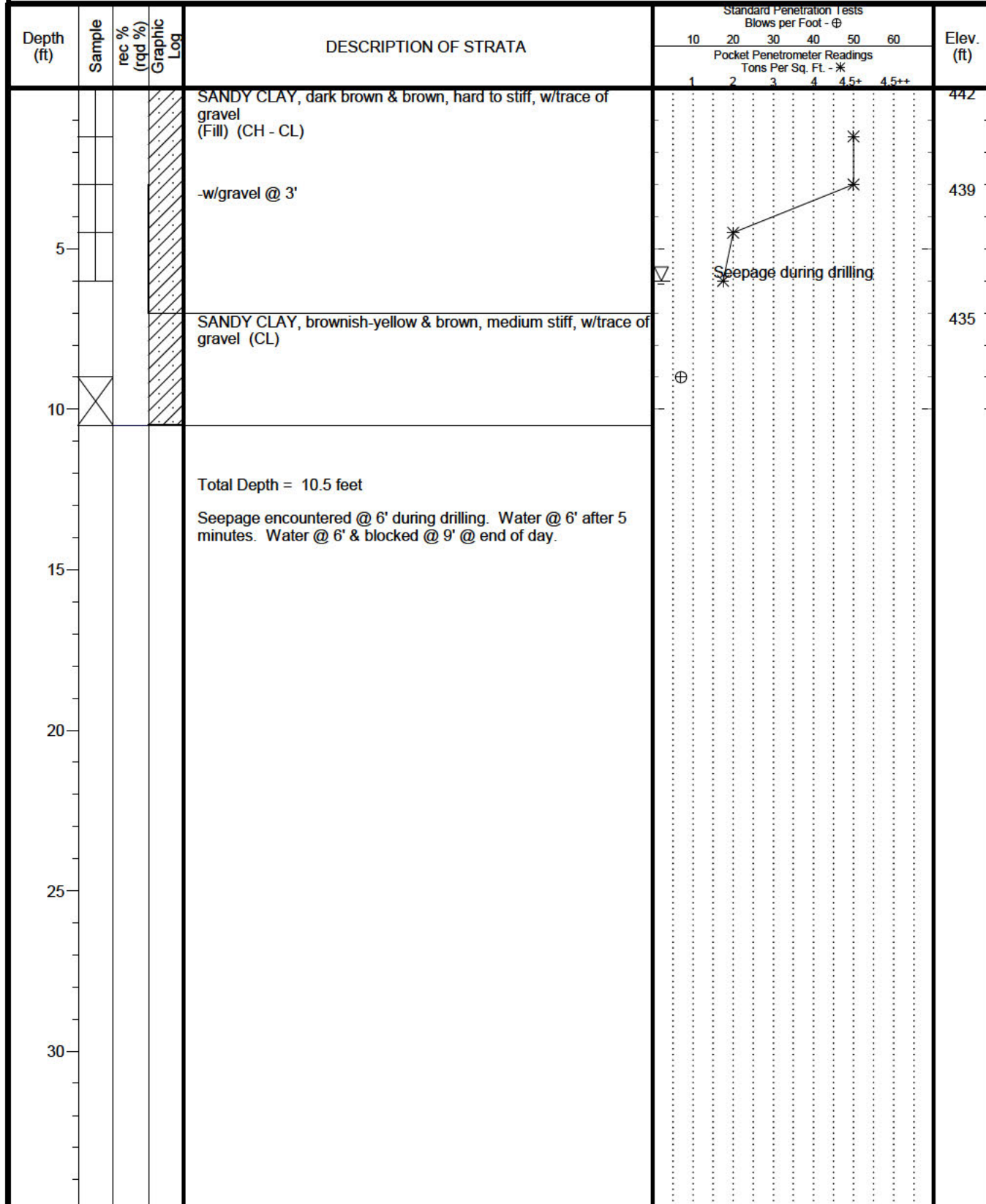
Page C.78, December 17, 2024

Project Number : 23617

Date Completed : 7/3/2024

Oakdale III
Oakdale Road
Grand Prairie, Texas

Location: See Plate 1



BORING LOG B-37

PLATE 35

GEOTECHNICAL CONSULTANTS

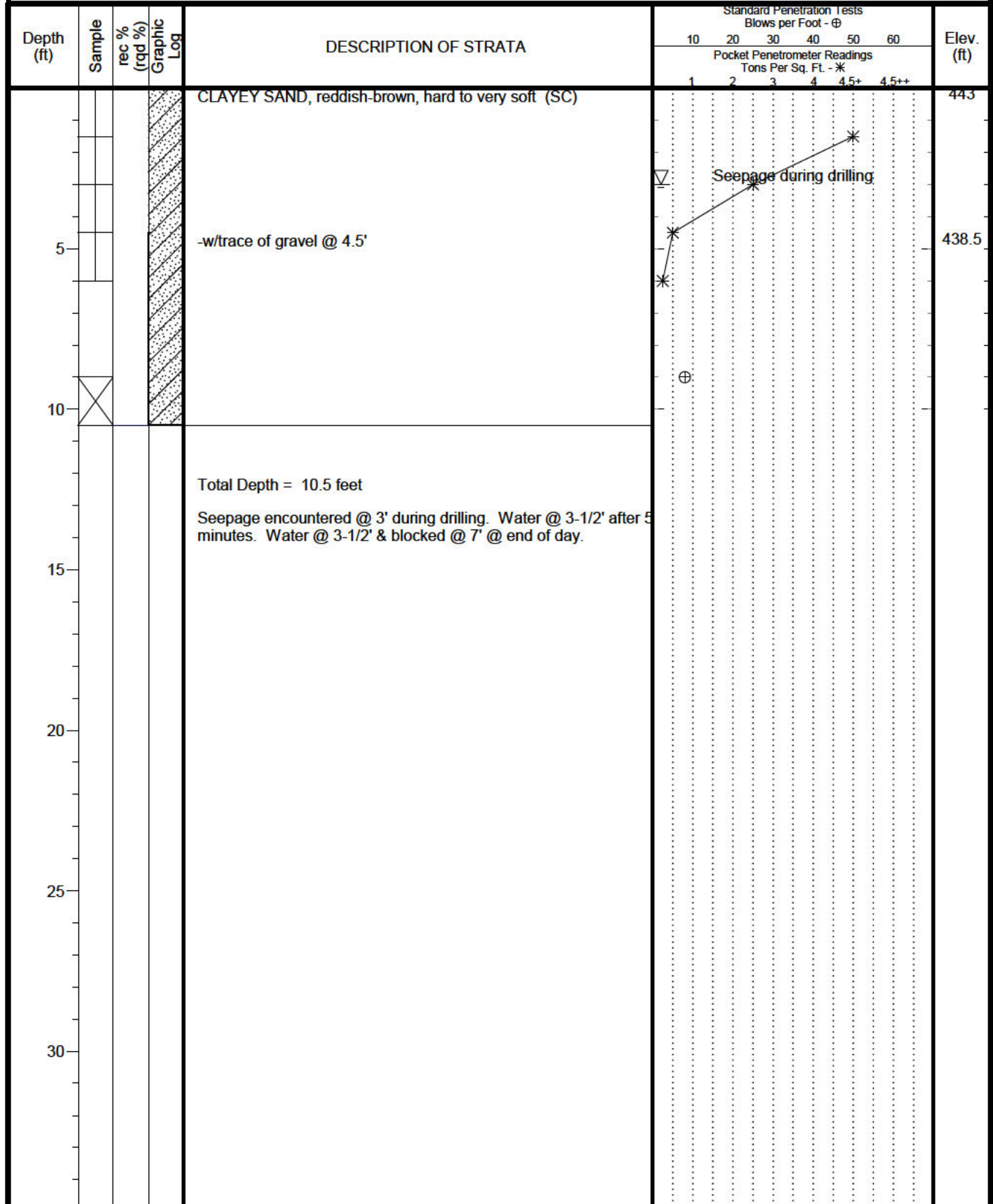
Page C.79, December 17, 2024

Project Number : 23617

Date Completed : 7/2/2024

Oakdale III
Oakdale Road
Grand Prairie, Texas

Location: See Plate 1



BORING LOG B-38

PLATE 36

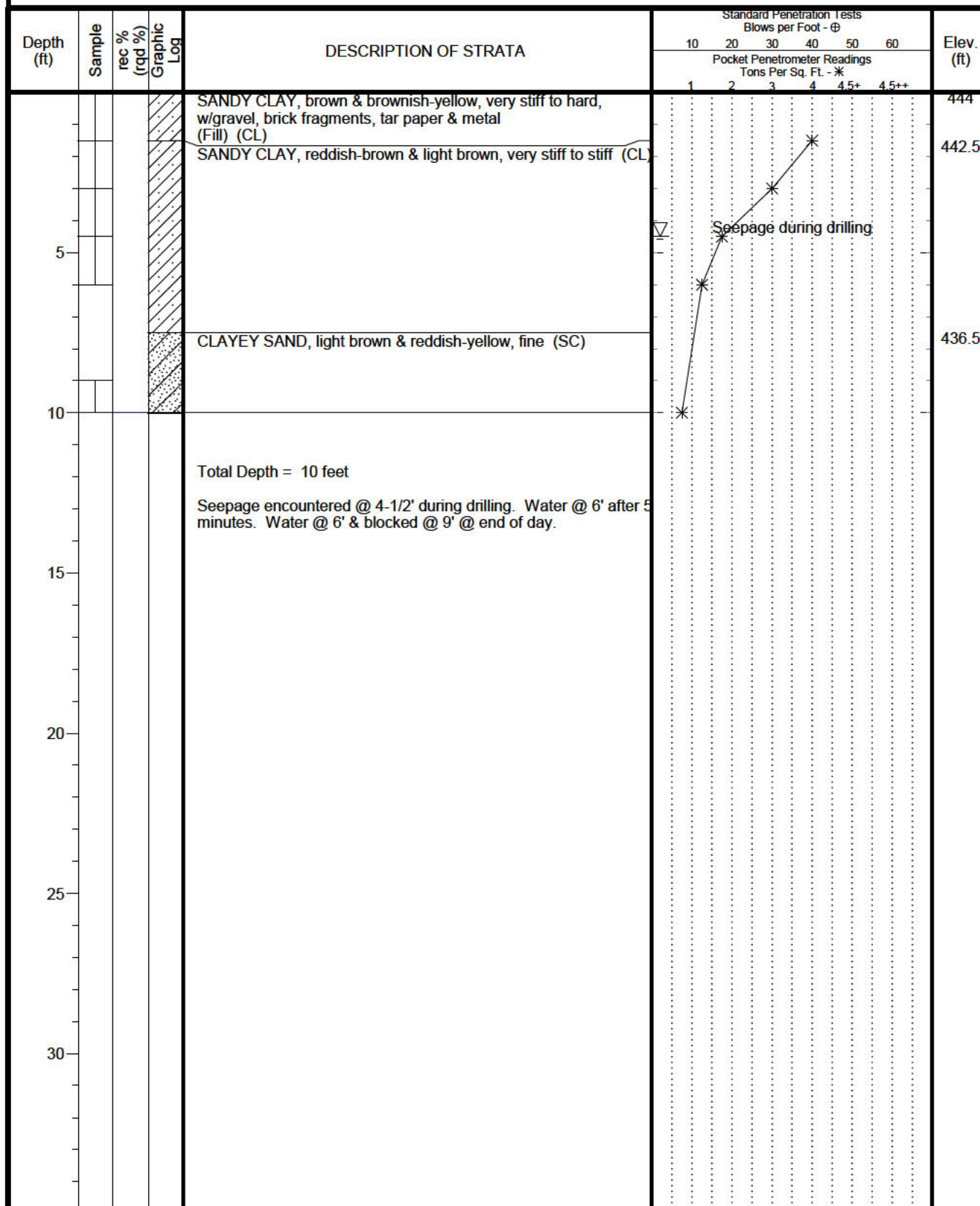
GEOTECHNICAL CONSULTANTS

Project Number : 23617

Oakdale III
Oakdale Road
Grand Prairie, Texas

Date Completed : 7/3/2024

Location: See Plate 1

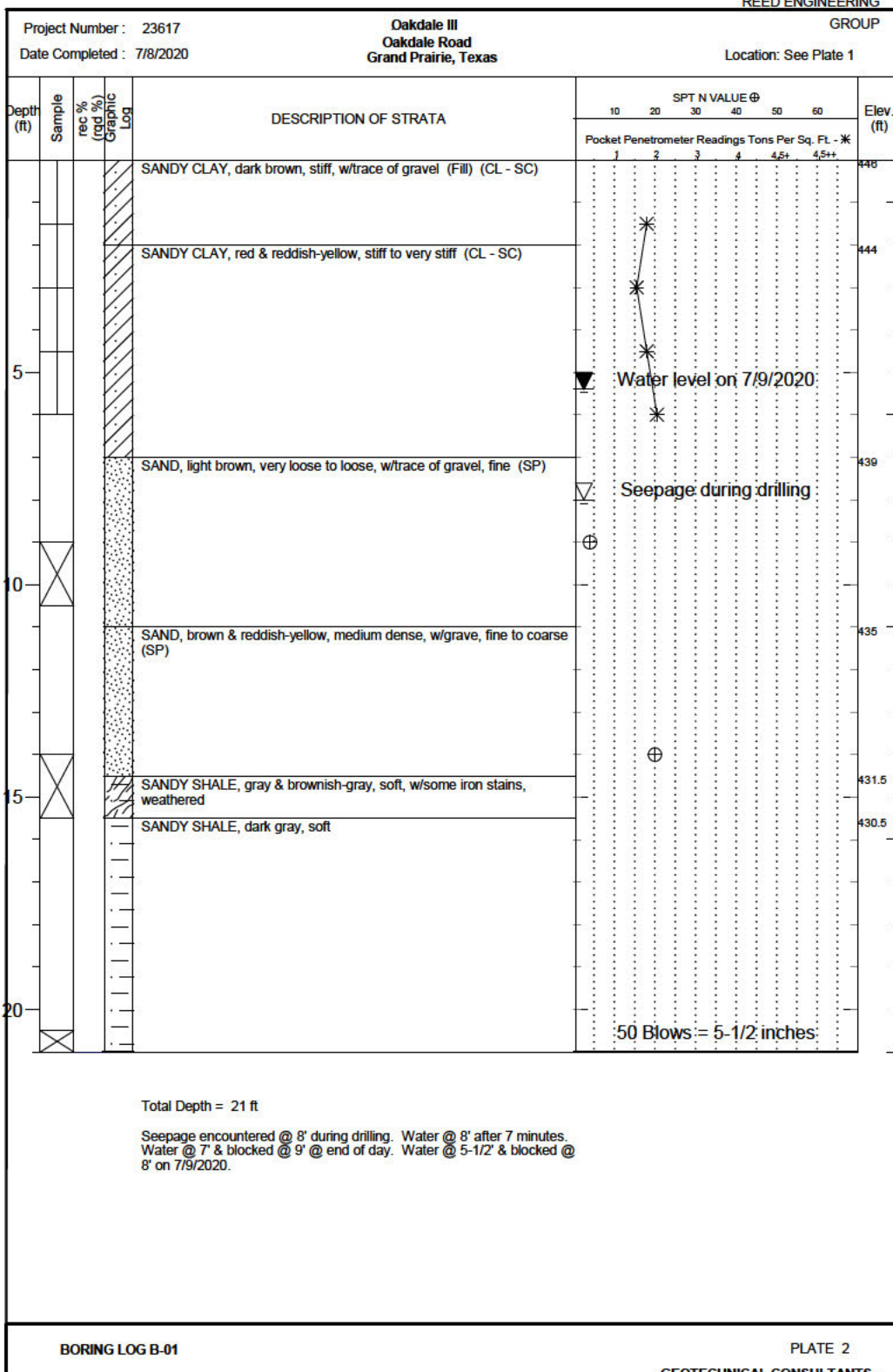


BORING LOG B-39

PLATE 37

GEOTECHNICAL CONSULTANTS

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- Fill
- Type of Fill
- Clay (CL) (LL<50)
- Clay (CH) (LL>50)
- SILT (ML) (LL<50)
- SILT (MH) (LL>50)
- CLAYEY SAND (SC)
- SILTY SAND (SM)
- SAND (SP-SW)
- CLAYEY GRAVEL (GRAVELLY CLAY)
- GRAVEL (GP-GW)
- (weathered) SHALE (unweathered)
- (weathered) LIMESTONE (unweathered)
- (weathered) SANDSTONE (unweathered)

UNDISTURBED
(Shelby Tube &
NX-Core)

STANDARD
PENETRATION
TEST

∇ = Water level at time of drilling.

DISTURBED

THD CONE
PENETROMETER
TEST

∇ = Subsequent water level and date.

KEYS TO SYMBOLS USED ON BORING LOGS

PLATE 38

GEOTECHNICAL CONSULTANTS

Page C.82, December 17, 2024

SOIL PROPERTIES

COHESIONLESS SOILS

SPT N-Values (blows / foot)	Relative Density
0 - 4	Very Loose
4 - 10	Loose
10 - 30	Medium Dense
30 - 50	Dense
50 +	Very Dense

COHESIVE SOILS

Pocket Penetrometer (T.S.F.)	Consistency
<0.25	Very Soft
0.25-0.50	Loose
0.50-1.00	Medium Stiff
1.00-2.00	Stiff
2.00-4.00	Very Stiff
4.00 +	Hard

ROCK PROPERTIES

HARDNESS

Very Soft	Can be dented with moderate finger pressure.
Soft	Can be scratched easily with fingernail.
Moderately Hard ...	Can be scratched easily with knife but not with fingernail.
Hard	Can be scratched with knife with some difficulty; can be broken by light to moderate hammer blow.
Very Hard	Cannot be scratched with knife; can be broken by repeated heavy hammer blows.

DIAGNOSTIC FEATURES

DEGREE OF WEATHERING

Slightly Weathered	Slight discoloration inwards from open fractures.
Weathered	Discoloration throughout; weaker minerals decomposed; strength somewhat less than fresh rock; structure preserved.
Severely Weathered	Most minerals somewhat decomposes; much softer than fresh rock; texture becoming indistinct but fabric and structure preserved.
Completely Weathered ...	Minerals decomposes to soil; rock fabric and structure destroyed (residual soil).

DIAGNOSTIC FEATURES

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS**

Summary of Classification and Index Property Tests

<u>Boring No.</u>	<u>Depth (feet)</u>	<u>Moisture Content (%)</u>	<u>Liquid Limit (%)</u>	<u>Plastic Limit (%)</u>	<u>Plasticity Index (PI)</u>	<u>Percent Passing No. 200 Sieve</u>
B-1	1.5 - 3.0	17.0	--	--	--	--
	3.0 - 4.5	16.9	30	13	17	63
	4.5 - 6.0	16.8	--	--	--	--
B-2	1.5 - 3.0	10.4	30	13	17	38
B-3	1.5 - 3.0	17.2	--	--	--	--
	3.0 - 4.5	12.5	39	13	26	55
	4.5 - 6.0	13.0	--	--	--	--
B-5	1.5 - 3.0	33.0	--	--	--	--
	3.0 - 4.5	17.3	--	--	--	--
	4.5 - 6.0	18.7	43	17	26	48
B-6	1.5 - 3.0	15.6	46	15	31	43
B-8	1.5 - 3.0	14.6	--	--	--	--
	3.0 - 4.5	14.9	29	13	16	47
	4.5 - 6.0	15.2	--	--	--	38
	9.0 - 10.0	16.7	--	--	--	39
B-9	1.5 - 3.0	15.0	31	11	20	--
	6.0 - 7.5	19.5	--	--	--	48
B-10	1.5 - 3.0	10.5	--	--	--	31
	3.0 - 4.5	15.8	23	14	9	38
	4.5 - 6.0	19.5	--	--	--	--

SUMMARY OF LABORATORY TEST RESULTS

PLATE 40

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS
(Continued)**

Summary of Classification and Index Property Tests

<u>Boring No.</u>	<u>Depth (feet)</u>	<u>Moisture Content (%)</u>	<u>Liquid Limit (%)</u>	<u>Plastic Limit (%)</u>	<u>Plasticity Index (PI)</u>	<u>Percent Passing No. 200 Sieve</u>
B-11	1.5 - 3.0	27.1	73	20	53	--
	3.0 - 4.5	11.0	20	12	8	35
	4.5 - 6.0	10.0	--	--	--	34
B-12	1.5 - 3.0	10.4	--	--	--	36
	3.0 - 4.5	11.7	--	--	--	--
	9.0 - 10.0	18.9	--	--	--	46
B-13	3.0 - 4.5	14.6	--	--	--	48
	4.5 - 6.0	15.8	--	--	--	--
	9.0 - 10.0	18.7	--	--	--	--

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS**

Summary of Classification and Index Property Tests

<u>Boring No.</u>	<u>Depth (feet)</u>	<u>Moisture Content (%)</u>	<u>Liquid Limit (%)</u>	<u>Plastic Limit (%)</u>	<u>Plasticity Index (PI)</u>	<u>Percent Passing No. 200 Sieve</u>	<u>Percent Passing No. 4 Sieve</u>
B-15	1.5 - 3.0	18.5	--	--	--	--	--
	3.0 - 4.5	18.6	23	18	5	41	--
	4.5 - 6.0	26.0	--	--	--	--	--
B-16	0.0 - 1.5	9.5	31	12	19	38	--
	1.5 - 3.0	14.1	--	--	--	--	--
	9.0 - 10.0	15.6	26	13	13	35	--
B-17	1.5 - 3.0	14.5	--	--	--	--	--
	3.0 - 4.5	14.9	25	12	13	--	--
	4.5 - 6.0	33.2	--	--	--	--	--
	9.0 - 10.0	20.0	24	15	9	37	--
B-18	1.5 - 3.0	14.4	--	--	--	--	--
	3.0 - 4.5	16.2	37	15	22	52	--
	4.5 - 6.0	15.9	--	--	--	--	--
	9.0 - 10.0	19.1	--	--	--	--	--
B-19	1.5 - 3.0	8.2	--	--	--	48	--
	3.0 - 4.5	15.2	--	--	--	--	--
	4.5 - 6.0	15.8	39	14	25	--	--
	9.0 - 10.0	18.9	--	--	--	58	--
B-20	1.5 - 3.0	9.4	--	--	--	--	--
	4.5 - 6.0	15.9	--	--	--	36	--
	9.0 - 10.0	20.6	37	14	23	--	--
B-21	1.5 - 3.0	10.0	--	--	--	--	--
	3.0 - 4.5	19.1	--	--	--	23	--
	4.5 - 6.0	20.9	--	--	--	--	--
	14.0 - 15.0	25.3	--	--	--	59	--

SUMMARY OF LABORATORY TEST RESULTS

PLATE 42

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS
(Continued)**

Summary of Classification and Index Property Tests

<u>Boring No.</u>	<u>Depth (feet)</u>	<u>Moisture Content (%)</u>	<u>Liquid Limit (%)</u>	<u>Plastic Limit (%)</u>	<u>Plasticity Index (PI)</u>	<u>Percent Passing No. 200 Sieve</u>	<u>Percent Passing No. 4 Sieve</u>
B-22	0.0 - 1.5	16.6	--	--	--	--	--
	3.0 - 4.5	15.3	24	13	11	43	--
	9.0 - 10.0	17.4	--	--	--	41	91
	14.0 - 15.0	18.7	--	--	--	--	--
B-23	1.5 - 3.0	16.8	26	14	12	53	--
	3.0 - 4.5	14.7	--	--	--	--	--
	4.5 - 6.0	17.1	--	--	--	35	--
	9.0 - 10.0	20.1	--	--	--	--	--
	14.0 - 15.0	19.8	--	--	--	--	--
B-24	1.5 - 3.0	15.8	--	--	--	--	--
	3.0 - 4.5	18.4	--	--	--	--	--
	4.5 - 6.0	17.0	19	14	5	47	--
	9.0 - 10.0	18.8	--	--	--	--	--
B-25	1.5 - 3.0	25.4	--	--	--	--	--
	3.0 - 4.5	31.0	67	22	45	--	--
	4.5 - 6.0	14.8	--	--	--	--	--
	9.0 - 10.0	15.7	26	12	14	54	--
	14.0 - 15.0	20.8	--	--	--	48	--
B-26	1.5 - 3.0	10.6	--	--	--	--	--
	3.0 - 4.5	18.2	28	15	13	49	--
	4.5 - 6.0	17.5	--	--	--	38	--
	9.0 - 10.0	19.9	--	--	--	--	--
B-27	1.5 - 3.0	15.3	28	13	15	54	--
	3.0 - 4.5	17.8	--	--	--	--	--
	4.5 - 6.0	20.3	--	--	--	53	--
	9.0 - 10.0	15.9	--	--	--	--	--

SUMMARY OF LABORATORY TEST RESULTS

PLATE 43

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS
(Continued)**

Summary of Classification and Index Property Tests

<u>Boring No.</u>	<u>Depth (feet)</u>	<u>Moisture Content (%)</u>	<u>Liquid Limit (%)</u>	<u>Plastic Limit (%)</u>	<u>Plasticity Index (PI)</u>	<u>Percent Passing No. 200 Sieve</u>	<u>Percent Passing No. 4 Sieve</u>
B-28	1.5 - 3.0	8.2	--	--	--	--	--
	3.0 - 4.5	19.6	--	--	--	--	--
B-29	1.5 - 3.0	8.8	--	--	--	--	--
	3.0 - 4.5	10.3	14	13	1	--	--
	4.5 - 6.0	10.3	--	--	--	--	--
	9.0 - 10.0	19.3	27	18	9	--	--
	14.0 - 15.0	9.4	--	--	--	18	--
B-30	1.5 - 3.0	27.9	--	--	--	--	--
	3.0 - 4.5	13.0	--	--	--	--	--
	4.5 - 6.0	19.5	--	--	--	--	--
	9.0 - 10.0	14.9	36	17	19	47	--
	14.0 - 15.0	18.6	--	--	--	--	--
	19.0 - 20.0	16.1	--	--	--	--	--
B-31	1.5 - 3.0	8.4	--	--	--	--	--
	3.0 - 4.5	10.9	--	--	--	--	--
	4.5 - 6.0	16.4	38	15	23	--	--
	9.0 - 10.0	20.0	--	--	--	--	--
	14.0 - 15.0	13.4	--	--	--	25	--
B-34	1.5 - 3.0	16.9	--	--	--	--	--
	3.0 - 4.5	15.6	--	--	--	32	--
	9.0 - 10.0	19.1	18	13	5	--	--
B-35	1.5 - 3.0	14.7	--	--	--	--	--
	3.0 - 4.5	22.5	--	--	--	--	--
	4.5 - 6.0	16.5	--	--	--	15	--
	9.0 - 10.0	12.5	--	--	--	--	--

SUMMARY OF LABORATORY TEST RESULTS

PLATE 44

**GEOTECHNICAL INVESTIGATION
OAKDALE III
OAKDALE ROAD
GRAND PRAIRIE, TEXAS
(Continued)**

Summary of Classification and Index Property Tests

<u>Boring No.</u>	<u>Depth (feet)</u>	<u>Moisture Content (%)</u>	<u>Liquid Limit (%)</u>	<u>Plastic Limit (%)</u>	<u>Plasticity Index (PI)</u>	<u>Percent Passing No. 200 Sieve</u>	<u>Percent Passing No. 4 Sieve</u>
B-36	1.5 - 3.0	20.7	--	--	--	--	--
	3.0 - 4.5	24.3	--	--	--	--	--
	4.5 - 6.0	23.4	66	21	45	71	--
	9.0 - 10.0	21.6	--	--	--	--	--
B-37	1.5 - 3.0	14.9	--	--	--	--	--
	3.0 - 4.5	16.6	64	23	41	40	--
	4.5 - 6.0	21.9	--	--	--	--	--
	9.0 - 10.0	15.7	--	--	--	--	--
B-38	1.5 - 3.0	13.8	--	--	--	--	--
	3.0 - 4.5	16.1	21	16	5	39	--
	4.5 - 6.0	17.3	--	--	--	--	--
	9.0 - 10.0	18.8	--	--	--	41	--
B-39	1.5 - 3.0	16.5	--	--	--	--	--
	3.0 - 4.5	17.1	--	--	--	--	--
	4.5 - 6.0	18.2	26	17	9	--	--
	9.0 - 10.0	17.4	--	--	--	40	--



NOT TO SCALE:

2013 AERIAL PHOTOGRAPH (APRIL 2013)

PLATE 46



NOT TO SCALE:

APPENDIX D

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APPENDIX E

Certificate of Incorporation



Office of the Secretary of State

April 09, 2021

Attn: CT CORPORATION SYSTEM

CT Corporation System
701 Brazos Street, Ste. 720
Austin, TX 78701 USA

RE: Oakdale Industrial III, L.L.C.
File Number: 804013358

It has been our pleasure to file the application for registration and issue the enclosed certificate of filing evidencing the authority of the foreign limited liability company (llc) to transact business in Texas.

Unless exempted, the foreign entity is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the foreign entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>.

The registered foreign entity is not required to file annual reports with the Secretary of State. An application for amended registration must be filed with the Secretary of State if the foreign entity changes its name, changes the purposes to be pursued in Texas, or changes the assumed name it elected to use on its application for registration. It is important for the foreign entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the revocation of the entity's registration by the Secretary of State.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

CERTIFICATE OF FILING OF

Oakdale Industrial III, L.L.C.
File Number: 804013358

The undersigned, as Secretary of State of Texas, hereby certifies that an Application for Registration for the above named Foreign Limited Liability Company (LLC) to transact business in this State has been received in this office and has been found to conform to the applicable provisions of law.

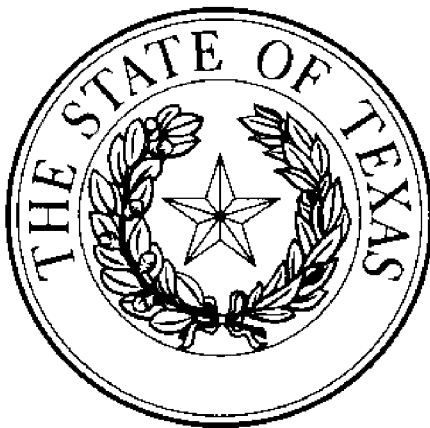
ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the authority of the entity to transact business in this State from and after the effective date shown below for the purpose or purposes set forth in the application under the name of

Oakdale Industrial III, L.L.C.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 04/06/2021

Effective: 04/06/2021



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State

Form 304
(Revised 05/11)

Submit in duplicate to:
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 512 463-5555
 FAX: 512/463-5709
Filing Fee: \$750



**Application for
 Registration
 of a Foreign Limited
 Liability Company**

This space reserved for office use.

1. The entity is a foreign limited liability company. The name of the entity is:

Oakdale Industrial III, L.L.C.

Provide the full legal name of the entity as stated in the entity's formation document in its jurisdiction of formation.

2A. The name of the entity in its jurisdiction of formation does not contain the word "limited liability company" or "limited company" (or an abbreviation thereof). The name of the entity with the word or abbreviation that it elects to add for use in Texas is:

2B. The entity name is not available in Texas. The assumed name under which the entity will qualify and transact business in Texas is:

The assumed name must include an acceptable organizational identifier or an accepted abbreviation of one of these terms.

3. Its federal employer identification number is: _____

☒ Federal employer identification number information is not available at this time.

4. It is organized under the laws of: (set forth state or foreign country) Delaware

and the date of its formation in that jurisdiction is: 04/05/2021

mm/dd/yyyy

5. As of the date of filing, the undersigned certifies that the foreign limited liability company currently exists as a valid limited liability company under the laws of the jurisdiction of its formation.

6. The purpose or purposes of the limited liability company that it proposes to pursue in the transaction of business in Texas are set forth below.

Real Estate Development

The entity also certifies that it is authorized to pursue such stated purpose or purposes in the state or country under which it is organized.

7. The date on which the foreign entity intends to transact business in Texas, or the date on which the foreign entity first transacted business in Texas is: 04/05/2021

mm/dd/yyyy

Late fees may apply (see instructions).

8. The principal office address of the limited liability company is:

3819 Maple Avenue	Dallas	TX	USA	75219
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip/Postal Code</i>

Complete item 9A or 9B, but not both. Complete item 9C.

☒ 9A. The registered agent is an organization (cannot be entity named above) by the name of:

C T Corporation System

OR

☐ 9B. The registered agent is an individual resident of the state whose name is:

First Name	M.I.	Last Name	Suffix
------------	------	-----------	--------

9C. The business address of the registered agent and the registered office address is:

1999 Bryan St. Suite 900	Dallas	TX	75201-3136
Street Address	City	State	Zip Code

10. The entity hereby appoints the Secretary of State of Texas as its agent for service of process under the circumstances set forth in section 5.251 of the Texas Business Organizations Code.

11. The name and address of each governing person is:

NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
First Name	M.I.	Last Name	Suffix	
OR				
IF ORGANIZATION				
CHI LTH GP, L.L.C., a Delaware limited liability company, its manager				
Organization Name				
3819 Maple Avenue	Dallas	TX	USA	75219
Street or Mailing Address	City	State	Country	Zip Code

NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
First Name	M.I.	Last Name	Suffix	
OR				
IF ORGANIZATION				
Organization Name				
Street or Mailing Address				
City				
State				
Country				
Zip Code				

NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
First Name	M.I.	Last Name	Suffix	
OR				
IF ORGANIZATION				
Organization Name				
Street or Mailing Address				
City				
State				
Country				
Zip Code				

Supplemental Provisions/Information

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing (Select either A, B, or C.)

A. ☒ This document becomes effective when the document is filed by the secretary of state.

B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____

C. ☐ This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: April 5, 2021

By: CHI LTH GP, L.L.C., a Delaware limited liability company, its manager



Signature of authorized person (see instructions)

Trevin Chae Studebaker, Assistant Secretary

Printed or typed name of authorized person.



APPENDIX F

Notice of Appointment

OAKDALE INDUSTRIAL III, L.L.C.

3819 Maple Avenue
Dallas, Texas 75219

Phone: 214-661-8341
Email: [REDACTED]

December 13, 2024

MC 124
Texas Commission on Environmental Quality
Municipal Solid Waste Permit Section
12100 Park 35 Circle
Austin, TX 78753

Re: Oakdale Industrial III
Municipal Solid Waste (MSW)
Development Permit Application

OAKDALE INDUSTRIAL III, L.L.C. is pleased to submit this Notice of Appointment as required by 30 TAC §330.957(f).

Notice of Appointment: The names of the Project Engineers for the Oakdale Industrial III tract who are acting for the benefit of OAKDALE INDUSTRIAL III, L.L.C. on the above referenced project are as follows:

Environmental: The Vertex Companies, LLC
Geotechnical: Reed Engineering Group, Ltd.
Civil Engineer: Halff Associates, Inc.
Structural Engineer: Hunt & Joiner, Inc.
Architect: Azimuth Architecture, Inc.

We trust this information is acceptable. Should you require additional information or have any questions regarding this report, please contact the undersigned at 214.661.8341.

Sincerely,

OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: Will Munding
Name: William G. Munding, III
Title: Vice President

APPENDIX G

Notification Letter(s)



December 17, 2024

Chief Robert Fite
City of Grand Prairie Fire Department
1525 Arkansas Lane
Grand Prairie, Texas 75052

Re: Notice of Coordination Development of Property
Oakdale Industrial III
375 and 355 East Oakdale Road
Grand Prairie, Dallas County, TX 75050

Dear Chief Fite:

A preliminary geotechnical investigation of the properties addressed as 375 and 355 East Oakdale Road in Grand Prairie (the site), indicated thin and discontinuous layers of municipal solid waste (MSW) in the soils underlying portions of the site. Out of an abundance of caution, the applicant is applying for a permit to develop the site in accordance with 30 Texas Administrative Code (TAC) Subchapter T §330.951 - §330.964.

Following guidance provided in both the Texas Health and Safety Code (THSC), Chapter 361, Subchapter R and 30 TAC Subchapter T §330.951 - §330.964, this letter serves as a notice of the following conditions.

The Vertex Companies, LLC is acting as Consultant to the Owner and Developer of the Property, Oakdale Industrial III, L.L.C., who is planning to improve the site with a proposed office/warehouse facility. As appropriate, the project development will be coordinated through your agency or organization. Furthermore, there are restrictions on the development and leasing of the Property per both the THSC Chapter 361 Subchapter R and 30 TAC Subchapter T §330.951 - §330.964.

As part of the process, a permit application will be submitted to the Texas Commission on Environmental Quality. A Notice of Opportunity to Request a Public Meeting will be published in The Dallas Morning News and Al Dia (as appropriate). The notice will provide both an electronic link to the application and a public location where a hardcopy of the application will be available for viewing. If needed, a public hearing will be held. The time and location of the public hearing will be sent to you if/when it is established.

Should you have questions or concerns about this project, please contact me at (214) 499-9234 or

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nick Cramer".

Nick Cramer, MS, CPSS, PG
Technical Expert – Due Diligence/Remediation

Texas Registered Geoscience Firm 50494;
Texas Registered Engineering Firm F-15099

THE VERTEX COMPANIES, LLC
3030 LBJ FREEWAY, SUITE 1620
DALLAS, TX 75234

214.499.9234 | VERTEXENG.COM

APPENDIX H

Floodplain Coordination



City of Grand Prairie Building
Inspections Department
300 W. Main St. Grand Prairie, Tx 75050

Permit

Permit NO.: FDP-20211203-0007

Permit Type: Floodplain

Work Classification: Floodplain Development

Permit Status: Issued

Issue Date: 07/22/2024

Expiration: 07/21/2025

Location Address

100 E OAKDALE RD, GPR, TX 75050

Parcel Number

65084804510170000

Contacts

Angela Davidson
4000 Fossil Creek Blvd, Fort Worth, TX 76137
(817)764-7457

Applicant

Description: FDP Extension_1

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
GP - Floodplain Development Permit	\$300.00
Application Fee	
Total:	\$300.00

Payments	Amt Paid
Total Fees	\$300.00
Credit Card	\$300.00
Amount Due:	\$0.00

Inspections:

Inspection Type

Floodplain Completion
Inspections

Insert a permit notice prefix in the report text bank, entry: Permit_Notice_Prefix

Issued By: Kamal Sapkota

July 22, 2024

Date

Permit_Signature_1

Date

Permit_Signature_2

Date
Page H.2, December 17, 2024

CITY OF GRAND PRAIRIE
FLOODPLAIN DEVELOPMENT PERMIT (FDP) APPLICATION – PART 3
(Unified Development Code (UDC) – Article 15)

2023

FLOODPLAIN DEVELOPMENT PERMIT AMENDMENT/EXTENSION REQUEST

Authorized Representative. Person authorized by the property owner who is knowledgeable of this project and is able to respond to questions concerning data provided in this application.

Property Owner Name: Oakdale Industrial III, LLC

Name of Owner's Authorized Representative: Bradley Cooper

Project Name: Oakdale Industrial III

Physical Address of Project:

101 E Oakdale Road, Grand Prairie, TX, 75050

Address of Authorized Representative: 2601 Meacham Blvd, Ste 600. Fort Worth, TX 76137

Telephone and e-mail of Owner: 214-661-8094 [REDACTED]

Telephone and e-mail of Authorized Representative: 817-764-7458 [REDACTED]

Explanation for Request: Construction is still ongoing



(Owner/Authorized Representative's Signature)

7/18/2024

(Date)

Floodplain Administrator Action/Findings

(To be completed by Floodplain Administrator) Extension Request Granted?

Yes ☒ No ☐

Period of Extension: From: 07/22/2024 To: 07/21/2025

Released By: Kamal Spakota

(Signature) (Printed Name)

Title: CFM Date: 07/22/2024

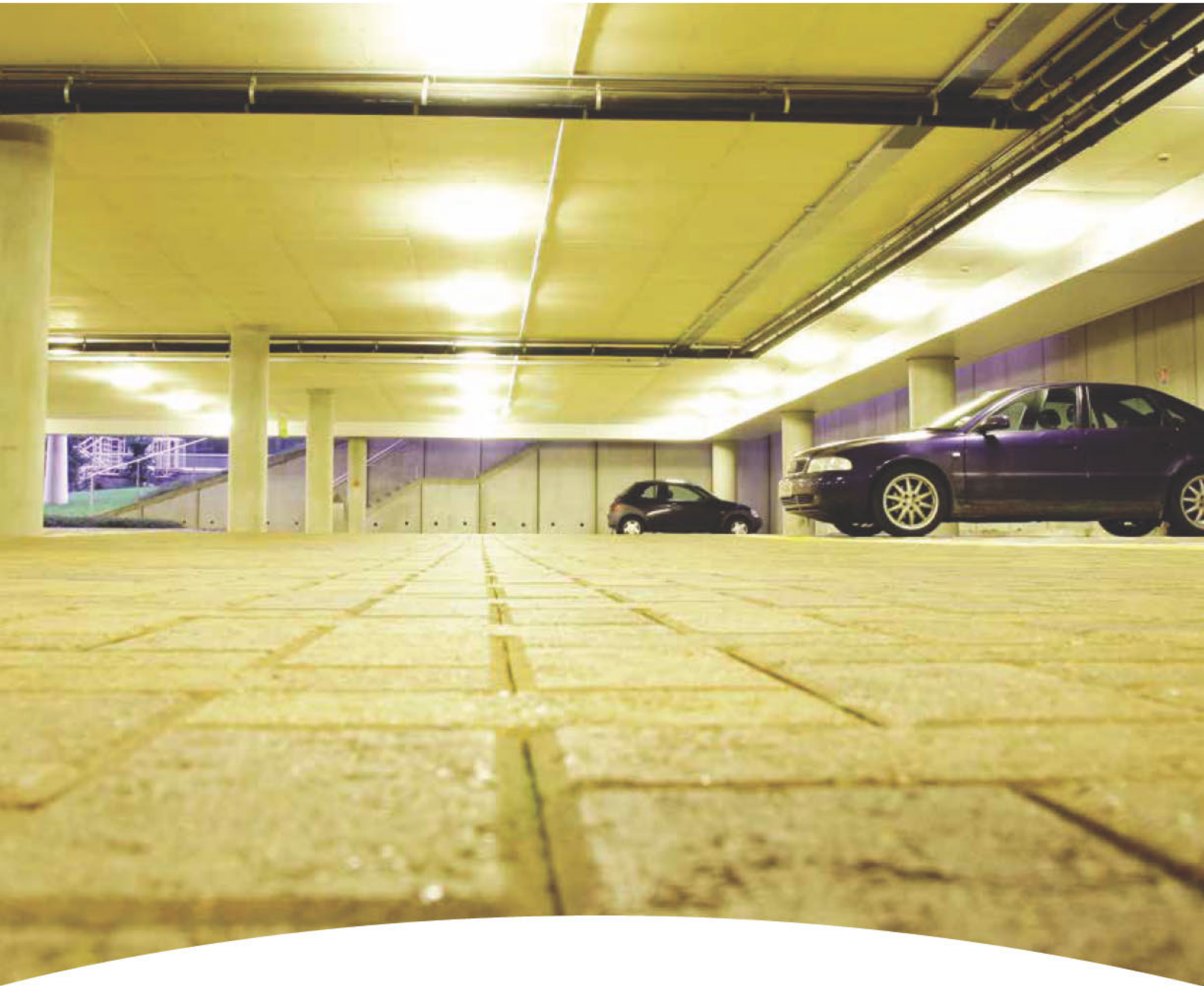
APPENDIX I

Manufacturer's Specifications

- **I.1: Honeywell 301C Gas Detection Network
Controller/Gas Monitor**

APPENDIX I.1

Honeywell 301C Gas Detection Network Controller/Gas Monitor



**Gas detection network controller
offering safety, energy efficiency,
and ease of installation**

The 301C Controller continuously monitors and controls toxic, combustible, and refrigerant gases as well as oxygen. Rely on the 301C for safety, energy efficiency, and easy installation of your gas detection network.

Using an addressable RS-485 communication protocol, the 301C uses daisy chain wiring to connect up to 96 transmitters in three loops. This simplifies installation, in turn lowering costs. The 301C's powerful zoning, voting, and averaging abilities significantly reduce operational and maintenance costs. And what's more, the newly updated 301C cuts commissioning time and hassle.

Flexible Logic Capabilities Reduce Operational Costs

Choose the 301C as the centerpiece for building a gas detection network compliant with the industry's most demanding safety and energy guidelines, such as California Title 24 Part 6. The 301C controller offers automatic sensor identification and unique zoning capabilities which permit the grouping of multiple sensor readings. Readings from transmitters in a given zone can be evaluated via averaging or voting. For example, voting can be used to activate fans only when one-third of the sensors in a zone report gas. This can avoid an excessive response to a single car idling. Time delays can be configured at the leading edge of a gas response (to prevent false alarms) or on the trailing edge (to reduce power cycling of a fan.) Outlier detection can be used to identify when a single sensor reading is higher than others. Responses can also be made conditional on time of day, day of week, or other external input. This flexibility can precisely match the needs of each installation, thus saving energy and extending equipment life.

User Friendly

- Zero maintenance
- Automatic quick self-test and warm-up
- Continuous alphanumeric display

Inexpensive, Reliable and Energy Efficient

- Low installation costs
- Allows for up to 126 zoning groups which can save energy and extend fan and relay life
- Manages up to 180 events with programmable latching alarms
- California Title 24 network option

Flexible Operation

- BACnet/IP available
- Interchangeable transmitters able to detect different gases
- Expands to handle up to 96 transmitters or relay modules
- Programmable time delays
- Integrated time clock enables scheduling of system operations

Safety Measures

- Full array of visual indicators and integrated 65dBA alarm levels
- Fully programmable relays (can be set as fail-safe or not)

Beneficial Options

- Available in a heavy duty industrial housing (model number 96D)
- Datalogging option



BACnet is a registered trademark of ASHRAE. ASHRAE does not endorse, approve or test products for compliance with ASHRAE standards. Compliance of listed products to the requirements of ASHRAE Standard 135 is the responsibility of BACnet International (BI). BTL is a registered trademark of BL.

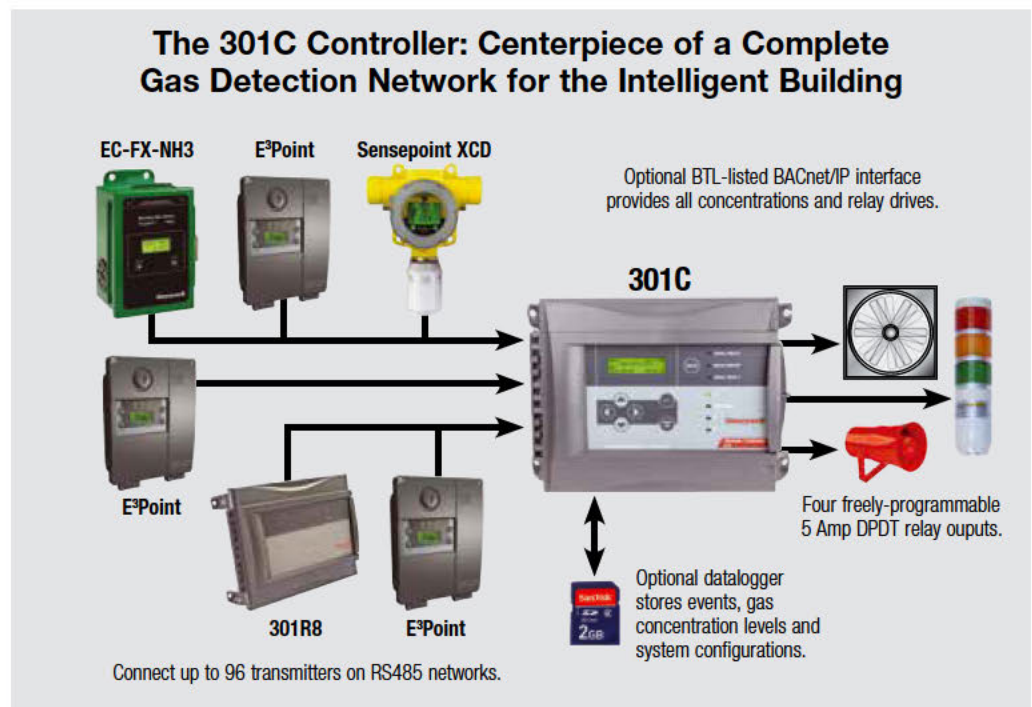
Find out more

www.honeywellanalytics.com

Contact Honeywell Analytics:

Honeywell Analytics Inc.
405 Barclay Blvd.
Lincolnshire, IL USA 60069
Tel: 847.955.8200
Toll free: 800.538.0363
Fax: 847.955.8210

www.honeywell.com



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DS01005_v7 7/15

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Page I.1.3, December 17, 2024



Make your operation run more intelligently to protect people, property and your bottom line

E³Point Toxic and Combustible Gas Monitor



Flexible Operation

- Comes in standalone, standalone with remote (dual gas mode) or network versions
- Connects to analog or digital systems
- Works with virtually any BAS including BACnet, Modbus
- Wall or duct mount
- Factory-calibrated cartridges

Cost Effective

- Saves energy through Demand Control Ventilation (DCV)
- Simplifies installation/maintenance through plug-n-play sensor
- Remote sensor option provides dual gas monitoring (standalone version only)
- Optimizes BAS, fire, ventilation and other security systems

Versatile Communications

- Works through BAS to improve fault diagnostics and collect data on gas concentration levels, sensor condition, etc.
- Couple with 301C to log data and daisy-chain up to 96 E³Point units

Advanced Sensing Technology

- Detects CO, NO₂, O₂, H₂, H₂S, CH₄, C₃H₈
- Advanced electrochemical (for toxic gases) and catalytic bead (for combustible gases) sensor performance
- Uses patented Reflex[®] and smart cartridge technologies

Range of Accessories

- Factory-calibrated replacement cartridges
- Power transformer
- Vandal-resistant steel wire detector guards
- Tamper-proof screws
- Horns and strobes

Electrical Certifications

- US (ANSI/UL 61010-1)
- Canada (CSA C22.2 No. 61010-1)

* pending - call your sales rep for information

E³Point goes beyond protection to offer your building greater performance and productivity.



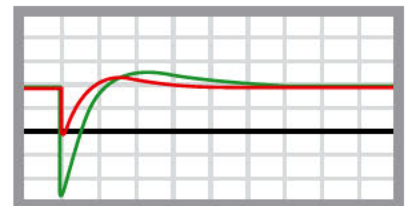
Plug-N-Play Ease

E³Point's plug-n-play sensor is factory calibrated and works out of the box. Upon installation, E³Point automatically configures for quick operation. You benefit from easier installation and maintenance, and greater adaptability to changing building and safety requirements.

Reflex[®] Keeps You Safer

Only Honeywell's patented Reflex[®] technology adds this extra degree of precision and diligence to sensor monitoring to make doubly sure you're safe. Reflex bounces electrical signals into the E³Point electrochemical sensor cell at regular intervals, a form of electronic bump testing and continuous monitoring of cell response.

Oscilloscope graph shows cell responding to Reflex pulse, indicating sensor condition.



GREEN shows optimal sensor condition (dynamic responsiveness to gas).

RED shows degraded sensor condition (indicating cell dry-out or failure).

Efficient Operations + Energy Savings + Economical Value = E³Point

Smart sensor design, extreme temperature range, etc. optimize building performance

On-demand ventilation controls energy use

Reduces cost of installation, operation and maintenance

Flexible Applications



E³Point integrates easily with your building's analog or digital infrastructure as a standalone unit or network addressable device. Here are four installation examples to make E³Point work for you.

E³Point Standalone Single-Sensor Operation

A low-cost application for buildings with minimal gas monitoring requirements typical of a small facility. Offers easy installation, commissioning and operation. Two on-board relays can activate fan or strobe.



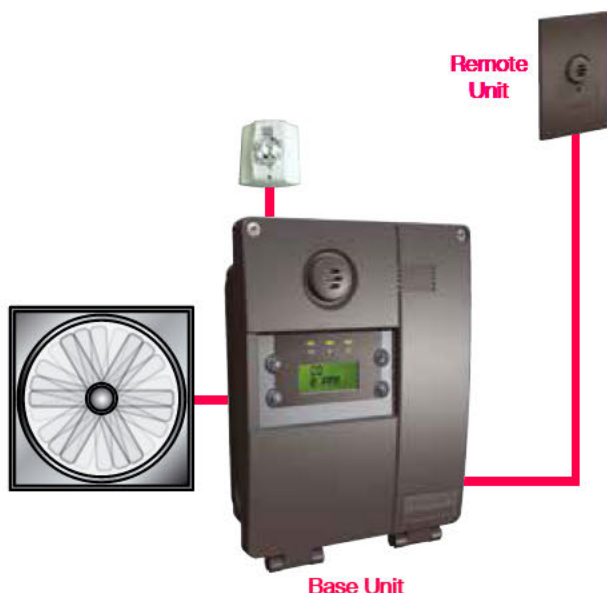
E³Point/Modbus Configuration



Supports Modbus protocol to daisy-chain E³Point detectors, providing up to 96 points of monitoring on a serial bus. Excellent option for controller-based (VA301C) installations common in larger applications. A relay output is provided as an option for activating ventilation directly (e.g. when fan is located in close proximity to detector).

E³Point Standalone Dual-Gas Sensor Operation

Economical application adds option of a second (remote) sensor for dual gas monitoring. Two on-board relays can activate ventilation or strobes.

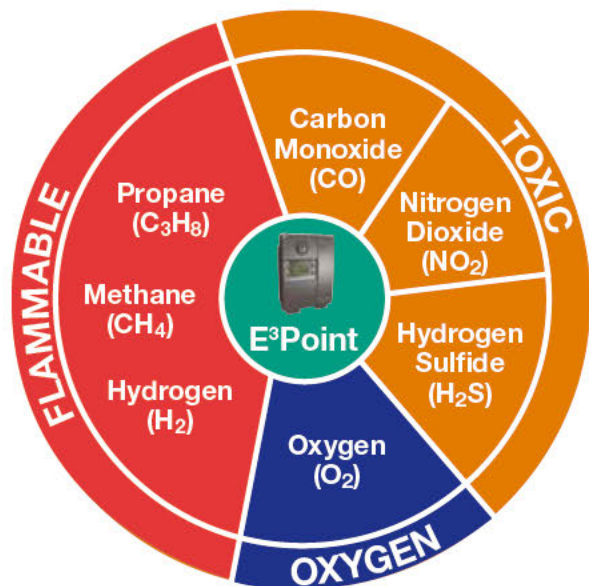


E³Point/BACnet IP Configuration



E³Point outputs directly to BACnet or other BAS. Alarms, strobes and horns are activated through BAS with link to DVC/HVAC controls. This system design supports new and retrofit installations for large buildings, and can couple with a controller to effectively integrate wired system components. A relay output is provided as an option for activating ventilation directly (e.g. when fan is located in close proximity to detector).

Dual-Gas Detection In Many Combinations



E³Point's standalone, dual-gas configuration monitors two gases simultaneously and cost effectively, in any of the following combinations: **toxic-toxic**, **toxic-combustible**, **oxygen-toxic**, or **oxygen-combustible**.

Find out more

www.honeywellanalytics.com





Contact Honeywell Analytics:

Honeywell Analytics, Inc.
4005 Matte Blvd., Unit G
Brossard, QC, Canada
J4Y 2P4
Tel: 450.619.2450
Toll-free: 800.563.2967
Fax: 888.967.9938

Technical Services

www.honeywell.com

E³Point Expands the Range of Gas Detection to Serve Practically All Building Areas, Including Outbuildings

	Building Environment	Gases Present (Detected by E³Point)
	Parking Structure	CO, NO ₂ , C ₃ H ₈
	Loading Dock	CO, NO ₂ , C ₃ H ₈ , H ₂
	Transport Terminal	CO, NO ₂ , C ₃ H ₈ , CH ₄
	Golf Cart Maintenance/ Battery Charging Area	CO, NO ₂ , CH ₄ , O ₂ , H ₂
	Maintenance Garage	CO, NO ₂ , C ₃ H ₈ , O ₂ , H ₂ S, H ₂
	Hospital/Ambulance Bay	CO, NO ₂ , C ₃ H ₈ , O ₂
	Fire/Police Station	CO, NO ₂ , C ₃ H ₈ , O ₂ , H ₂ , H ₂ S
	Boiler Room	CO, CH ₄ , C ₃ H ₈
	Battery Charging Rooms & Hydrogen Tanks	H ₂
	Commercial Kitchen	C ₃ H ₈ , CO, CH ₄
	Indoor Stadium/Arena	CH ₄ , CO, C ₃ H ₈

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E³Point[®] SPECIFICATIONS

Toxic and Combustible Gas Detector Standalone Platform (Single or Dual-Gas Monitoring)



General Specifications

Uses	Wall or duct-mounted gas detector for monitoring carbon monoxide (CO), nitrogen dioxide (NO ₂), oxygen (O ₂), methane (CH ₄), hydrogen (H ₂), hydrogen sulphide (H ₂ S), and propane (C ₃ H ₈), installed as a standalone device with single-gas or dual-gas monitoring.
Size	20.56 x 14.90 x 6.72cm (8.09 x 5.87 x 2.65") (H x W x D); Remote Sensor: 3.5 x 4.5 x 6.5 cm (1.36 x 1.75 x 2.56")
Power Requirement	24 Vac nominal (17-27Vac), 50/60 Hz, 0.35 A; 24Vdc nominal (20-38Vdc); with remote sensor: 7 W max.
Optional Main AC Input	120Vac nominal, ± 10% (with on-board transformer)
Relay Output	2 DPDT relays, 5A @ 250Vac; 5A @ 30Vdc
Communications	4-20mA
Operating Environment	Commercial, Indoor, Extreme Temperature Environments
Operating Temperature	H ₂ S, NO ₂ , O ₂ , CH ₄ , H ₂ , C ₃ H ₈ : -40 to 50°C (-40 to 122°F) CO: -20 to 50°C (-4 to 122°F)
Sensor Type	Electrochemical cell (CO, NO ₂ , H ₂ S, O ₂) catalytic (CH ₄ , H ₂ , C ₃ H ₈)
Response Time	T90 < 50 seconds With ECLAB T90 < 240 seconds
Display	8 character, 2 line backlit LCD
Visual Indicators	Green LED: Power Amber LED 1: Alarm/Fault Amber LED 2: Alarm/Fault
Audible Alarm	>85 dBA at 3 m (10 ft)
Accuracy	± 3% of full scale @ 25°C

Detection Ranges and Alarm Levels

Gas	Resolution	Range	Alarm A	Alarm B	Alarm C
CO (Carbon monoxide)	1 ppm	0-250 ppm	25 ppm	100 ppm	225 ppm
H ₂ S (Hydrogen sulfide)	0.1 ppm	0-50 ppm	10 ppm	15 ppm	20 ppm
NO ₂ (Nitrogen dioxide)	0.1 ppm	0-10 ppm	0.7 ppm	2 ppm	9 ppm
O ₂ (Oxygen)	0.1% vol.	0-25% vol.	19.5% vol.	22% vol.	22.5% vol.
H ₂ (Hydrogen)	0.5% LEL	0-100% LEL	25% LEL	50% LEL	90% LEL
CH ₄ (Methane)	0.5% LEL	0-100% LEL	25% LEL	50% LEL	90% LEL
C ₃ H ₈ (Propane)	0.5% LEL	0-100% LEL	25% LEL	50% LEL	90% LEL

Enclosure

Polycarbonate

Certification

CSA C22.2 No. 61010-1, UL 61010-1, FCC part 15; ICES-003 issue 4; ISO 9001-2008

Find out more

www.honeywellanalytics.com

Toll free: 1 800 563 2967

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301C SPECIFICATIONS

Controller



General Specification

Use	Controller for centralized gas detection monitoring with real-time gas reading, selective alarm activation and low cost installation
Power Requirement	17-27 VAC, 24-38 VDC, 500mA
Size	11 (W) x 8 (H) x 2.8 (D) in. (28 x 20.3 x 7 cm)
Weight	2.4 lbs. (1.1 kg)
Network Capacity	Three RS-485 channels for up to 96 transmitter inputs
Digital Communication	Optional BACnet/IP interface, BTL listed as a smart sensor
Communication Line Lengths	Up to 2,000 ft. (609 m) per channel T-Tap: 65 ft. (20 m), maximum per T-Tap 130 ft. (40 m), maximum for all T-Tap combined
Relay Output	5 A, 30 VDC or 250 VAC (resistive load)
Alarm Levels	Four fully programmable alarm levels
Time Delays	0, 30 sec, 45 sec, 1-99 minutes before and after alarm
Outputs	4 DPDT relays (alarms and/or fault); 65dBA buzzer
Events	Flexible programming that can include: alarms, gas concentrations, faults, real time clock, voting, optional outlier detection, and time since calibration
Display	Large 122 x 32 dot matrix display
Operating Humidity Range	0 to 95% RH (non-condensing)
Operating Temperature Range	-4° to 122°F (-20° to 50°C)
Security	Password protection for tamper resistance
Zoning	Up to 126 programmable zones
Optional Memory	2GB removable SD Card for configuration, readings, and events
Ratings and Certification	
Certified to	For USA: Safety Requirements for Electrical Equipment for Measurement, Control and Laboratory Use - Part 1: General Requirements (ANSI/UL 61010-1, 2nd Edition, Dated July 12, 2004 Including Revisions Through October 28, 2008) For Canada: Safety Requirements for Electrical Equipment for Measurement, Control and Laboratory Use - Part 1: General Requirements (CAN/CSA C22.2 No. 61010-1:04, 2nd Edition, Dated July 12, 2004 Including General Instruction 1 – October 2008 (Reaffirmed 2009))
Certified by	Intertek
Designed to comply with	IEC 61010-1:2010 (Third Edition) California Title 24, Part 6, and associated administrative regulations In Part 1

Find out more

www.honeywellanalytics.com

Toll free: 1 800 563 2967

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SS01005_v3 7/15
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LED Definitions

The controller is equipped with 7 LEDs that provide a status for each function related to that indicator:

- | | |
|----------|---|
| Alarm A: | A blinking red light indicates that an event has been activated. A constant red light indicates that one or more transmitters has reached Alarm A or Alarm 1. |
| Alarm B | When the red indicator is on, one or more transmitters has reached Alarm B or Alarm 2. |
| Alarm C | When the red indicator is on, one or more transmitters has reached Alarm C. |
| Power: | Green indicates that the unit is powered up and functional |
| Fault: | When the amber LED is on, it indicates a fault (i.e. a communication, maintenance or device problem) |
| Tx: | When the amber LED is blinking, it indicates that the controller is <i>sending</i> information or requests on the communication channel. |
| Rx: | When the green LED is blinking, it indicates that the controller is <i>receiving</i> information. |

Each of these functions is linked to parameters programmed in the control unit, which we will discuss in the following section.

System Operation

The system operates in four different modes that allow it to use, analyze, debug, and simulate the actions that the system can perform. These modes are: Normal, Single Tx, Debug and Simulate. The default system operation mode is Normal. The other modes are available through the Tests menu (option 8 from the Main Menu).

Note: *Systems services may be disrupted by some menu operations. Specifically, viewing the “events” dialogue may inhibit event operation.*

Using the Programming Menus

The programming menus provide a series of options that let you customize your gas detection system. Press the enter key to access the programming menus. If no buttons are pressed for 2 minutes, the unit exits programming mode to normal operation.



CAUTION: Only qualified, knowledgeable personnel should use the programming functions of this unit. Factory settings conform to specific standards. See [Specifications](#). Any changes made to Alarm Levels may affect manufacturer's stated standards compliance.

Main Menu Options

Each menu option provides access to further sub-menus. Consult the following pages of this manual for menu use instructions.

Menu Option	Description
Password	Protects programming menus from unauthorized access.
Display	Provides a choice of discrete display.
Relay	Defines whether the relays will be latched, failsafe or activated.
Buzzer	Provides a choice between activated or silenced.
Alarm	Allows configuration of various alarm levels .
Restore	Restores the device's factory configured calibration settings.
Temp	Sets the maximum temperature level.
SetZero	Sets the sensor zero.
SetSpan	Calibrates the sensor span.
TestMode	Simulates events for testing purposes without affecting the sensor readings. Used during installation.
Memory	Reserved for authorized Honeywell Analytics technicians only.
Quit?	Exits the programming menus and returns the device to normal operation mode.

Specifications

General Technical Specifications

Input power:	24 VAC nominal, 17-27 VAC, 50/60 Hz, 0.35 A 24 VDC nominal, 20-38 VDC
Optional main AC input power:	120 Vac nominal, $\pm 10\%$ (with on-board transformer) @ 0.35 A
Relay output :	2 DPDT relays, 5A @ 250 VAC
Operating environment:	Commercial, indoor
Operating temperature range:	H ₂ S, NO ₂ , O ₂ , Comb.: -40 to 50°C (-40 to 122°F) CO: -20 to 50°C (-4°F to 122°F) Available option CO: -40 to 50°C (-40 to 122°F)
Operating humidity range:	15 to 90% RH non-condensing
Resolution:	CO = 1 ppm O₂ = 0.1% Vol. H ₂ S = 0.1 ppm, NO ₂ = 0.1 ppm CH ₄ , H ₂ , C ₃ H ₈ = 0.1% LEL
Operating altitude:	Maximum 2000m (6562 ft)
Audible alarm:	>85 dB at 3 m (10 ft)
Display:	8 character, 2 line LCD
Visual Indicators:	Green LED: Power Amber LED 1: Alarm/Fault Amber LED 2: Alarm/Fault
Enclosure:	Polycarbonate
Dimensions (H x W x D):	20.56 x 14.90 x 6.72 cm (8.09 x 5.87 x 2.65 in.)
Baud rate:	9600 (with 301C controller)
Certifications:	CSA C22.2 No. 61010-1, UL61010

Specifications

E³Point Detection Specifications

Sensor Type	Gas	Range	Detection unit	Alarm A Level	Alarm A Hysteresis
Electrochemical	CO	0/250	ppm	25	-5
Electrochemical	O ₂	0/25	%	19.5	0.5
Electrochemical	H ₂ S	0/50	ppm	10.0	-1.0
Electrochemical	NO ₂	0/10	ppm	0.7	-0.1
Catalytic combustion	(CH ₄)	0/100 (5.0% v/v)	% LEL	25.0	-5.0
Catalytic combustion	(H ₂)	0/100 (4.0% v/v)	% LEL	25.0	-5.0
Catalytic combustion	(C ₃ H ₈)	0/100 (2.1% v/v)	% LEL	25.0	-5.0
LEL values in accordance to IPCS					

Accuracy is the difference in means of 10 calibration measurements at mid-range and 10 measurements at mid-range, at 25 °C and 45% RH. This difference is presented as a calculated percent of full scale.

Alarm hysteresis allows the alarm level to be adjusted by the value shown. Example: Alarm Level A can be adjusted by a hysteresis of 5 such that the alarm level A can be set anywhere between 20% and 30% LEL.

Specifications

Gas	Alarm B Level	Alarm B Hysteresis	Alarm C Level	Alarm C Hysteresis	Accuracy at 25°	Display Resolution
CO	100	-20	225	-20	3%	1 ppm
O ₂	22.0	-0.5	22.5	-0.5	3%	0.1%
H ₂ S	15.0	-1.0	20.0	-5.0	3%	0.1 ppm
NO ₂	2.0	-1.0	9.0	-1.0	3%	0.1 ppm
(CH ₄)	50.0	-5.0	90.0	-5.0	3%	0.1%
(H ₂)	50.0	-5.0	90.0	-5.0	3%	0.1%
(C ₂ H ₆)	50.0	-5.0	90.0	-5.0	3%	0.1%

Accuracy is the difference in means of 10 calibration measurements at mid-range and 10 measurements at mid-range, at 25°C and 45% RH. This difference is presented as a calculated percent of full scale.

Appendix J

Property Deeds

After recording return to:
 Winstead PC
 Attn: Greg Zimmerman
 2728 N. Harwood Street, Suite 500
 Dallas, Texas 75201

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS	§	

THAT **C. B. SERVICES, INC.**, a Texas corporation, formerly known as C. B. Service, Inc., a Texas corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **OAKDALE INDUSTRIAL III, L.L.C.**, a Delaware limited liability company ("Grantee"), that certain tract of land situated in Dallas County, Texas, and being more particularly described on Exhibit A attached hereto and made a part hereof, together with, all and singular and any and all appurtenances and improvements of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

Grantor excepts herefrom and reserves unto Grantor, its successors and assigns forever, all of Grantor's right, title and interest in all oil, gas and other minerals, whether hydrocarbon or not, on and under and that may be produced from the Property and all benefits from any existing lease or license covering such minerals and production (the "Mineral Reservation"); provided, however, Grantor waives, relinquishes, releases and quitclaims unto Grantee, for itself and its successors and assigns, all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or to use all or any part of the surface of the Property for any purpose in connection with the Mineral Reservation, including without limitation the right to enter upon all or any part of the surface of the Property for purposes of exploring for, mining, drilling, producing, transporting, marketing, storing or any other purposes incident to the development or the production of the oil, gas and other minerals owned by Grantor in, on and under the Property. Nothing herein, however, restricts or prohibits Grantor or its successors or assigns, as the owner of the Mineral Reservation or through lease of the mineral interest covered thereby, from developing or producing the oil, gas or other minerals in, on and under the Property (i) by pooling the Property with other land or (ii) by drilling (utilizing directional or horizontal drilling methods) under the Property originating from surface locations not on the Property and that does not require ingress and egress over the surface of the Property or otherwise use the surface of the Property; provided, however, that any well bore for any oil or gas well that enters the subsurface of the Property shall be at a depth of at least five hundred (500) feet below the surface of the Property. All future leases or conveyances of all or any part of the oil, gas and other minerals herein reserved by Grantor shall be subject to and burdened by the foregoing surface waiver and other provisions and automatically shall be construed to contain a contractual waiver by the lessee or grantee thereunder (as applicable) of all rights to enter upon the surface of the Property, subject to

the provisions hereof. The foregoing provisions shall be a covenant running with the Property binding upon any party owning an interest in any such reserved minerals and inuring to the benefit of, and directly enforceable by, all future owners of all or any part of the surface estate of the Property.

This conveyance is made and accepted subject to (i) the easements, covenants and other matters and exceptions of record described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), but only to the extent they validly affect or relate to the Property, and (ii) the Mineral Reservation.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

By its acceptance of this Special Warranty Deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the Property for 2023 and all subsequent years.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor and Grantee have caused this Special Warranty Deed to be executed effective as of November 16, 2022.

GRANTOR:

C. B. SERVICES, INC.,
a Texas corporation

By: W.C. Bishop
Name: W.C. Bishop
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

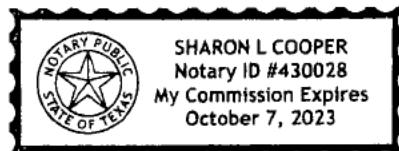
This instrument was ACKNOWLEDGED before me on November 16, 2022, by W.C. Bishop, the President of C. B. SERVICES, INC., a Texas corporation, on behalf of said corporation.

[S E A L]

My Commission Expires:

Sharon L Cooper
Notary Public, State of Texas


Printed Name of Notary Public



GRANTEE:

OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: 
Name: William G. Mundinger, III
Title: Vice President


STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on November 14, 2022, by William G. Mundinger, III, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of Oakdale Industrial III, L.L.C., a Delaware limited liability company, on behalf of said limited liability companies.

[S E A L]

My Commission Expires:

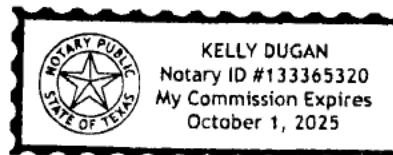
10/1/2025


Notary Public, State of Texas

Kelly Dugan
Printed Name of Notary Public

The mailing address of Grantee is set forth below:

Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219



Exhibits:

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a part of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the common northeast corner of said called 13.165 acre tract of land and the southeast corner of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 D.R.D.C.T., being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 in the Official Records of Dallas County, Texas (O.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width right-of-way 100 foot wide at this point);

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 575.87 feet to a point for corner from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet;

THENCE South 89 degrees 17 minutes 47 seconds West, a distance of 438.03 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 00 degrees 36 minutes 38 seconds East, a distance of 575.92 feet to a 1/2-inch set iron rod with cap for corner being on said south right-of-way line;

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 435.90 feet to the POINT OF BEGINNING AND CONTAINING 251,589 square feet or 5.776 acres of land, more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Power poles located on subject property as shown on survey dated August 5, 2020, last revised October 27, 2022, prepared by Douglas A. Calhoun, RPLS No. 5619.
Affects: as therein described
2. Fences located inside/outside property lines as shown on survey dated August 5, 2020, last revised October 27, 2022, prepared by Douglas A. Calhoun, RPLS No. 5619.
Affects: as therein described

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200299486

eRecording - Real Property

Recorded On: November 22, 2022 10:55 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200299486
Receipt Number: 20221122000129
Recorded Date/Time: November 22, 2022 10:55 AM
User: Kevin T
Station: CC18

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", written over a horizontal line.

Page J.8, December 17, 2024

SPECIAL WARRANTY DEED

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

YEISON AMAYA and **LUIS MONTIEL**, each an individual ("**Grantor**"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto **OAKDALE INDUSTRIAL III, L.L.C.**, a Delaware limited liability company ("**Grantee**") the real property in Dallas County, Texas, fully described in Exhibit A hereto, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

Grantee's address is: 3819 Maple Avenue, Dallas, Texas 75219.

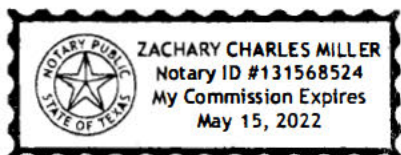
[Signature Page Follows]

EXECUTED as of April 27, 2021.

Yeison Amaya
Yeison Amaya, an individual

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on April 27, 2021, by Yeison Amaya, an individual.

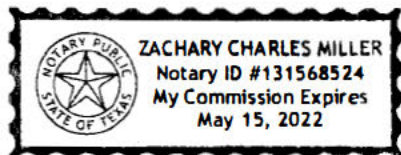


Zachary Charles Miller
Notary Public, State of Texas

Luis Montiel
Luis Montiel, an individual

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on April 27, 2021, by Luis Montiel, an Individual.



Zachary Charles Miller
Notary Public, State of Texas

Exhibit A - Legal Description
Exhibit B - Permitted Encumbrances

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that called 1.0 acre tract of land described as Tract 1 and all of that called 6.2 acre tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-Inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") being the northwest corner of said called 1.0 acre tract of land, being on the east line of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 144.83 feet to a 1/2-inch set iron rod with cap for the common northeast corner of said called 1.0 acre tract of land and the northwest corner of that tract of land described in Sheriff's Deed to JCN Holdings LLC, as recorded In Document No. 201300328173 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 944.37 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southeast corner of said called 6.2 acre tract of land, the southwest corner of said JCN Holdings LLC tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 144.80 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 942.31 feet to the POINT OF BEGINNING AND CONTAINING 136,594 square feet or 3.1358 acres of land, more or less.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years.
2. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: January 23, 1964
Recording No: Volume 236, Page 351, Real Property Records, Dallas County, Texas.
3. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Louis A. Bryan
Purpose: As provided in said document
Recording Date: January 9, 1973
Recording No: Volume 73006, Page 568, Real Property Records, Dallas County, Texas.
4. Terms, provisions and conditions of easement(s) and rights incidental thereto, as granted in a document:

Purpose: The right of ingress and egress (As provided and referenced in said document)
Recording Date: January 21, 1983
Recording No: Volume 83018, Page 1171, Real Property Records, Dallas County, Texas.
5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 29, 2006, by and between Fred Michaels, Jr., as Lessor, and Dale Resources, LLC, as Lessee, as evidence by memorandum recorded December 18, 2006 at under Clerk's File No. 200600465647 of the Official Records of Dallas County, Texas.
6. Minerals reserved in Warranty Deed with Vendor's Lien from Fred Michaels, Jr. to Yeison Amaya, Manuel Roman and Luis Montiel, dated August 3, 2007, filed August 14, 2007 and recorded under Clerk's File No. 20070291383, Real Property Records, Dallas County, Texas, which contains the following language "Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the property relating to the portion of the mineral estate owned by grantor".
7. Oil and Gas Lease executed by Fred Michaels, Jr. to Newark Energy, LLC, dated September 8, 2010, filed September 30, 2010, recorded under Clerk's File No. 201000251564, Real Property Records, Dallas County, Texas, which contains the following language "Lessee does not by virtue of this lease acquire any rights whatsoever to conduct any operations on the surface of the lease premises without first obtaining the

prior written consent of Lessor, however, Lessee may recover oil, gas and associated hydrocarbons from the lease premises by directional or horizontal drilling, pooling, unitization or any other method provided in this lease. It is agreed and understood that Lessee shall have access to the surface for purposes of conducting vibroseis seismic operations”.

As affected by Assignment of Lease executed by Newark Energy, LLC to Newark Core Barnett, LLC, dated May 4, 2011, filed September 16, 2011, recorded under Clerk's File No. 201100243910, Real Property Records, Dallas County, Texas.

Declaration of Unit (creating the Thoroughbred Unit) dated August 16, 2012, filed August 20, 2012, recorded under Clerk's File No. 201200245460, Real Property Records, Dallas County, Texas.

As affected by Assignment of Lease executed by Newark Core Barnett, LLC, to Beacon E&P Company LLC, dated July 1, 2011, filed July 12, 2013, recorded under Clerk's File No. 201300219025, Real Property Records, Dallas County, Texas. (assigning 85% interest)

As affected by Assignment of Lease executed by Newark Core Barnett, LLC, and Beacon E&P Company LLC, et al to GHA Barnett, LLC, dated July 1, 2015, filed March 11, 2016, recorded under Clerk's File No. 201600065876, Real Property Records, Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100124033

eRecording - Real Property

Recorded On: April 28, 2021 08:17 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100124033
Receipt Number: 20210427001523
Recorded Date/Time: April 28, 2021 08:17 AM
User: Jerome M
Station: CC06

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JF Warren", is written over a horizontal line.

After recording return to:
Winstead PC
Attn: Greg Zimmerman
2728 N. Harwood Street, Suite 500
Dallas, Texas 75201

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

THAT **VIRGINIA OLIVERA**, and spouse, **SERGIO SERRANO**, each an individual (collectively, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **OAKDALE INDUSTRIAL III, L.L.C.**, a Delaware limited liability company ("Grantee"), that certain tract of land situated in Dallas County, Texas, and being more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular and any and all appurtenances and improvements of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

This conveyance is made and accepted subject to the easements, covenants and other matters and exceptions of record described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), but only to the extent they validly affect or relate to the Property.

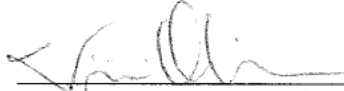
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

By its acceptance of this Special Warranty Deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the Property for 2023 and all subsequent years.

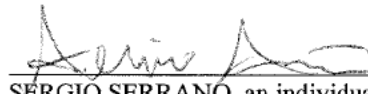
[Signature page follows.]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of November 10, 2022.

GRANTOR:



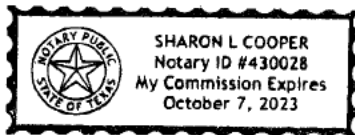
VIRGINIA OLIVERA, an individual

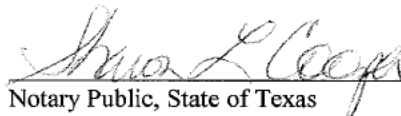


SERGIO SERRANO, an individual

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on November 10, 2022, by Virginia Olivera, an individual.

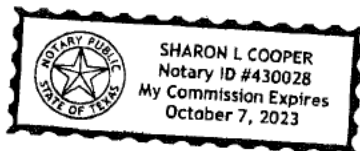


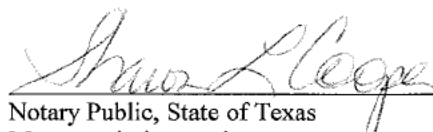


Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on November 10, 2022, by Sergio Serrano, an individual.





Notary Public, State of Texas
My commission expires: _____

The mailing address of Grantee is set forth below:

Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219

Exhibits:

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of that called east 1/2 of 5 acre Tract described in Sheriff's Deed to Virginia Olivera as recorded in Document No. 201700023765 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a set Mag Nail with shiner being the northwest corner of said east 1/2 of 5 acre tract of land, being on the south line of that called 0.86 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71055, Page 1559 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being in Oakdale Road (variable width right-of-way, 50 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, a distance of 119.37 feet to a set Mag Nail with shiner for the common northeast corner of said east 1/2 of 5 acre tract of land and the northwest corner of that called 9.985 acre tract of land described as Tracts 1 and 2 in Warranty Deed with Vendor's Lien to James E. Sizelove and Michael E. Sizelove as recorded in Volume 99193, Page 3973 D.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 967.79 feet to a point for the common southeast corner of said east 1/2 of 5 acre tract of land, the southwest corner of said called 9.985 acre tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southwest corner of said east 1/2 of 5 acre tract, the southeast corner of that tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C., as recorded in Document No. 202100226513 O.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 966.08 feet to the POINT OF BEGINNING AND CONTAINING 115,402 square feet or 2.6493 acres of land, more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for oil, gas, hydrocarbon and non-hydrocarbon substances, dated October 11, 2007, by and between Mae F. Smith, as Lessor, and Dale Resources, L.L.C., as Lessee, recorded October 19, 2007 at under Clerk's File No. 20070376848 of the Official Records of Dallas County, Texas, the original Oil and Gas Lease contains the following language "Notwithstanding anything herein contained to the contrary, Lessee is prohibited from drilling on the herein described land, and Lessee shall have no right of ingress or access thereto for any purpose whatever, without Lessor's written consent". It is further agreed and understood that Lessee shall have the right to drill and operate directional and/or horizontal wells through and under said land, irrespective of the bottom hole locations of said wells. To this end, Lessor grants the Lessee a subsurface easement for all purposes associated with such directional and/or horizontal wells. Lessor and Lessee agree that the subsurface easement shall commence at and continue below the depth of three hundred feet (300'). Reference to which instrument is here made for particulars.

As affected by instruments recorded under Clerk's File Nos. 201000280646 and 201200245460, Real Property Records, Dallas County, Texas.

As affected by Assignment, Bill of Sale and Conveyance dated May 1, 2010, filed June 17, 2010, recorded under Clerk's File No. 201000152592, Real Property Records, Dallas County, Texas.

As noted on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised October 25, 2022.

2. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for oil, gas, hydrocarbon and non-hydrocarbon substances, dated October 11, 2007, by and between Paul D. Smith, as Lessor, and Dale Resources, L.L.C., as Lessee, recorded October 19, 2007 at under Clerk's File No. 20070376849 of the Official Records of Dallas County, Texas. Reference to which instrument is here made for particulars.

As affected by instruments recorded under Clerk's File Nos. 201000280647 and 201200245460, Real Property Records, Dallas County, Texas.

As affected by Assignment, Bill of Sale and Conveyance dated May 1, 2010, filed June 17, 2010, recorded under Clerk's File No. 201000152592, Real Property Records, Dallas County, Texas.

As affected by Conveyance, Assignment, Bill of Sale and Assumption Agreement executed by Newark Energy, LLC to Newark Core Barnett, LLC, dated May 4, 2011, filed September 16, 2011, recorded under Clerk's File Number 201100243910, Real Property Records, Dallas County, Texas.

As affected by Assignment, Bill of Sale and Conveyance executed by Newark Core Barnett, LLC and Beacon E&P Company, LLC, et al to GHA Barnett, LLC, dated July 1, 2015, filed March 11, 2016, recorded under Clerk's File Number 201600065876, Real Property Records, Dallas County, Texas.

As noted on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised October 25, 2022.

3. Encroachment of fence gate posts, chain link fence and asphalt onto subject property as shown on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised October 25, 2022.
4. Any portion of subject property located within Oakdale Road as shown on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised October 25, 2022.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200293488

eRecording - Real Property

Recorded On: November 14, 2022 09:51 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200293488
Receipt Number: 20221114000214
Recorded Date/Time: November 14, 2022 09:51 AM
User: Lynn G
Station: CC53

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

Page J.20, December 17, 2024

GF# 20104356-ALTC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS	§	

THAT JCN HOLDINGS, LLC, a Texas limited liability company ("**Grantor**") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **OAKDALE INDUSTRIAL III, L.L.C.**, a Delaware limited liability company ("**Grantee**"), that certain tract of land situated in Dallas County, Texas, and being more particularly described on Exhibit "A" attached hereto, together with, all and singular and any and all appurtenances and improvements of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (said land, rights and appurtenances being hereinafter referred to collectively as the "**Property**").

This conveyance is made and accepted subject to the easements, covenants and other matters and exceptions of record described on Exhibit "B" attached hereto and made a part hereof (the "**Permitted Exceptions**"), but only to the extent they validly affect or relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

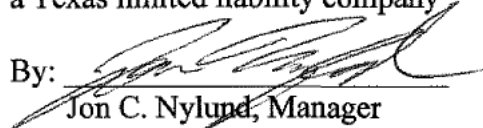
By its acceptance of this Special Warranty Deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the Property for 2021 and all subsequent years.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of July 28, 2021.

GRANTOR:

JCN HOLDINGS, LLC,
a Texas limited liability company

By: 
Jon C. Nylund, Manager

STATE OF TEXAS

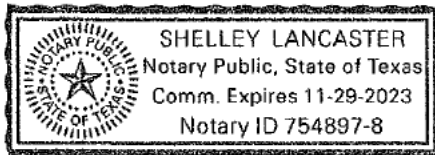
§

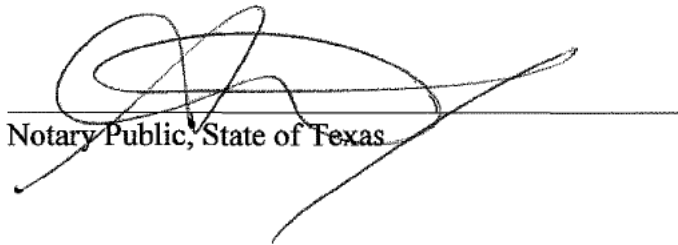
COUNTY OF Dallas

§

§

This instrument was acknowledged before me on July 23, 2021, by Jon C. Nylund, manager of JCN Holdings, LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

The mailing address of Grantee is set forth below:

3819 Maple Avenue, Dallas, Texas 75219.

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of land described in Sheriffs Deed to JCN Holdings LLC, as recorded in Document No. 201300328173 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") being the northwest corner of said JCN Holdings LLC tract of land, the northeast corner of that called 1.0 acre tract of land described as Tract 1 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 119.37 feet to a 1/2-inch set iron rod with cap for corner on the west line of that called east 1/2 of 5 acre Tract described in Sheriffs Deed to Virginia Olivera as recorded in Document No. 201700023765 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 946.08 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southeast corner of said JCN Holdings LLC tract of land, being the southwest corner of said called east 1/2 of 5 acre Tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 06 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southwest corner of said JCN Holdings LLC tract of land, The southeast corner of that tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 944.37 feet to the POINT OF BEGINNING AND CONTAINING 112,812 square feet or 2.5898 acres of land, more or less.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Standby fees, taxes and assessments by any taxing authority for the year 2021 and subsequent years.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100226513

eRecording - Real Property

Recorded On: July 29, 2021 12:18 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100226513
Receipt Number: 20210729000726
Recorded Date/Time: July 29, 2021 12:18 PM
User: Lynn G
Station: CC18

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

Page J.25, December 17, 2024

Allegiance 21116578-02TS

When recorded return to:
Winstead PC
Attn: Jani Lotz, Esq.
2718 N. Harwood Street
Suite 500
Dallas, Texas 75201

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

THAT JAMES E. KELLUM, an individual ("Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company ("Grantee"), that certain tract of land situated in Dallas County, Texas, and being more particularly described on **EXHIBIT A** attached hereto, together with, all and singular and any and all appurtenances and improvements of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

Grantor excepts herefrom and reserves unto Grantor, its successors and assigns forever, all of Grantor's right, title and interest in all oil, gas and other minerals, whether hydrocarbon or not, on and under and that may be produced from the Property and all benefits from any existing lease or license covering such minerals and production (the "Mineral Reservation"); provided, however, Grantor waives, relinquishes, releases and quitclaims unto Grantee, for itself and its successors and assigns, all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or to use all or any part of the surface of the Property for any purpose in connection with the Mineral Reservation, including without limitation the right to enter upon all or any part of the surface of the Property for purposes of exploring for, mining, drilling, producing, transporting, marketing, storing or any other purposes incident to the development or the production of the oil, gas and other minerals owned by Grantor in, on and under the Property. Nothing herein, however, restricts or prohibits Grantor or its successors or assigns, as the owner

of the Mineral Reservation or through lease of the mineral interest covered thereby, from developing or producing the oil, gas or other minerals in, on and under the Property (i) by pooling the Property with other land or (ii) by drilling (utilizing directional or horizontal drilling methods) under the Property originating from surface locations not on the Property and that does not require ingress and egress over the surface of the Property or otherwise use the surface of the Property; provided, however, that any well bore for any oil or gas well that enters the subsurface of the Property shall be at a depth of at least five hundred (500) feet below the surface of the Property. All future leases or conveyances of all or any part of the oil, gas and other minerals herein reserved by Grantor shall be subject to and burdened by the foregoing surface waiver and other provisions and automatically shall be construed to contain a contractual waiver by the lessee or grantee thereunder (as applicable) of all rights to enter upon the surface of the Property, subject to the provisions hereof. The foregoing provisions shall be a covenant running with the Property binding upon any party owning an interest in any such reserved minerals and inuring to the benefit of, and directly enforceable by, all future owners of all or any part of the surface estate of the Property.

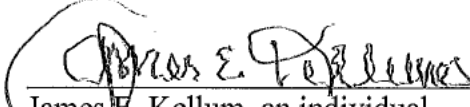
This conveyance is made and accepted subject to (i) the easements, covenants and other matters and exceptions of record described on **EXHIBIT B** attached hereto and made a part hereof (the "Permitted Exceptions"), but only to the extent they validly affect or relate to the Property, and (ii) the Mineral Reservation.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

By its acceptance of this Special Warranty Deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the Property for 2022 and all subsequent years.

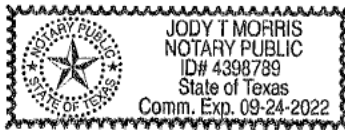
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of December 22, 2021.

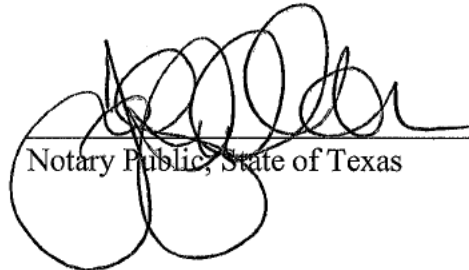
GRANTOR:


James E. Kellum, an individual

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 22, 2021, by James E. Kellum, an individual.





Notary Public, State of Texas

The mailing address of Grantee is set forth below:

Oakdale Industrial III, L.L.C.
c/o CHI/Acquisitions, L.P.
3819 Maple Avenue
Dallas, Texas 75219
Attention: Will Munding

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a portion of that called 13.5 acre tract of land described in Special Warranty Deed to James E. Kellum as recorded in Document No. 20080282610 in the Official Public Records of Dallas County (O.P.R.D.C.T.), Texas and being all of that called one (1) acre tract of land (No metes and bounds) as described in Special Warranty Deed to James E. Kellum as recorded in Document No. 201200315886 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at the southeast corner of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet, and being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 O.R.D.C.T.

THENCE South 00 degrees 23 minutes 53 seconds West, along the east line of said called 13.5 acre tract of land, passing a 5/8-inch found iron rod with the remains of a cap for the common southwest corner of said 3.1358 acre tract and the northwest corner of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T. at a distance of 336.43 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE South 00 degrees 23 minutes 30 seconds West, along the common line between said 6.898 acre tract and said 13.5 acre tract, a distance of 298.69 feet to a 5/8-inch found iron rod with cap stamped KSC 4019 for the southeast corner of said one acre tract;

THENCE North 89 degrees 23 minutes 58 seconds West, departing said common line and along the south line of said one acre tract, passing at a distance of 209.45 feet a 5/8-inch found iron rod with cap stamped KSC 4019 the southwest corner of said one acre tract, along said 13.5 acre tract, continuing for a total distance of 463.43 feet to a point for corner;

THENCE North 00 degrees 47 minutes 05 seconds West, departing said south line, over and across said 13.5 acre tract, a distance of 268.13 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 25 degrees 45 minutes 29 seconds West, a distance of 348.04 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 00 degrees 47 minutes 50 seconds West, a distance of 50.75 feet to a 1/2-inch set iron rod with cap for corner on the north line of said called 13.5 acre tract of land and the south line of said called 13.165 acre tract of land;

THENCE North 89 degrees 17 minutes 47 seconds East, along said common line, a distance of 623.46 feet to the POINT OF BEGINNING AND CONTAINING 328,856 square feet or 7.55 acres of land, more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years.
2. Oil, gas and mineral lease recorded 10/15/2010, recorded in/under Clerk's File No. 201000266115 of the Official Public Records of Dallas County, Texas in favor of Newark Energy LLC.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100382324

eRecording - Real Property

Recorded On: December 22, 2021 03:22 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100382324
Receipt Number: 20211222000858
Recorded Date/Time: December 22, 2021 03:22 PM
User: Lynn G
Station: CC53

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

Page J.31, December 17, 2024

After recording return to:
 Winstead PC
 Attn: Greg Zimmerman
 2728 N. Harwood Street, Suite 500
 Dallas, Texas 75201

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CORRECTION SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF DALLAS §

THAT **JAMES E. SIZELOVE** and wife, **NORMA SUNDERLAND SIZELOVE**, and **MICHAEL E. SIZELOVE** and wife, **DEBORAH DENISE SIZELOVE**, each an individual (collectively, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do hereby GRANT, BARGAIN, SELL and CONVEY unto **OAKDALE INDUSTRIAL III, L.L.C.**, a Delaware limited liability company ("Grantee"), that certain tract of land situated in Dallas County, Texas, and being more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular and any and all appurtenances and improvements of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

Grantor excepts herefrom and reserves unto Grantor, its successors and assigns forever, all of Grantor's right, title and interest in all oil, gas and other minerals, whether hydrocarbon or not, on and under and that may be produced from the Property and all benefits from any existing lease or license covering such minerals and production (the "Mineral Reservation"); provided, however, Grantor waives, relinquishes, releases and quitclaims unto Grantee, for itself and its successors and assigns, all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or to use all or any part of the surface of the Property for any purpose in connection with the Mineral Reservation, including without limitation the right to enter upon all or any part of the surface of the Property for purposes of exploring for, mining, drilling, producing, transporting, marketing, storing or any other purposes incident to the development or the production of the oil, gas and other minerals owned by Grantor in, on and under the Property. Nothing herein, however, restricts or prohibits Grantor or its successors or assigns, as the owner of the Mineral Reservation or through lease of the mineral interest covered thereby, from developing or producing the oil, gas or other minerals in, on and under the Property (i) by pooling the Property with other land or (ii) by drilling (utilizing directional or horizontal drilling methods) under the Property originating from surface locations not on the Property and that does not require ingress and egress over the surface of the Property or otherwise use the surface of the Property; provided, however, that any well bore for any oil or gas well that enters the subsurface of the Property shall be at a depth of at least five hundred (500) feet below the surface of the Property. All future leases or conveyances of all or any part of the oil, gas and other minerals herein reserved by Grantor shall be subject to and burdened by the foregoing surface waiver and other provisions and automatically shall be construed to contain a contractual waiver by the lessee or grantee thereunder (as applicable) of all rights to enter upon the surface of the Property, subject to

the provisions hereof. The foregoing provisions shall be a covenant running with the Property binding upon any party owning an interest in any such reserved minerals and inuring to the benefit of, and directly enforceable by, all future owners of all or any part of the surface estate of the Property.

This conveyance is made and accepted subject to (i) the easements, covenants and other matters and exceptions of record described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"), but only to the extent they validly affect or relate to the Property, and (ii) the Mineral Reservation.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions and the Mineral Reservation, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

By its acceptance of this Correction Special Warranty Deed (this "Deed"), Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments assessed against the Property for 2023 and all subsequent years.

This Deed is made as a correction deed in substitution of that certain Special Warranty Deed dated as of September 22, 2023, executed by Grantor to Grantee, recorded as Document No. 202300195453 of the Official Public Records of Dallas County, Texas (the "Corrected Deed"), to correct and replace the legal description set forth on Exhibit A of the Corrected Deed with the legal description set forth on Exhibit A attached hereto. Other than the correction stated above, this Deed is intended to restate in all respects the Corrected Deed, and the effective date of this Deed relates back to the effective date of the Corrected Deed.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has caused this Correction Special Warranty Deed to be executed effective as of September 22, 2023.

GRANTOR:


JAMES E. SIZELOVE, an individual

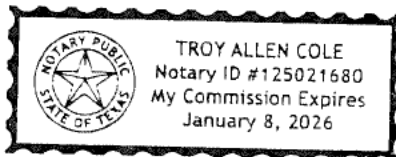

NORMA SUNDERLAND SIZELOVE, an individual



MICHAEL E. SIZELOVE, an individual


DEBORAH DENISE SIZELOVE, an individual

STATE OF TEXAS §
COUNTY OF Tarrant §

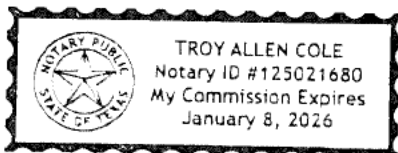
This instrument was acknowledged before me on September 11, 2024, by James E. Sizelove, an individual.





Notary Public, State of Texas
My commission expires: 1/8/2026

STATE OF TEXAS §
COUNTY OF Tarrant §

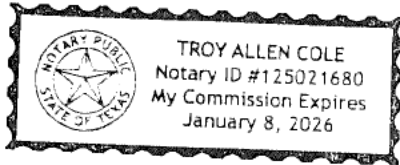
This instrument was acknowledged before me on September 11, 2024, by Norma Sunderland Sizelove, an individual.

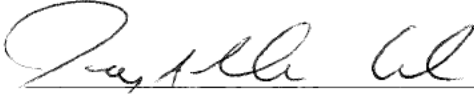



Notary Public, State of Texas
My commission expires: 1/8/2026

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on September 11, 2024, by Michael E. Sizelove, an individual.

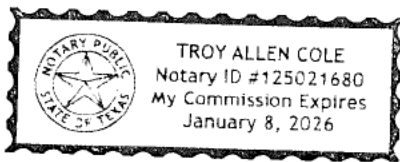


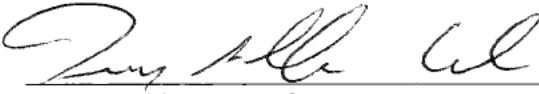


Notary Public, State of Texas
My commission expires: 1/8/2026

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on September 11, 2024, by Deborah Denise Sizelove, an individual.





Notary Public, State of Texas
My commission expires: 1/8/2026

AGREED AND ACCEPTED:

GRANTEE:

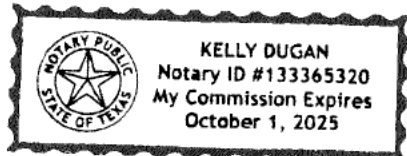
OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company


By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: 
Name: John B. Cooper
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on September 12, 2024, by John B. Cooper, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of Oakdale Industrial III, L.L.C., a Delaware limited liability company, on behalf of said limited liability companies.




Notary Public, State of Texas

My commission expires: 10/01/25

The mailing address of Grantee is set forth below:

Oakdale Industrial III, L.L.C.
3819 Maple Avenue
Dallas, Texas 75219

Exhibits:

Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

EXHIBIT A

LEGAL DESCRIPTION

[ATTACHED.]

EXHIBIT "A"
BOUNDARY EXHIBIT

situated in the
James McLaughlin Survey, Abstract Number 848
City of Grand Prairie, Dallas County, Texas

BEING a tract of land situated in the James McLaughlin Survey, Abstract Number 848, City of Grand Prairie, Dallas County, Texas, being all of a called 17.40-acre tract of land described to Oakdale Industrial III, L.L.C., recorded in Document Number 202300195453, Deed Recorded, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail with shiner found in the approximate centerline of West Oakdale Road (no record document found), for the northeast corner of the herein described tract;

THENCE South 00 degrees 03 minutes 55 seconds West, passing at a distance of 1,346.66 feet a 5/8-inch iron rod found for a reference corner, continuing for a total distance of 1,390.82 feet (called 1,457.31 feet) to the north line of a tract of land described as Tract 3 to James E. Sizelove, recorded in Volume 99193, Page 3973, D.R.D.C.T. for the southeast corner of the herein described tract;

THENCE South 89 degrees 17 minutes 48 seconds West, passing at a distance of 63.23 feet a 1/2-inch iron rod found for the northwest corner of said James E. Sizelove tract, common to the northeast corner of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3256, D.R.D.C.T., continuing for a total distance of 765.08 feet (called 776.24 feet) to the east line of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3253, D.R.D.C.T., for the northwest corner of said Jean Bethea tract (Volume 95156, Page 3256) and the southwest corner of the herein described tract;

THENCE North 00 degrees 23 minutes 30 seconds East, passing at a distance of 132.15 feet a 5/8-inch iron rod with cap stamped "KSCC 4019" found for the southeast corner of a tract of land described to Oakdale Industrial III, L.L.C., as recorded in Instrument Number 202100382324 D.R.D.C.T., common to the northeast corner of said Jean Bethea tract (Volume 95156, Page 3253), continuing for a total distance of 430.84 feet (called 460.70 feet) to a 5/8-inch iron rod found for the westernmost northwest corner of the herein described tract;

THENCE South 89 degrees 53 minutes 13 seconds East, a distance of 383.50 feet to a point for corner of the herein described tract;

THENCE North 00 degrees 23 minutes 47 seconds East, a distance of 967.06 feet (called 967.79 feet) to a Mag Nail with shiner found in the approximate centerline of said West Oakdale Road for the northernmost northwest corner of the herein described tract;

THENCE North 89 degrees 30 minutes 43 seconds East, along the centerline of West Oakdale Road a distance of 393.49 feet returning to the POINT OF BEGINNING and containing 717,308 square feet or 16.47 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Issued Date: August 21, 2024.
Field work completed on August 15, 2024.



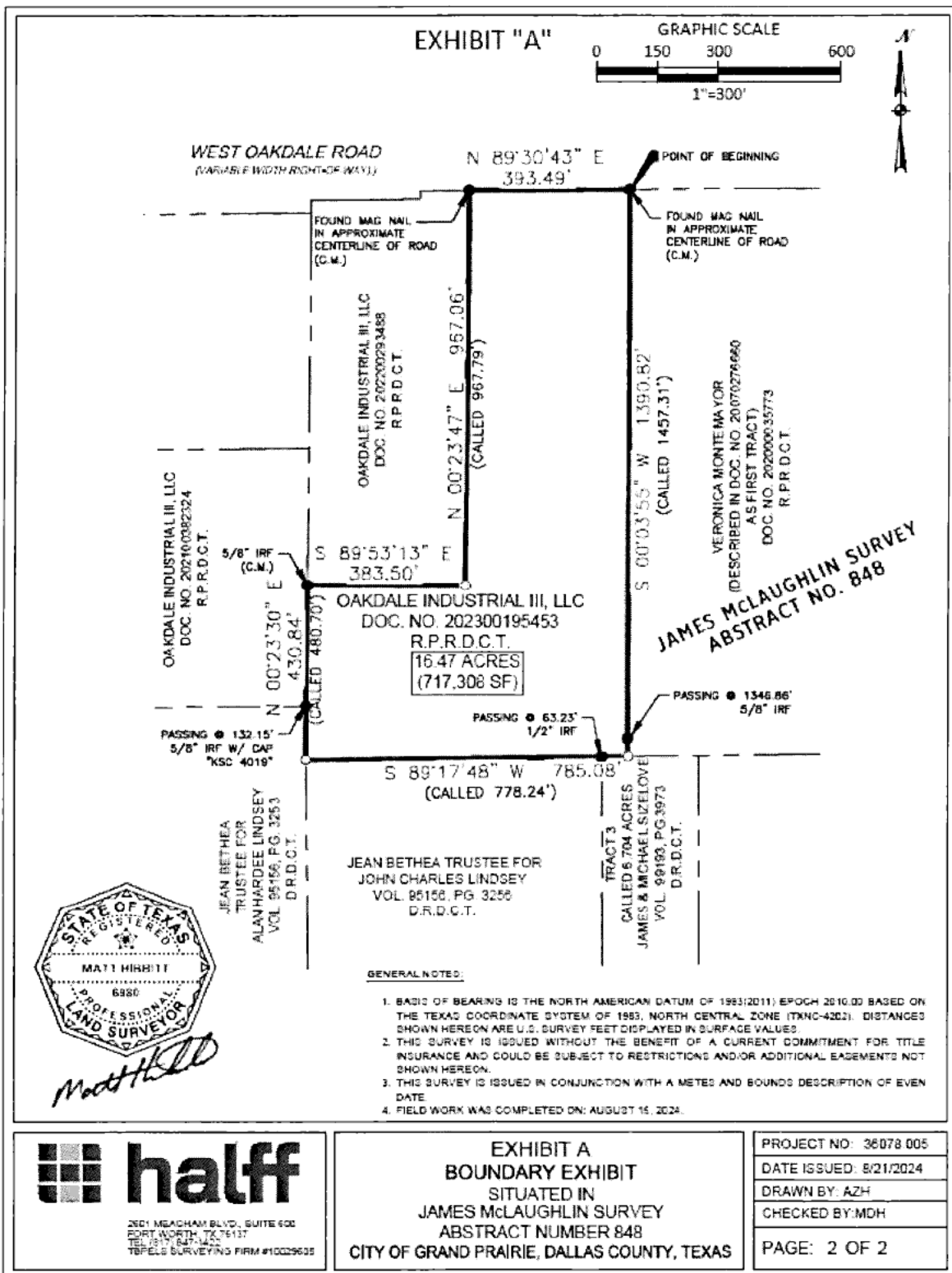


EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Dated: March 14, 1944
Recording No: Volume 2504, Page 616, Real Property Records, Dallas County, Texas as noted on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised July 31, 2023.
Affects: as therein described

Assigned to Texas Electric Service Company by Instrument recorded in Volume 68234, Page 1274, Real Property Records, Dallas County, Texas.

2. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Dated: March 14, 1944
Recording No: Volume 2504, Page 615, Real Property Records, Dallas County, Texas as noted on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised July 31, 2023.
Affects: as therein described

Assigned to Texas Electric Service Company by Instrument recorded in Volume 68234, Page 1274, Real Property Records, Dallas County, Texas.

3. Reservation of mineral rights, contained in instrument dated November 30, 1925, recorded November 30, 1925 at Volume 1258, Page 381, Real Property Records, Dallas County, Texas of the Official Records of County, Texas, as noted on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised July 31, 2023. Reference to which instrument is here made for particulars.

4. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for oil and gas, dated December 14, 2005, by and between James E. Sizelove and Michael E. Sizelove, as Lessor, and Chief Holdings, LLC, as Lessee, recorded February 1, 2006 at 200600036158 of the Official Records of Dallas County, Texas. Reference to which instrument is here made for particulars.

As affected by Assignment of Oil and Gas Leases executed by Chief Holdings LLC to Dale Resources, LLC, Matador Energy Company, Ltd., Chief Resources LLC and Scout Exploration Joint Venture, dated May 25, 2006, filed June 22, 2006 and recorded under Clerk's File No. 200600226740, Real Property Records, Dallas County, Texas.

As noted on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc., dated August 7, 2020, last revised July 31, 2023.

5. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for minerals, together with rights incident thereto, dated October 25, 2010, by and between James E. Sizelove and Michael E. Sizelove, as Lessor, and Newark Energy, L.L.C., as Lessee, recorded January 24, 2011 at 201100020371 of the Official Records of Dallas County, Texas, which contains the following language "Lessee does not by virtue of this lease acquire any rights whatsoever to conduct any operations on the surface of the lease premises without first obtaining the prior written consent of Lessor, however, Lessee may recover oil, gas and associated hydrocarbons from the lease premises by directional or horizontal drilling, pooling, unitization or any other method provided in this lease. It is agreed and understood that Lessee shall have access to the surface for purposes of conducting vibroseis seismic operations". Reference to which instrument is here made for particulars.

As affected by Memorandum of Surface Use Agreement dated February 28, 2011, filed April 4, 2011 and recorded under Clerk's File No. 201100085111, Real Property Records, Dallas County, Texas.

As affected by Conveyance, Assignment, Bill of Sale and Assumption Agreement executed by Newark Energy, LLC to Newark Core Barnett, LLC, dated May 4, 2011, filed September 16, 2011 and recorded under Clerk's File No. 201100243910, Real Property Records, Dallas County, Texas.

As affected by Declaration of Pooled Unit (creating the Thoroughbred Unit) dated August 16, 2012, filed August 20, 2012 and recorded under Clerk's File No. 201200245460, Real Property Records, Dallas County, Texas.

As amended by that certain Amended Declaration of Pooled Unit - Thoroughbred Unit Dated June 1, 2013, filed on June 14, 2013, and recorded under Clerk's File No. 201300187289, Official Public Records, Dallas County, as further amended by that certain Second Amended Declaration of Pooled Unit - Thoroughbred Unit dated January 2, 2015, filed on January 22, 2015, and recorded under Clerk's File No. 201500016901, Official Public Records, Dallas County, as further amended by that certain Third Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective March 1, 2016, filed on February 9, 2018, and recorded under Clerk's File No. 201800036845, Official Public Records, Dallas County, as further amended by that certain Fourth Amendment Declaration of Pooled Unit - Thoroughbred Unit dated effective December 1, 2017, filed on March 29, 2018, and recorded under Clerk's File No. 201800070433, Official Public Records, Dallas County and as further amended by that certain Fifth Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective February 1, 2022, filed on April 28, 2022, and recorded under Clerk's File No. 202200119545, Official Public Records, Dallas County, Texas.

As affected by Conveyance, Assignment, Bill of Sale and Assumption Agreement dated May 4, 2011, filed November 20, 2012 and recorded under Clerk's File No. 201200345187, Real Property Records, Dallas County, Texas.

As affected by Assignment and Bill of Sale executed by Newark Core Barnett, LLC to Beacon E&P Company, LLC, dated July 1, 2011, filed July 12, 2013 and recorded under Clerk's File No. 201300219025, Real Property Records, Dallas County, Texas. (Assigning 85% interest)

As affected by Assignment, Bill of Sale and Conveyance executed by Newark Core Barnett, LLC and Beacon E&P Company, LLC, et al to GHA Barnett, LLC, dated July 1, 2015, filed March 11,

2016 and recorded under Clerk's File No. 201600065876, Real Property Records, Dallas County, Texas.

As noted on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised July 31, 2023.

6. Any portion of subject property located in Oakdale Road as shown on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised July 31, 2023.
7. Overhead power lines and power poles located on subject property as shown on survey of the land prepared by Douglas A. Calhoun, Professional Land Surveyor No. 5619 for and on behalf of Halff Associates Inc. dated August 7, 2020, last revised July 31, 2023.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400187653

eRecording - Real Property

Recorded On: September 18, 2024 08:10 AM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$65.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202400187653
Receipt Number: 20240917000580
Recorded Date/Time: September 18, 2024 08:10 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

Page J.43, December 17, 2024



APPENDIX K

30 TAC §330.962 Notice to Real Property Records

NOTICE TO REAL PROPERTY RECORDS
[30 TAC §330.962]

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

OWNER: OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company
 (“Owner”)

PROPERTY: See attached Exhibit “A”

Pursuant to Chapter 361, Subchapter R of the Health and Safety Code (the “Code”) and the rules of the Texas Commission on Environmental Quality published in Sections 330.951 through 330.964 of Subchapter T, Chapter 330, Title 30 of the Texas Administrative Code (the “TCEQ Rules”), the undersigned, in his or her capacity as an authorized representative of Owner stated below, and not in his or her individual capacity, after being duly sworn, hereby states under oath that the following information is true and correct:

1. Prior Use of the Property. Historical information indicates that sand and gravel mining operations were conducted on the Property from the early 1950s until the late 1960s. The former onsite sand and gravel mining pits were filled in the mid-1990s. Geotechnical assessments indicated that the soil used to fill the pits contained some municipal solid waste.
2. Legal Description of the Property. See attached Exhibit “A”.
3. Notice of Restrictions on Development or Lease of the Property. The public is hereby given notice that the Code and the TCEQ Rules contain restrictions on the development and leasing of the Property due to the existence of municipal solid waste underlying the Property.
4. Name of the Owner. The Owner of the Property is OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company.

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND SWORN TO this 9th day of December, 2024.

OWNER:

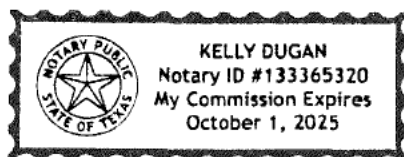
OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: 
Name: John B. Cooper
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was sworn to and subscribed before me on December 9, 2024, by John B. Cooper, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company, on behalf of said entities.



(SEAL)



Notary Public, State of Texas
My commission expires: 10/01/2025

EXHIBIT A

Legal Description

Tract 1:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that called 1.0 acre tract of land described as Tract 1 and all of that called 6.2 acre tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-Inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") being the northwest corner of said called 1.0 acre tract of land, being on the east line of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 144.83 feet to a 1/2-inch set iron rod with cap for the common northeast corner of said called 1.0 acre tract of land and the northwest corner of that tract of land described in Sheriff's Deed to JCN Holdings LLC, as recorded In Document No. 201300328173 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 944.37 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southeast corner of said called 6.2 acre tract of land, the southwest corner of said JCN Holdings LLC tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Szelove and Michael E. Szelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 144.80 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 942.31 feet to the POINT OF BEGINNING AND CONTAINING 136,594 square feet or 3.1358 acres of land, more or less.

Tract 2:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of land described in Sheriffs Deed to JCN Holdings LLC, as recorded in Document No. 201300328173 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") being the northwest corner of said JCN Holdings LLC tract of land, the northeast corner of that called 1.0 acre tract of land described as Tract 1 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 119.37 feet to a 1/2-inch set iron rod with cap for corner on the west line of that called east 1/2 of 5 acre Tract described in Sheriffs Deed to Virginia Olivera as recorded in Document No. 201700023765 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 946.08 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southeast corner of said JCN Holdings LLC tract of land, being the southwest corner of said called east 1/2 of 5 acre Tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 06 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southwest corner of said JCN Holdings LLC tract of land, The southeast corner of that tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 944.37 feet to the POINT OF BEGINNING AND CONTAINING 112,812 square feet or 2.5898 acres of land, more or less.

Tract 3:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a portion of that called 13.5 acre tract of land described in Special Warranty Deed to James E. Kellum as recorded in Document No. 20080282610 in the Official Public Records of Dallas County (O.P.R.D.C.T.), Texas and being all of that called one (1) acre tract of land (No metes and bounds) as described in Special Warranty Deed to James E. Kellum as recorded in Document No. 201200315886 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at the southeast corner of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet, and being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 O.R.D.C.T.

THENCE South 00 degrees 23 minutes 53 seconds West, along the east line of said called 13.5 acre tract of land, passing a 5/8-inch found iron rod with the remains of a cap for the common southwest corner of said 3.1358 acre tract and the northwest corner of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T. at a distance of 336.43 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE South 00 degrees 23 minutes 30 seconds West, along the common line between said 6.898 acre tract and said 13.5 acre tract, a distance of 298.69 feet to a 5/8-inch found iron rod with cap stamped KSC 4019 for the southeast corner of said one acre tract;

THENCE North 89 degrees 23 minutes 58 seconds West, departing said common line and along the south line of said one acre tract, passing at a distance of 209.45 feet a 5/8-inch found iron rod with cap stamped KSC 4019 the southwest corner of said one acre tract, along said 13.5 acre tract, continuing for a total distance of 463.43 feet to a point for corner;

THENCE North 00 degrees 47 minutes 05 seconds West, departing said south line, over and across said 13.5 acre tract, a distance of 268.13 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 25 degrees 45 minutes 29 seconds West, a distance of 348.04 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 00 degrees 47 minutes 50 seconds West, a distance of 50.75 feet to a 1/2-inch set iron rod with cap for corner on the north line of said called 13.5 acre tract of land and the south line of said called 13.165 acre tract of land;

THENCE North 89 degrees 17 minutes 47 seconds East, along said common line, a distance of 623.46 feet to the POINT OF BEGINNING AND CONTAINING 328,856 square feet or 7.55 acres of land, more or less.

Tract 4:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of that called east 1/2 of 5 acre Tract described in Sheriff's Deed to Virginia Olivera as recorded in Document No. 201700023765 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a set Mag Nail with shiner being the northwest corner of said east 1/2 of 5 acre tract of land, being on the south line of that called 0.86 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71055, Page 1559 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being in Oakdale Road (variable width right-of-way, 50 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, a distance of 119.37 feet to a set Mag Nail with shiner for the common northeast corner of said east 1/2 of 5 acre tract of land and the northwest corner of that called 9.985 acre tract of land described as Tracts 1 and 2 in Warranty Deed with Vendor's Lien to James E. Sizelove and Michael E. Sizelove as recorded in Volume 99193, Page 3973 D.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 967.79 feet to a point for the common southeast corner of said east 1/2 of 5 acre tract of land, the southwest corner of said called 9.985 acre tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southwest corner of said east 1/2 of 5 acre tract, the southeast corner of that tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C., as recorded in Document No. 202100226513 O.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 966.08 feet to the POINT OF BEGINNING AND CONTAINING 115,402 square feet or 2.6493 acres of land, more or less.

Tract 5:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a part of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the common northeast corner of said called 13.165 acre tract of land and the southeast corner of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 D.R.D.C.T., being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 in the Official Records of Dallas County, Texas (O.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width right-of-way 100 foot wide at this point);

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 575.87 feet to a point for corner from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet;

THENCE South 89 degrees 17 minutes 47 seconds West, a distance of 438.03 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 00 degrees 36 minutes 38 seconds East, a distance of 575.92 feet to a 1/2-inch set iron rod with cap for corner being on said south right-of-way line;

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 435.90 feet to the POINT OF BEGINNING AND CONTAINING 251,589 square feet or 5.776 acres of land, more or less.

Tract 6:

BEING a tract of land situated in the James McLaughlin Survey, Abstract Number 848, City of Grand Prairie, Dallas County, Texas, being all of a called 17.40-acre tract of land described to Oakdale Industrial III, L.L.C., recorded in Document Number 202300195453, Deed Recorded, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail with shiner found in the approximate centerline of West Oakdale Road (no record document found), for the northeast corner of the herein described tract;

THENCE South 00 degrees 03 minutes 55 seconds West, passing at a distance of 1,346.86 feet a 5/8-inch iron rod found for a reference corner, continuing for a total distance of 1,390.82 feet (called 1,457.31 feet) to the north line of a tract of land described as Tract 3 to James E. Sizelove, recorded in Volume 99193, Page 3973, D.R.D.C.T. for the southeast corner of the herein described tract;

THENCE South 89 degrees 17 minutes 48 seconds West, passing at a distance of 63.23 feet a 1/2-inch iron rod found for the northwest corner of said James E. Sizelove tract, common to the northeast corner of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3256, D.R.D.C.T., continuing for a total distance of 785.08 feet (called 778.24 feet) to the east line of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3253, D.R.D.C.T., for the northwest corner of said Jean Bethea tract (Volume 95156, Page 3256) and the southwest corner of the herein described tract;

THENCE North 00 degrees 23 minutes 30 seconds East, passing at a distance of 132.15 feet a 5/8-inch iron rod with cap stamped "KSCC 4019" found for the southeast corner of a tract of land described to Oakdale Industrial III, L.L.C., as recorded in Instrument Number 202100382324 D.R.D.C.T., common to the northeast corner of said Jean Bethea tract (Volume 95156, Page 3253), continuing for a total distance of 430.84 feet (called 480.70 feet) to a 5/8-inch iron rod found for the westernmost northwest corner of the herein described tract;

THENCE South 89 degrees 53 minutes 13 seconds East, a distance of 383.50 feet to a point for corner of the herein described tract;

THENCE North 00 degrees 23 minutes 47 seconds East, a distance of 967.06 feet (called 967.79 feet) to a Mag Nail with shiner found in the approximate centerline of said West Oakdale Road for the northernmost northwest corner of the herein described tract;

THENCE North 89 degrees 30 minutes 43 seconds East, along the centerline of West Oakdale Road a distance of 393.49 feet returning to the **POINT OF BEGINNING** and containing 717,308 square feet or 16.47 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Issued Date: August 21, 2024.

Field work completed on August 15, 2024.



Matt Hibert

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400249151

eRecording - Real Property

Recorded On: December 10, 2024 12:16 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$53.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202400249151
Receipt Number: 20241210000032
Recorded Date/Time: December 10, 2024 12:16 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

Page K.10, December 17, 2024

APPENDIX L

30 TAC §330.963

- **Notice to Buyers, Lessees and Occupants**
- **Notice to Lessees and Occupants**

NOTICE TO BUYERS, LESSEES, AND OCCUPANTS
[30 TAC §330.963]

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

OWNER: OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company
 (“Owner”)

PROPERTY: See attached Exhibit “A”

Pursuant to Chapter 361, Subchapter R of the Health and Safety Code (the “Code”) and the rules of the Texas Commission on Environmental Quality published in Sections 330.951 through 330.963 of Subchapter T, Chapter 330, Title 30 of the Texas Administrative Code (the “TCEQ Rules”), the undersigned affiant, in his or her capacity as an authorized representative of Owner stated below, and not in his or her individual capacity, after being duly sworn, hereby states under oath that the following information is true and correct:

1. Prior Use of the Property. Historical information indicates that sand and gravel mining operations were conducted on the Property from the early 1950s until the late 1960s. The former onsite sand and gravel mining pits were filled in the mid-1990s. Geotechnical assessments indicated that the soil used to fill the pits contained some municipal solid waste.
2. Legal Description of the Property. See attached Exhibit “A”.
3. Notice of Restrictions on Development or Lease of the Property. The public is hereby given notice that the Code and the TCEQ Rules contain restrictions on the development and leasing of the Property due to the existence of municipal solid waste underlying the Property.
4. Name of the Owner. The Owner of the Property is OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company.


[SIGNATURE PAGE FOLLOWS]

EXECUTED AND SWORN TO this 9th day of December, 2024.

OWNER:

OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

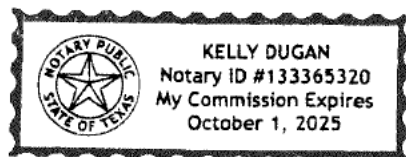
By: 
Name: John B. Cooper
Title: Vice President

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was sworn to and subscribed before me on December 9, 2024, by John B. Cooper, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company, on behalf of said entities.



(SEAL)


Notary Public, State of Texas

My commission expires: 10/01/2025

EXHIBIT A

Legal Description

Tract 1:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that called 1.0 acre tract of land described as Tract 1 and all of that called 6.2 acre tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-Inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") being the northwest corner of said called 1.0 acre tract of land, being on the east line of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 144.83 feet to a 1/2-inch set iron rod with cap for the common northeast corner of said called 1.0 acre tract of land and the northwest corner of that tract of land described in Sheriff's Deed to JCN Holdings LLC, as recorded In Document No. 201300328173 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 944.37 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southeast corner of said called 6.2 acre tract of land, the southwest corner of said JCN Holdings LLC tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 144.80 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 942.31 feet to the POINT OF BEGINNING AND CONTAINING 136,594 square feet or 3.1358 acres of land, more or less.

Tract 2:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of land described in Sheriffs Deed to JCN Holdings LLC, as recorded in Document No. 201300328173 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "TIALFF" (hereinafter referred to as "with cap") being the northwest corner of said JCN Holdings LLC tract of land, the northeast corner of that called 1.0 acre tract of land described as Tract 1 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 119.37 feet to a 1/2-inch set iron rod with cap for corner on the west line of that called east 1/2 of 5 acre Tract described in Sheriffs Deed to Virginia Olivera as recorded in Document No. 201700023765 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 946.08 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southeast corner of said JCN Holdings LLC tract of land, being the southwest corner of said called east 1/2 of 5 acre Tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 06 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southwest corner of said JCN Holdings LLC tract of land, The southeast corner of that tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 944.37 feet to the POINT OF BEGINNING AND CONTAINING 112,812 square feet or 2.5898 acres of land, more or less.

Tract 3:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a portion of that called 13.5 acre tract of land described in Special Warranty Deed to James E. Kellum as recorded in Document No. 20080282610 in the Official Public Records of Dallas County (O.P.R.D.C.T.), Texas and being all of that called one (1) acre tract of land (No metes and bounds) as described in Special Warranty Deed to James E. Kellum as recorded in Document No. 201200315886 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at the southeast corner of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet, and being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 O.R.D.C.T.

THENCE South 00 degrees 23 minutes 53 seconds West, along the east line of said called 13.5 acre tract of land, passing a 5/8-inch found iron rod with the remains of a cap for the common southwest corner of said 3.1358 acre tract and the northwest corner of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T. at a distance of 336.43 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE South 00 degrees 23 minutes 30 seconds West, along the common line between said 6.898 acre tract and said 13.5 acre tract, a distance of 298.69 feet to a 5/8-inch found iron rod with cap stamped KSC 4019 for the southeast corner of said one acre tract;

THENCE North 89 degrees 23 minutes 58 seconds West, departing said common line and along the south line of said one acre tract, passing at a distance of 209.45 feet a 5/8-inch found iron rod with cap stamped KSC 4019 the southwest corner of said one acre tract, along said 13.5 acre tract, continuing for a total distance of 463.43 feet to a point for corner;

THENCE North 00 degrees 47 minutes 05 seconds West, departing said south line, over and across said 13.5 acre tract, a distance of 268.13 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 25 degrees 45 minutes 29 seconds West, a distance of 348.04 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 00 degrees 47 minutes 50 seconds West, a distance of 50.75 feet to a 1/2-inch set iron rod with cap for corner on the north line of said called 13.5 acre tract of land and the south line of said called 13.165 acre tract of land;

THENCE North 89 degrees 17 minutes 47 seconds East, along said common line, a distance of 623.46 feet to the POINT OF BEGINNING AND CONTAINING 328,856 square feet or 7.55 acres of land, more or less.

Tract 4:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of that called east 1/2 of 5 acre Tract described in Sheriff's Deed to Virginia Olivera as recorded in Document No. 201700023765 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a set Mag Nail with shiner being the northwest corner of said east 1/2 of 5 acre tract of land, being on the south line of that called 0.86 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71055, Page 1559 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being in Oakdale Road (variable width right-of-way, 50 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, a distance of 119.37 feet to a set Mag Nail with shiner for the common northeast corner of said east 1/2 of 5 acre tract of land and the northwest corner of that called 9.985 acre tract of land described as Tracts 1 and 2 in Warranty Deed with Vendor's Lien to James E. Sizelove and Michael E. Sizelove as recorded in Volume 99193, Page 3973 D.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 967.79 feet to a point for the common southeast corner of said east 1/2 of 5 acre tract of land, the southwest corner of said called 9.985 acre tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southwest corner of said east 1/2 of 5 acre tract, the southeast corner of that tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C., as recorded in Document No. 202100226513 O.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 966.08 feet to the POINT OF BEGINNING AND CONTAINING 115,402 square feet or 2.6493 acres of land, more or less.

Tract 5:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a part of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the common northeast corner of said called 13.165 acre tract of land and the southeast corner of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 D.R.D.C.T., being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 in the Official Records of Dallas County, Texas (O.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width right-of-way 100 foot wide at this point);

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 575.87 feet to a point for corner from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet;

THENCE South 89 degrees 17 minutes 47 seconds West, a distance of 438.03 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 00 degrees 36 minutes 38 seconds East, a distance of 575.92 feet to a 1/2-inch set iron rod with cap for corner being on said south right-of-way line;

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 435.90 feet to the POINT OF BEGINNING AND CONTAINING 251,589 square feet or 5.776 acres of land, more or less.

Tract 6:

BEING a tract of land situated in the James McLaughlin Survey, Abstract Number 848, City of Grand Prairie, Dallas County, Texas, being all of a called 17.40-acre tract of land described to Oakdale Industrial III, L.L.C., recorded in Document Number 202300195453, Deed Recorded, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail with shiner found in the approximate centerline of West Oakdale Road (no record document found), for the northeast corner of the herein described tract;

THENCE South 00 degrees 03 minutes 55 seconds West, passing at a distance of 1,346.86 feet a 5/8-inch iron rod found for a reference corner, continuing for a total distance of 1,390.82 feet (called 1,457.31 feet) to the north line of a tract of land described as Tract 3 to James E. Sizelove, recorded in Volume 99193, Page 3973, D.R.D.C.T. for the southeast corner of the herein described tract;

THENCE South 89 degrees 17 minutes 48 seconds West, passing at a distance of 63.23 feet a 1/2-inch iron rod found for the northwest corner of said James E. Sizelove tract, common to the northeast corner of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3256, D.R.D.C.T., continuing for a total distance of 785.08 feet (called 778.24 feet) to the east line of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3253, D.R.D.C.T., for the northwest corner of said Jean Bethea tract (Volume 95156, Page 3256) and the southwest corner of the herein described tract;

THENCE North 00 degrees 23 minutes 30 seconds East, passing at a distance of 132.15 feet a 5/8-inch iron rod with cap stamped "KSCC 4D19" found for the southeast corner of a tract of land described to Oakdale Industrial III, L.L.C., as recorded in Instrument Number 202100382324 D.R.D.C.T., common to the northeast corner of said Jean Bethea tract (Volume 95156, Page 3253), continuing for a total distance of 430.84 feet (called 480.70 feet) to a 5/8-inch iron rod found for the westernmost northwest corner of the herein described tract;

THENCE South 89 degrees 53 minutes 13 seconds East, a distance of 383.50 feet to a point for corner of the herein described tract;

THENCE North 00 degrees 23 minutes 47 seconds East, a distance of 967.06 feet (called 967.79 feet) to a Mag Nail with shiner found in the approximate centerline of said West Oakdale Road for the northernmost northwest corner of the herein described tract;

THENCE North 89 degrees 30 minutes 43 seconds East, along the centerline of West Oakdale Road a distance of 393.49 feet returning to the **POINT OF BEGINNING** and containing 717,308 square feet or 16.47 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Issued Date: August 21, 2024.

Field work completed on August 15, 2024.



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400249152

eRecording - Real Property

Recorded On: December 10, 2024 12:16 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$53.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202400249152
Receipt Number: 20241210000032
Recorded Date/Time: December 10, 2024 12:16 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX



Appendix M
Notice to Lessees and Occupants
(30 TAC §330.963)

EXHIBIT [____]

NOTICE TO LESSEES AND OCCUPANTS

[30 TAC §330.963]

LANDLORD: OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company
(“Landlord”)

PROPERTY: See attached Schedule “1”

In compliance with Chapter 361, Subchapter R of the Health and Safety Code (the “Code”) and the rules of the Texas Commission on Environmental Quality published in Sections 330.951 through 330.963 of Subchapter T, Chapter 330, Title 30 of the Texas Administrative Code (the “TCEQ Rules”), you are hereby notified of the following:

1. Prior Use of the Property. Historical information indicates that sand and gravel mining operations were conducted on the Property from the early 1950s until the late 1960s. The former onsite sand and gravel mining pits were filled in the mid-1990s. Geotechnical assessments indicated that the soil used to fill the pits contained some municipal solid waste.
2. Structural Controls. To minimize the potential future danger that could be posed by landfill gases emanating from municipal solid waste underlying the Property, Landlord has instituted the following structural controls on the Property:
 - a. A methane gas control system consisting of a methane barrier and ventilation system has been installed beneath the building on the Property. Automatic methane gas sensors have been installed within the venting pipe and/or permeable gas layer and inside the building and any other structure in order to trigger an audible alarm when methane gas concentrations greater than 10,000 ppm methane are detected. The property manager of the Property (the “Manager”) is trained in the operation and assessment of the methane monitoring system.
 - b. The following Safety Plan has been instituted on the Property:
 - i. Smoking shall not be permitted within 20-feet of any methane vent outlet on the Property. Methane Vent outlets are located on the roof of the building, approximately 40-45 feet above the finished floor.
 - ii. Field operations, which could result in the generation of sparks or other ignition sources (i.e. grinding, drilling, welding, engine maintenance) shall not be permitted within 20-feet of any methane vent on the Property. Methane Vent outlets are located on the roof of the building, approximately 40-45 feet above the finished floor.
 - iii. In the event that a continuous methane detector sounds an audible alarm within a building on the Property, the Manager shall notify the lessees and

current occupants in any affected building of the alarm and shall communicate the need to evacuate an affected building immediately. Additional operation-specific protocols will be established by the Manager.

- iv. The Manager shall immediately notify the City of Grand Prairie Fire Department (the “Fire Department”) that a methane monitor has indicated a build-up of methane in excess of 10,000 parts per million methane. Manager shall inform the Fire Department that evacuation of the affected building is under way and shall request that the Fire Department respond to the Property.
- v. When an evacuation announcement is made, all occupants present in the affected building shall immediately cease their activities and leave the building via the nearest exit.
- vi. The Manager shall make a survey of the affected building to ensure that all current occupants have been evacuated from the building. All doors will be locked to prevent re-entry to the affected building without the approval of the Manager.
- vii. After exiting the affected building, all occupants shall meet in the parking area adjacent to the building. The Manager shall verify and ensure that all occupants are present and accounted for. One (1) or more designated officials shall be stationed a safe distance from the affected building (i.e. 50 feet or more) to prevent persons from approaching the affected building. After it has been confirmed that all occupants are present, all persons shall remain in the parking lot pending further instruction from the Manager.
- viii. No personnel shall be allowed to return to the building until the Fire Department has indicated the building is safe to re-enter. Manager shall not approve re-entry into the affected building until Manager has received the Fire Department’s approval.
- ix. A summary of the evacuation details including the location and concentration of methane shall be entered into the operating record by the Manager and submitted to the Texas Commission on Environmental Quality by the Manager.

[SIGNATURE PAGE FOLLOWS]

Executed this ____ day of _____, 20 ____.

LANDLORD:

OAKDALE INDUSTRIAL III, L.L.C.,
a Delaware limited liability company

By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its manager

By: _____
Name: _____
Title: _____

TENANT:

By: _____
Name: _____
Title: _____

SCHEDULE 1

Legal Description

Tract 1:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that called 1.0 acre tract of land described as Tract 1 and all of that called 6.2 acre tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-Inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") being the northwest corner of said called 1.0 acre tract of land, being on the east line of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 144.83 feet to a 1/2-inch set iron rod with cap for the common northeast corner of said called 1.0 acre tract of land and the northwest corner of that tract of land described in Sheriff's Deed to JCN Holdings LLC, as recorded In Document No. 201300328173 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 944.37 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southeast corner of said called 6.2 acre tract of land, the southwest corner of said JCN Holdings LLC tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 144.80 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 942.31 feet to the POINT OF BEGINNING AND CONTAINING 136,594 square feet or 3.1358 acres of land, more or less.

Tract 2:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of land described in Sheriffs Deed to JCN Holdings LLC, as recorded in Document No. 201300328173 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") being the northwest corner of said JCN Holdings LLC tract of land, the northeast corner of that called 1.0 acre tract of land described as Tract 1 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the south right-of-way line of Oakdale Road (variable width road, called 40 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 119.37 feet to a 1/2-inch set iron rod with cap for corner on the west line of that called east 1/2 of 5 acre Tract described in Sheriffs Deed to Virginia Olivera as recorded in Document No. 201700023765 O.P.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, departing said south right-of-way line, a distance of 946.08 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southeast corner of said JCN Holdings LLC tract of land, being the southwest corner of said called east 1/2 of 5 acre Tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 06 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with the remains of a cap bears North 84 degrees 30 minutes 45 seconds West, a distance of 0.61 feet, being the common southwest corner of said JCN Holdings LLC tract of land, The southeast corner of that tract of land described as Tract 2 in General Warranty Deed with Vendor's Lien to Yeison Amaya and Manuel Roman and Luis Montiel as recorded in Document No. 20070291383 O.P.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 944.37 feet to the POINT OF BEGINNING AND CONTAINING 112,812 square feet or 2.5898 acres of land, more or less.

Tract 3:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a portion of that called 13.5 acre tract of land described in Special Warranty Deed to James E. Kellum as recorded in Document No. 20080282610 in the Official Public Records of Dallas County (O.P.R.D.C.T.), Texas and being all of that called one (1) acre tract of land (No metes and bounds) as described in Special Warranty Deed to James E. Kellum as recorded in Document No. 201200315886 O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at the southeast corner of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet, and being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 O.R.D.C.T.

THENCE South 00 degrees 23 minutes 53 seconds West, along the east line of said called 13.5 acre tract of land, passing a 5/8-inch found iron rod with the remains of a cap for the common southwest corner of said 3.1358 acre tract and the northwest corner of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T. at a distance of 336.43 feet to a 5/8-inch found iron rod with the remains of a cap for corner;

THENCE South 00 degrees 23 minutes 30 seconds West, along the common line between said 6.898 acre tract and said 13.5 acre tract, a distance of 298.69 feet to a 5/8-inch found iron rod with cap stamped KSC 4019 for the southeast corner of said one acre tract;

THENCE North 89 degrees 23 minutes 58 seconds West, departing said common line and along the south line of said one acre tract, passing at a distance of 209.45 feet a 5/8-inch found iron rod with cap stamped KSC 4019 the southwest corner of said one acre tract, along said 13.5 acre tract, continuing for a total distance of 463.43 feet to a point for corner;

THENCE North 00 degrees 47 minutes 05 seconds West, departing said south line, over and across said 13.5 acre tract, a distance of 268.13 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 25 degrees 45 minutes 29 seconds West, a distance of 348.04 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 00 degrees 47 minutes 50 seconds West, a distance of 50.75 feet to a 1/2-inch set iron rod with cap for corner on the north line of said called 13.5 acre tract of land and the south line of said called 13.165 acre tract of land;

THENCE North 89 degrees 17 minutes 47 seconds East, along said common line, a distance of 623.46 feet to the POINT OF BEGINNING AND CONTAINING 328,856 square feet or 7.55 acres of land, more or less.

Tract 4:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being all of that tract of that called east 1/2 of 5 acre Tract described in Sheriff's Deed to Virginia Olivera as recorded in Document No. 201700023765 in the Official Public records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a set Mag Nail with shiner being the northwest corner of said east 1/2 of 5 acre tract of land, being on the south line of that called 0.86 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71055, Page 1559 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being in Oakdale Road (variable width right-of-way, 50 foot wide at this point);

THENCE North 89 degrees 17 minutes 47 seconds East, a distance of 119.37 feet to a set Mag Nail with shiner for the common northeast corner of said east 1/2 of 5 acre tract of land and the northwest corner of that called 9.985 acre tract of land described as Tracts 1 and 2 in Warranty Deed with Vendor's Lien to James E. Sizelove and Michael E. Sizelove as recorded in Volume 99193, Page 3973 D.R.D.C.T.;

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 967.79 feet to a point for the common southeast corner of said east 1/2 of 5 acre tract of land, the southwest corner of said called 9.985 acre tract of land, and being on the north line of that called 6.898 acre tract of land described in General Warranty Deed to James E. Sizelove and Michael E. Sizelove as recorded in Volume 2000006, Page 855 D.R.D.C.T.;

THENCE North 89 degrees 53 minutes 07 seconds West, a distance of 119.35 feet to a point for corner from which a 1/2-inch found iron rod with cap stamped "CBG SURVEYING" bears South 86 degrees 55 minutes 41 seconds West, a distance of 0.65 feet, being the common southwest corner of said east 1/2 of 5 acre tract, the southeast corner of that tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C., as recorded in Document No. 202100226513 O.R.D.C.T., and being on the north line of said called 6.898 acre tract of land;

THENCE North 00 degrees 23 minutes 53 seconds East, a distance of 966.08 feet to the POINT OF BEGINNING AND CONTAINING 115,402 square feet or 2.6493 acres of land, more or less.

Tract 5:

Being a tract of land in the James McLaughlin Survey, Abstract No. 848, in the City of Grand Prairie, Dallas County, Texas, being a part of that called 13.165 acre tract of land described in Warranty Deed with Vendor's Lien to C. B. Service, Inc. as recorded in Volume 81158, Page 538 in the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the common northeast corner of said called 13.165 acre tract of land and the southeast corner of that called 0.50 acre tract of land described in Warranty Deed to the City of Grand Prairie as recorded in Volume 71073, Page 875 D.R.D.C.T., being on the west line of that called 3.1358 acre tract of land described in Special Warranty Deed to Oakdale Industrial III, L.L.C. as recorded in Document No. 202100124033 in the Official Records of Dallas County, Texas (O.R.D.C.T.), and being on the south right-of-way line of Oakdale Road (variable width right-of-way 100 foot wide at this point);

THENCE South 00 degrees 23 minutes 53 seconds West, a distance of 575.87 feet to a point for corner from which a found 60-D Nail bears South 57 degrees 35 minutes 52 seconds East, a distance of 0.19 feet;

THENCE South 89 degrees 17 minutes 47 seconds West, a distance of 438.03 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE North 00 degrees 36 minutes 38 seconds East, a distance of 575.92 feet to a 1/2-inch set iron rod with cap for corner being on said south right-of-way line;

THENCE North 89 degrees 17 minutes 47 seconds East, along said south right-of-way line, a distance of 435.90 feet to the POINT OF BEGINNING AND CONTAINING 251,589 square feet or 5.776 acres of land, more or less.

Tract 6:

BEING a tract of land situated in the James McLaughlin Survey, Abstract Number 848, City of Grand Prairie, Dallas County, Texas, being all of a called 17.40-acre tract of land described to Oakdale Industrial III, L.L.C., recorded in Document Number 202300195453, Deed Recorded, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail with shiner found in the approximate centerline of West Oakdale Road (no record document found), for the northeast corner of the herein described tract;

THENCE South 00 degrees 03 minutes 55 seconds West, passing at a distance of 1,346.86 feet a 5/8-inch iron rod found for a reference corner, continuing for a total distance of 1,390.82 feet (called 1,457.31 feet) to the north line of a tract of land described as Tract 3 to James E. Sizelove, recorded in Volume 99193, Page 3973, D.R.D.C.T. for the southeast corner of the herein described tract;

THENCE South 89 degrees 17 minutes 48 seconds West, passing at a distance of 63.23 feet a 1/2-inch iron rod found for the northwest corner of said James E. Sizelove tract, common to the northeast corner of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3256, D.R.D.C.T., continuing for a total distance of 785.08 feet (called 778.24 feet) to the east line of a tract of land described to Jean Bethea, trustee for Alan Hardee Lindsey, as recorded in Volume 95156, Page 3253, D.R.D.C.T., for the northwest corner of said Jean Bethea tract (Volume 95156, Page 3256) and the southwest corner of the herein described tract;

THENCE North 00 degrees 23 minutes 30 seconds East, passing at a distance of 132.15 feet a 5/8-inch iron rod with cap stamped "KSCC 4019" found for the southeast corner of a tract of land described to Oakdale Industrial III, L.L.C., as recorded in Instrument Number 202100382324 D.R.D.C.T., common to the northeast corner of said Jean Bethea tract (Volume 95156, Page 3253), continuing for a total distance of 430.84 feet (called 480.70 feet) to a 5/8-inch iron rod found for the westernmost northwest corner of the herein described tract;

THENCE South 89 degrees 53 minutes 13 seconds East, a distance of 383.50 feet to a point for corner of the herein described tract;

THENCE North 00 degrees 23 minutes 47 seconds East, a distance of 967.06 feet (called 967.79 feet) to a Mag Nail with shiner found in the approximate centerline of said West Oakdale Road for the northernmost northwest corner of the herein described tract;

THENCE North 89 degrees 30 minutes 43 seconds East, along the centerline of West Oakdale Road a distance of 393.49 feet returning to the POINT OF BEGINNING and containing 717,308 square feet or 16.47 acres of land, more or less.

This metes and bounds description is issued in conjunction with a survey of even date.

Basis of bearing is the North American Datum of 1983(2011) Epoch 2010.00 based on the Texas Coordinate System of 1983, North Central Zone (TXNC-4202). Distances shown hereon are U.S. Survey feet displayed in surface values.

Issued Date: August 21, 2024.
Field work completed on August 15, 2024.



APPENDIX N

Permit Modifications (Not Applicable)



The Vertex Companies, LLC

For All Inquiries call 214.499.9234

vertexeng.com