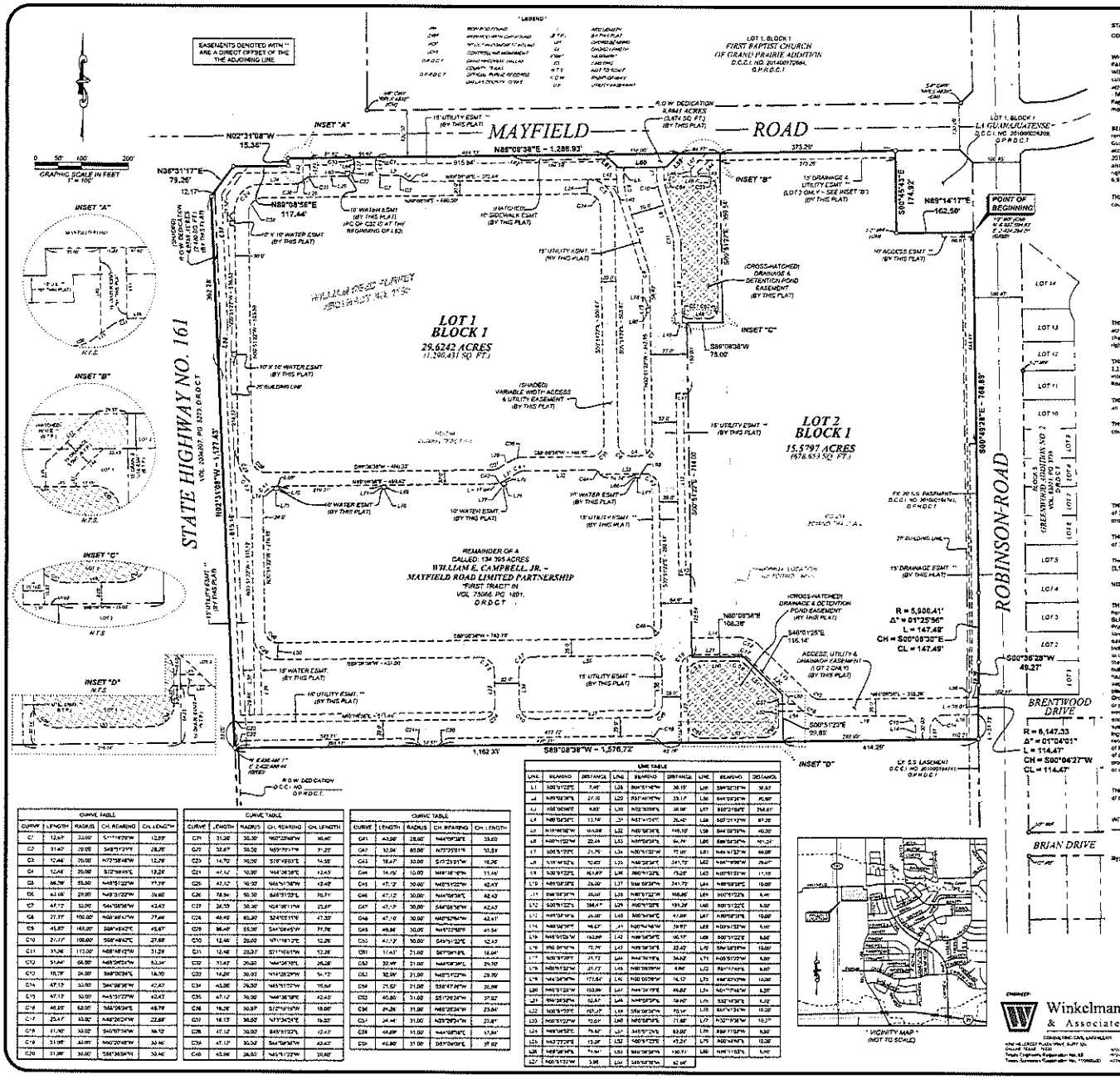

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CH. LENGTH
C1	12.69	33.00	S[illegible]°19'29"W	12.61
C2	31.47	20.00	S48°51'23"E	28.28
C3	12.46	20.00	N72°58'48"W	12.26
C4	12.46	20.00	S72°58'48"E	12.26
C5	86.39	55.00	N48°51'23"W	77.78
C6	43.98	28.00	N48°51'23"W	39.60
C7	47.12	30.00	S44°08'38"W	42.43
C8	27.77	100.00	N68°46'47"W	27.68
C9	45.87	163.00	S68°46'47"E	45.67
C10	21.77	100.00	S68°46'47"E	21.72
C11	31.36	113.00	N68°46'47"W	31.26
C12	51.64	68.00	N48°24'54"W	50.34
C13	18.79	34.00	S68°08'38"E	18.56
C14	47.12	30.00	S44°08'38"W	42.43
C15	47.12	30.00	N45°51'22"W	42.43
C16	46.99	63.00	S68°08'38"E	46.79
C17	23.47	15.00	N48°24'54"W	22.68
C18	41.90	30.00	S40°07'34"W	38.12
C19	31.98	33.00	N60°20'46"W	30.96
C20	31.98	30.00	S61°36'34"W	30.46

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CH. LENGTH
C21	31.98	30.00	N60°20'46"W	30.46
C22	32.87	30.00	N59°39'11"W	31.22
C23	14.70	30.00	S78°49'03"E	14.55
C24	47.12	30.00	N44°08'38"E	42.43
C25	47.12	30.00	N45°51'22"W	42.43
C26	78.54	50.00	S45°51'22"E	70.71
C27	24.33	30.00	N24°38'11"W	23.67
C28	49.49	60.00	S24°55'11"E	47.33
C29	86.69	55.00	S44°08'38"W	77.78
C30	12.46	20.00	N71°16'17"E	12.26
C31	12.46	20.00	S71°16'17"W	12.26
C32	31.47	20.00	N44°08'38"E	28.28
C33	14.26	30.00	N14°28'29"W	14.13
C34	43.96	28.00	N45°51'22"W	39.60
C35	47.12	30.00	N44°08'38"E	42.43
C36	18.26	30.00	S72°46'19"W	18.00
C37	18.13	30.00	N73°34'24"E	17.87
C38	47.12	30.00	S45°51'22"E	42.43
C39	47.12	30.00	S44°08'38"W	42.43
C40	43.96	28.00	N45°51'22"W	39.60

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CH. LENGTH
C41	43.96	28.00	N44°08'38"E	39.60
C42	12.34	60.00	N73°39'11"E	12.31
C43	18.47	30.00	S75°23'01"W	18.26
C44	14.70	10.00	N48°08'48"W	13.39
C45	47.12	30.00	N45°51'22"W	42.43
C46	47.12	30.00	N44°08'38"E	42.43
C47	47.12	30.00	S45°51'22"E	42.43
C48	47.12	30.00	N45°51'22"W	42.43
C49	49.84	30.00	N45°51'22"W	44.04
C50	41.57	30.00	S45°51'22"E	42.13
C51	17.67	21.00	S67°08'38"E	16.94
C52	32.99	21.00	S44°08'38"W	29.70
C53	32.99	21.00	N45°51'22"W	29.70
C54	21.67	21.00	S68°47'46"W	20.78
C55	40.80	31.00	S51°16'24"W	37.97
C56	24.24	31.00	N68°08'24"W	23.64
C57	24.44	31.00	N23°08'24"W	23.81
C58	43.89	31.00	N44°08'38"E	41.34
C59	40.80	31.00	S51°08'00"E	37.97

LINE TABLE							
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°51'22"E	7.49	L28	S00°51'22"W	30.15'	L55	S89°52'34"W	10.83'
L2	N89°08'38"E	27.16	L29	S89°08'38"W	33.17'	L56	S44°08'38"W	20.98'
L3	N00°00'00"E	9.83	L30	N02°30'09"E	30.00'	L57	N00°23'08"E	294.81'
L4	N89°08'38"E	13.14'	L31	N51°41'01"	26.42'	L58	S00°23'17"W	87.29'
L5	N00°45'43"W	10.00'	L32	N00°08'38"E	119.19'	L59	S44°08'38"W	40.30'
L6	N00°51'22"W	22.24'	L33	N00°51'22"W	34.74'	L60	S89°52'34"W	101.21'
L7	S00°51'22"E	21.76'	L34	N00°51'22"W	72.00'	L61	N44°51'22"W	44.08'
L8	N00°45'43"E	12.00'	L35	N44°08'38"E	241.72'	L62	N44°08'38"E	29.07'
L9	N00°51'22"E	10.49'	L36	N00°51'22"E	73.00'	L63	N00°51'22"W	11.13'
L10	N89°08'38"E	26.00'	L37	S44°08'38"W	241.72'	L64	N89°08'38"E	10.00'
L11	S44°08'38"W	20.00'	L38	N89°51'22"W	100.00'	L65	N00°51'22"E	6.44'
L12	S00°51'22"E	184.47'	L39	N00°51'22"E	191.28'	L66	S00°51'22"E	6.50'
L13	N89°08'38"E	20.00'	L40	S00°51'22"E	47.99'	L67	N89°08'38"E	10.00'
L14	N89°08'38"E	14.67'	L41	N00°44'54"W	39.83'	L68	N00°51'22"W	6.44'
L15	N44°51'22"W	10.00'	L42	N89°08'38"E	40.13'	L69	S00°51'22"E	6.00'
L16	N00°51'22"E	72.70'	L43	N89°08'38"E	22.42'	L70	S44°08'38"W	10.00'
L17	S00°51'22"E	21.72'	L44	N44°51'22"W	34.62'	L71	N00°51'22"W	6.00'
L18	N89°51'22"W	21.72'	L45	N89°08'38"W	6.00'	L72	N51°11'41"E	6.00'
L19	N44°08'38"W	171.64'	L46	N00°55'26"W	16.12'	L73	N44°51'22"W	10.00'
L20	N44°51'22"W	153.00'	L47	N44°51'22"W	46.82'	L74	N00°51'22"W	6.00'
L21	N44°08'38"W	62.67'	L48	N44°08'38"W	19.40'	L75	S32°16'36"E	6.00'
L22	N00°51'22"E	157.27'	L49	S44°08'38"W	10.14'	L76	S00°51'22"W	10.00'
L23	N00°51'22"W	10.00'	L50	N00°51'22"E	11.68'	L77	N32°16'36"W	10.77'
L24	N44°08'38"E	76.84'	L51	S44°51'22"E	10.00'	L78	S44°51'22"E	6.00'
L25	N00°22'08"E	13.24'	L52	S00°51'22"E	45.26'	L79	N00°44'54"E	10.00'
L26	N44°08'38"E	71.64'	L53	N44°08'38"W	130.71'	L80	N44°51'22"E	6.00'
L27	N00°51'22"W	5.98'	L54	S45°08'38"W	62.98'			

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, WILLIAM E. CAMPBELL, JR. and MAYFIELD ROAD LIMITED PARTNERSHIP are the sole owners of a 45.3452 acre tract of land located in the William Reed Survey, Abstract No. 1161, City of Grand Prairie, Dallas County, Texas, said 45.3452 acre tract of land being a portion of the remainder of a called 134.795 acre tract of land described as "Third Tract", conveyed to WILLIAM E. CAMPBELL, JR. - MAYFIELD ROAD LIMITED PARTNERSHIP, by deed as recorded in Volume 79066, Page 1891, Deed Records, Dallas County, Texas, said 45.3452 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast property corner of the said remainder tract, same being the southeast property corner of Lot 1, Block 1, La Guanajuatense, being an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof filed for record in Dallas County Clerk's instrument No. 20100080290, Official Public Records, Dallas County, Texas, said beginning point also being on the west right-of-way line of Robinson Road (being a variable width right-of-way at this point), said beginning point also having a grid coordinate of N: 6,917,599.62 and E: 2,424,254.01;

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

South 00°49'28" East, a distance of 768.89 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the beginning of a curve to the right having a radius of 5,906.41 feet;

Along said curve to the right, through a central angle of 01°25'56", an arc length of 147.49 feet, and across a chord which bears South 00°08'30" East, a distance of 147.49 feet to an iron rod set;

South 00°08'38" West, a distance of 49.27 feet to an iron rod set at the beginning of a curve to the left having a radius of 6,147.33 feet;

Along said curve to the left, through a central angle of 01°04'01", an arc length of 114.47 feet, and across a chord which bears South 00°06'27" West, a chord length of 114.47 feet to an iron rod set;

THENCE South 89°08'38" West, departing the said west right-of-way line, over and across the said 134.795 acre tract, a distance of 1,576.72 feet to an iron rod set on the east right-of-way line of State Highway No. 161 (being a variable width right-of-way at this point);

THENCE North 02°31'08" West, along the said east right-of-way line, a distance of 1,177.43 feet to an iron rod set at the southerly end of a corner clip located at the intersection of the said east right-of-way line and the south right-of-way of Mayfield Road (being a variable width right-of-way);

THENCE North 36°31'17" East, along the said corner clip, a distance of 79.26 feet to an iron rod set at the northerly end of said corner clip;

THENCE along the said south right-of-way line of Mayfield Road the following courses and distances:

North 89°08'56" East, a distance of 137.44 feet to an iron rod set;

North 02°31'08" West, a distance of 15.34 feet to an iron rod set;

North 89°08'38" East, a distance of 1,288.93 feet to an iron rod set at the northwest property corner of the aforesaid Lot 1;

THENCE South 00°45'43" East, along the west property line of said Lot 1, a distance of 174.92 feet to a 1/2 inch iron rod found (Controlling Monument) at the southwest property corner of said Lot 1;

THENCE North 89°14'17" East, along the south property line of said Lot 1, a distance of 162.50 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 45.3452 acres (1,975,238 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WILLIAM E. CAMPBELL, JR. - MAYFIELD ROAD LIMITED PARTNERSHIP do hereby adopt this plat designating the hereinabove described property as LOTS 1 & 2, BLOCK 1, MAYFIELD ROAD RETAIL ADDITION 1, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the public and private utilities for such particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings or other improvements, including fences, shall be permitted in an easement (square footage), no building or other improvements or growths, except fences, vegetation, driveways and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the improvements allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at _____, _____ County, _____ this the _____ day of _____, 2016.

By: _____
Rick O'Brien, Duly Authorized Agent

STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2016.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

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

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
APRIL 25, 2016

_____ _____
Eric S. Spooner R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2016.

_____
Notary Public, State of Texas

* GENERAL NOTES *

- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 6,908,018.91 E: 2,422,727.33 using a combined scale factor of 1.00012681, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance flood plain), as shown on Map No. 48113C0435 L and 48113C0445 H, maps revised July 7, 2014, for Dallas County and Incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat is based on an ALTA/ACSM Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. 1002-1348717-RTT, Commitment No. 1002-1348717-RTT, having and effective date of August 5, 2015, and issued August 25, 2015; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B-II of the said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise herein.
- Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- The purpose of this final plat is to create two non-residential lots for commercial development.
- It is further the purpose of this final plat to establish the development framework necessary to ensure the delivery of services to each lot, including but not limited to: water, sewer, storm drain, utilities, and ingress/egress to the public road system.
- The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond or underground detention facility and associated drainage easements, hereinafter referred to as "improvements", to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land.

* VICINITY MAP *
(NOT TO SCALE)

OWNER
Campbell - Mayfield Road, LP
Attn: Rick O'Brien
5350 Belt Line Rd., # 180
Dallas, Texas 75254
214-701-1200

ENGINEER
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
4144 N. CENTRAL EXPWY, SUITE 101
DALLAS, TEXAS 75204
Texas Engineering Registration No. 10
Texas Surveying Registration No. 10028800

SURVEYOR
SPOONER & ASSOCIATES
CIVIL ENGINEERS & SURVEYORS
300 SOUTH STREET, SUITE 100, DALLAS, TEXAS 75207
214-941-1200 FAX 214-941-1201
ATTN: ERIC SPOONER, RPLS
ATTN: MICHAEL JACKSON, RPLS

FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
MAYFIELD ROAD RETAIL ADDITION 1

BEING A PLAT OF A 45.3452 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1161, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 45.3452 ACRE TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A CALLED 134.795 ACRE TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. AND MAYFIELD ROAD LIMITED PARTNERSHIP, BY DEED AS RECORDED IN VOLUME 79066, PAGE 1891, DEED RECORDS, DALLAS COUNTY, TEXAS

2 LOTS ~ 45.2039 ACRES
APRIL ~ 2016

CASE NO. 160502
SHEET 1 OF 1

Planning Department

APR 27 2016

Received