



VICINITY MAP
(NOT TO SCALE)
MAPSCO 112-W

- LEGEND**
- CHP CAPPED IRON ROD FOUND
 - IRW IRON ROD FOUND
 - CRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET (UNLESS OTHERWISE NOTED)
 - D.R.S.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
 - O.P.A.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 - (CM) CONTROLLING MONUMENT
 - P.O.B. POINT OF BEGINNING
 - VOL., PG. VOLUME, PAGE
 - INST. NO. INSTRUMENT NUMBER
 - CENTERLINE

MATCH LINE SEE SHEET 2

CITY OF ARLINGTON CITY LIMITS
CITY OF GRAND PRAIRIE CITY LIMITS
STATE HIGHWAY 380
(VARIABLE WIDTH R.O.W.)

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999983013.
- THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48130CA01, EFFECTIVE DATE: JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- BASED ON THE CITY OF GRAND PRAIRIE'S INTERACTIVE MAP, THE SUBJECT TRACT OF LAND IS CURRENTLY WITHIN THE COMMERCIAL DISTRICT (C), CENTRAL BUSINESS DISTRICT OVERLAY, DISTRICT 2. SEE THE CITY OF GRAND PRAIRIE'S ZONING ORDINANCE FOR ADDITIONS AND EXCEPTIONS TO THE ABOVE REGULATIONS. THIS ZONING STATEMENT SHALL NOT CREATE LIABILITY UPON THE SURVEYOR.
- ZONING CLASSIFICATION INDICATED ON THIS PLAT REFLECTS THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
- EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

JAMES H. HUGHES SURVEY
ABSTRACT NO. 732

STATE HIGHWAY 380
(VARIABLE WIDTH R.O.W.)

LOT 1, BLOCK 1
31,280 ACRES
1,362,571 SQ. FT.

JAMES C. ARMSTRONG SURVEY
ABSTRACT NO. 43

64,307 ACRES (GROSS)
(2,801,220 SQ. FT.)
3,992 ACRES
(STREET R.O.W. DEDICATION)
(173,900 SQ. FT.)
60,315 ACRES (NET)
(2,627,320 SQ. FT.)

SOUTH GATE DRIVE
(100' WIDTH R.O.W.)
173,900 SQ. FT.

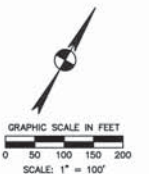
LOT 1, BLOCK 2
2,370 ACRES
103,236 SQ. FT.

LOT 2, BLOCK 2
13,113 ACRES
571,187 SQ. FT.

LOT 3, BLOCK 2
13,552 ACRES
590,333 SQ. FT.

RAGLAND ROAD - COUNTY ROAD 2016
(VARIABLE WIDTH R.O.W.)

DAY MIAR ROAD - COUNTY ROAD 2007
(VARIABLE WIDTH R.O.W.)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 76° 05' 35" W	21.93'
L2	S 69° 04' 37" W	30.00'
L3	S 02° 51' 43" W	31.31'
L4	S 88° 03' 08" E	11.80'
L5	N 07° 51' 32" E	16.45'
L6	N 05° 04' 05" E	96.89'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	172.80'	532.00'	183° 01'	172.10'	S 89° 02' 35" W
C2	195.61'	532.00'	174° 44' 00"	194.83'	S 89° 02' 06" W
C3	316.49'	532.00'	34° 05' 09"	311.85'	S 74° 54' 17" W
C4	375.98'	532.00'	34° 05' 09"	370.46'	N 74° 54' 17" E
C5	190.25'	531.70'	20° 30' 05"	189.24'	N 68° 06' 25" E
C6	205.36'	532.00'	18° 37' 01"	204.45'	N 69° 02' 35" E
C7	83.32'	532.00'	8° 58' 25"	83.24'	N 64° 12' 17" E
C8	148.21'	925.00'	37° 43' 31"	149.04'	S 40° 22' 38" W
C9	194.06'	475.00'	23° 24' 30"	192.72'	S 47° 28' 27" W

MATCH LINE SEE SHEET 2

PRELIMINARY PLAT
SOUTH GATE DEVELOPMENT
LOT 1, BLOCK 1 AND
LOTS 1-3, BLOCK 2

BEING A 64,307 ACRE TRACT OF LAND SITUATED IN THE
JAMES C. ARMSTRONG SURVEY, ABSTRACT NO. 43 AND
THE JAMES H. HUGHES SURVEY, ABSTRACT NO. 732
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
4 LOTS - 64,307 ACRES
CASE NUMBER P _____

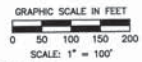
SHEET 1 OF 3
MARCH 22, 2016

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
March 22, 2016

APPLICANT/OWNER
CWA MANAGEMENT, LLC
1211 SOUTH WHITE CHAPEL BLVD.
SOUTH LAKE, TEXAS 76092
PH: (817) 912-0522
CONTACT: CHARLIE ANDERSON

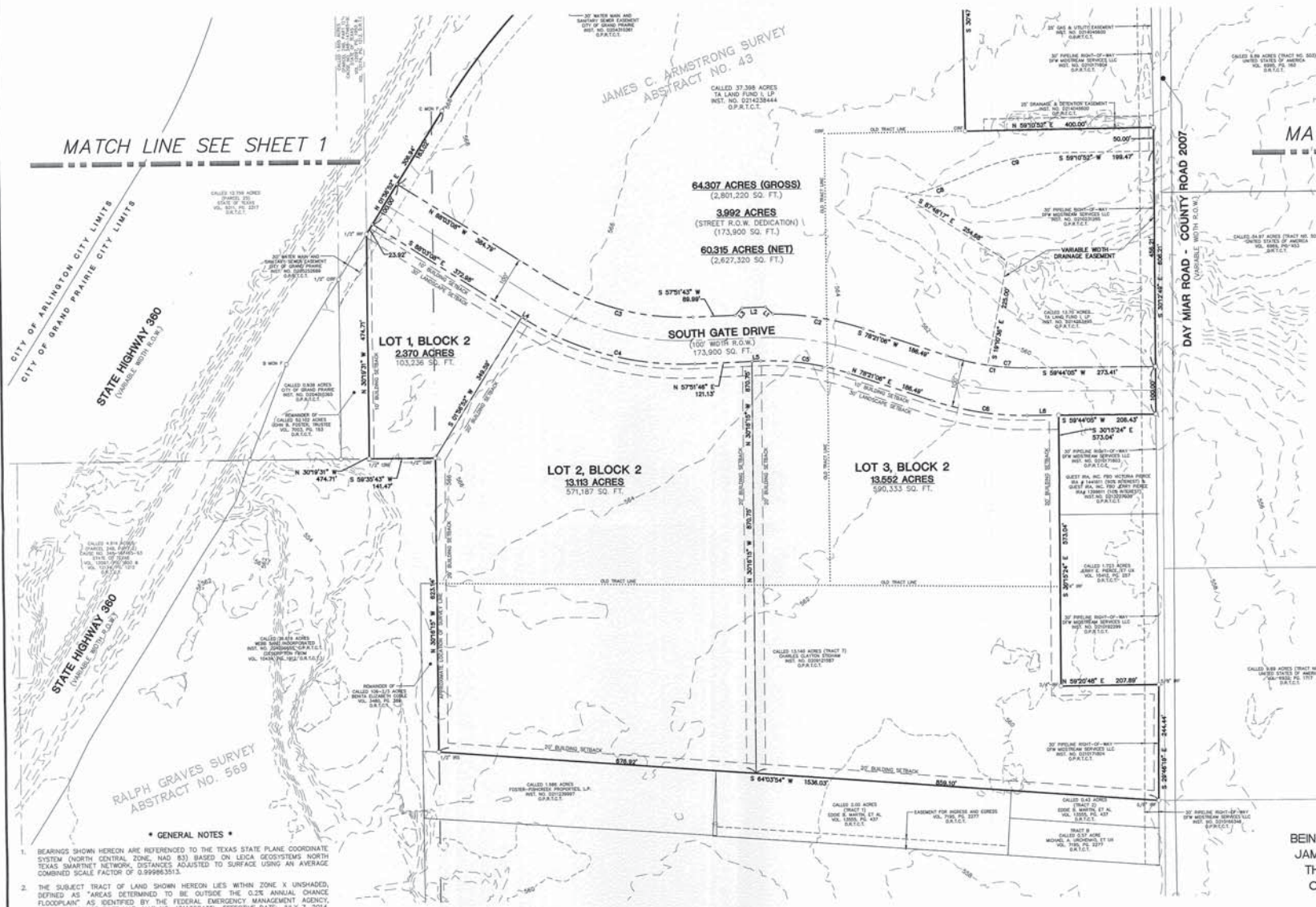
SURVEYOR
BURY-DWYER, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0311
CONTACT: MICHAEL J. MURPHY, R.P.L.S.

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____



MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 1



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 76°03'39\"	21.58'
L2	S 88°04'31\"	50.00'
L3	S 12°25'42\"	28.33'
L4	S 68°03'02\"	11.80'
L5	N 65°59'12\"	18.45'
L6	S 65°44'00\"	66.88'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	172.88'	532.00'	183°01'	172.10'	S 69°02'28\"
C2	195.67'	632.00'	174°41'00\"	194.83'	S 69°29'04\"
C3	316.49'	532.00'	54°05'09\"	316.80'	S 73°54'17\"
C4	375.89'	632.00'	54°05'09\"	370.46'	N 74°54'17\"
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C6	206.26'	632.00'	18°27'09\"	204.40'	N 69°02'20\"
C7	83.32'	532.00'	6°58'28\"	83.24'	N 64°13'17\"
C8	149.21'	605.00'	9°42'31\"	149.04'	S 40°23'38\"
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GENERAL NOTES

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- THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD HAZARD, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 481320430L, EFFECTIVE DATE: JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
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IRF	IRON ROD FOUND
DWS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
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P.B.	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
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4 LOTS - 64,307 ACRES
CASE NUMBER P _____

SHEET 2 OF 3
MARCH 22, 2016

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PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.

THIS PLAT FILED IN CABINET _____ SLIDE _____ DATE _____

