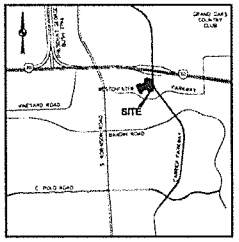
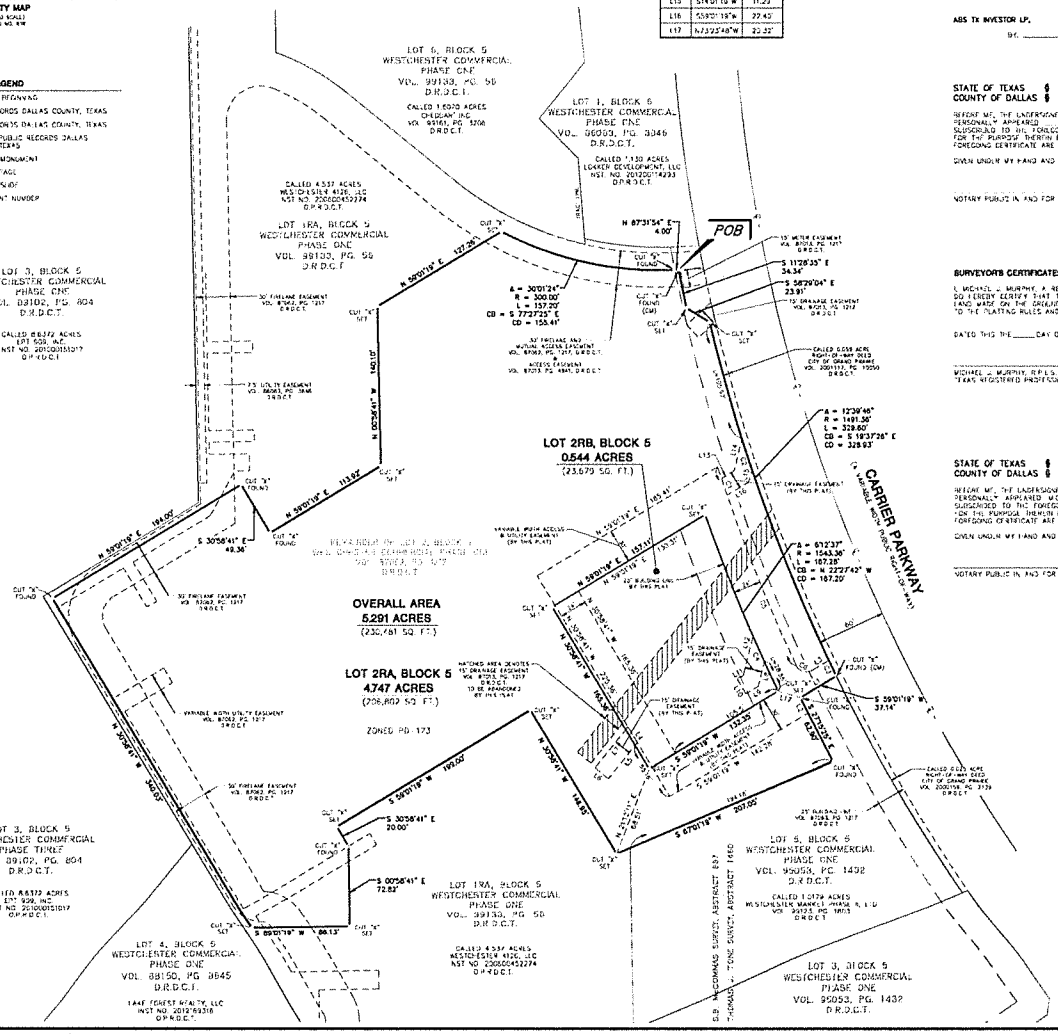


VICINITY MAP
(NOT TO SCALE)
MARKED MS 818

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	15.35'	1519.36'	0°34'44"	15.35'	S18°42'23"E
C2	28.36'	1491.36'	1°05'23"	28.36'	S17°54'21"E
C3	15.08'	1491.36'	0°34'44"	15.08'	S25°39'57"E
C4	24.33'	1543.30'	0°54'11"	24.33'	S24°03'16"E
C5	188.98'	1519.36'	7°03'03"	188.85'	N21°32'15"W
C6	15.74'	10.00'	90°54'54"	14.15'	N73°01'14"W

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S59°01'19"W	37.14'
L2	S27°15'23"E	15.03'
L3	N59°01'19"E	17.08'
L4	S30°58'41"E	225.36'
L5	S38°54'43"W	40.73'
L6	N51°05'17"W	15.00'
L7	N38°54'43"E	48.22'
L8	S14°01'19"W	22.48'
L9	S59°01'19"W	19.61'
L10	N30°58'41"W	15.00'
L11	N59°01'19"E	6.39'
L12	N14°01'19"E	33.41'
L13	N59°01'19"E	12.93'
L14	N14°01'19"E	29.15'
L15	S14°01'19"W	11.29'
L16	S59°01'19"W	22.42'
L17	N73°55'48"W	20.32'

GRAPHIC SCALE IN FEET
0 25 50 75 100
SCALE: 1" = 50'



LEGEND

POB	POINT OF BEGINNING
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROL MONUMENT
VOL., PG.	VOLUME, PAGE
CAR., S.	CARNET, SLIDE
INST. NO.	INSTRUMENT NUMBER

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ABS TX INVESTOR LP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WESTCHESTER COMMERCIAL PHASE ONE, LOTS 2RA AND 2RB, BLOCK 5, 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 EASEMENTS, MONUMENTS AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY EASEMENTS AND FIRE LANE EASEMENTS IS THE BUSINESS EFFORT OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, EXCEPT FENCES, VEGETATION, DRIVEWAYS, AND SIDEWALKS LESS THAN 8 FEET IN WIDTH, SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT AS PERMITTED BY CITY ORDINANCES. NO IMPROVEMENTS THAT MAY OBSTRUCT THE FLOW OF WATER MAY BE CONSTRUCTED OR PLACED IN DRAINAGE EASEMENTS. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF THE ENCROACHMENTS ALLOWED ABOVE WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL SUCH RIGHTS SHALL BE AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS OF THE SAME AND UPON, FREE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2014.

ABS TX INVESTOR LP.

BY: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE ON THE GROUND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE SET ACCORDING TO THE PLATTING RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS.

DATED THIS THE _____ DAY OF _____, 2014

_____
MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
November 19, 2014

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, 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 THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECEIVED
NOV 19 2014
PLANNING DEPARTMENT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ABS TX INVESTOR LP, IS THE OWNER OF A 5.291 ACRE TRACT OF LAND SITUATED IN THE S. B. MCCOMMAS SURVEY, ABSTRACT NO 887 AND THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1460, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING A REMAINDER OF LOT 2, BLOCK 5, WESTCHESTER COMMERCIAL PHASE ONE, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87052, PAGE 1217, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF A TRACT OF LAND (TRACT 1) DESCRIBED IN A WARRANTY DEED TO ABS TX INVESTOR LP RECORDED IN INSTRUMENT NO. 20060259933 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID 5.291 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CUT "X" FOUND FOR THE NORTHWEST CORNER OF A CALLED 0.059 ACRE TRACT OF LAND DESCRIBED IN THE RIGHT-OF-WAY DEED TO THE CITY OF GRAND PRAIRIE RECORDED IN VOLUME 2001117, PAGE 10050, D.R.D.C.T. BEING IN A SOUTHERLY LINE OF LOT 1RA, BLOCK 5 OF WESTCHESTER COMMERCIAL PHASE ONE, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99133, PAGE 56, D.R.D.C.T., SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF CARRIER PARKWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE COMMON LINE OF SAID 0.059 ACRE TRACT AND SAID CARRIER PARKWAY, THE FOLLOWING CALLS:

1. SOUTH 11°28'35" EAST, A DISTANCE OF 34.34 FEET TO A CUT "X" SET FOR CORNER;
2. SOUTH 58°28'04" EAST, A DISTANCE OF 23.91 FEET TO A CUT "X" SET FOR THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 76°42'27" EAST, A DISTANCE OF 1,491.36 FEET;
3. SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°34'49" FOR AN ARC DISTANCE OF 329.60 FEET, A CHORD BEARING OF SOUTH 16°37'26" EAST AND A CHORD DISTANCE OF 328.93 FEET TO A CUT "X" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.059 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.025 ACRE TRACT OF LAND DESCRIBED IN THE RIGHT-OF-WAY DEED TO THE CITY OF GRAND PRAIRIE RECORDED IN VOLUME 2000108, PAGE 21339, D.R.D.C.T., SAID POINT ALSO BEING IN THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 5, SAME BEING THE MOST NORTHERLY NORTHWESTERLY LINE OF LOT 5, BLOCK 5 OF WESTCHESTER COMMERCIAL PHASE ONE, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 96053, PAGE 1432, D.R.D.C.T.

THENCE, DEPARTING SAID COMMON LINE, ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 5 AND SAID LOT 5, BLOCK 5, THE FOLLOWING CALLS:

1. SOUTH 59°01'19" WEST, A DISTANCE OF 37.14 FEET TO A CUT "X" FOUND FOR CORNER;
2. SOUTH 27°15'23" EAST, A DISTANCE OF 15.03 FEET TO A CUT "X" FOUND FOR CORNER;
3. SOUTH 59°01'19" WEST, AT A DISTANCE OF 199.00 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 5, SAME BEING THE MOST EASTERLY NORTHEAST CORNER OF LOT 1RA, BLOCK 5, WESTCHESTER COMMERCIAL PHASE ONE, AN ADDITION TO THE CITY OF GRAND PRAIRIE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99133, PAGE 56, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 5 AND SAID LOT 1RA, BLOCK 5, IN ALL A TOTAL DISTANCE OF 227.05 FEET TO A CUT "X" SET FOR CORNER;

THENCE, CONTINUING ALONG THE COMMON LINE OF SAID LOT 2, BLOCK 5 AND SAID LOT 1RA, BLOCK 5, THE FOLLOWING CALLS:

1. NORTH 30°58'41" EAST, A DISTANCE OF 144.83 FEET TO A CUT "X" SET FOR CORNER;
2. SOUTH 59°01'19" WEST, A DISTANCE OF 194.00 FEET TO A CUT "X" SET FOR CORNER;
3. SOUTH 30°58'41" EAST, A DISTANCE OF 20.00 FEET TO A CUT "X" FOUND FOR CORNER;
4. SOUTH 00°58'41" EAST, A DISTANCE OF 72.83 FEET TO A CUT "X" SET FOR CORNER;
5. SOUTH 89°01'19" WEST, A DISTANCE OF 86.13 FEET TO A CUT "X" SET FOR CORNER;
6. NORTH 30°58'41" WEST, A DISTANCE OF 340.03 FEET TO A CUT "X" FOUND FOR CORNER;
7. NORTH 59°01'19" EAST, A DISTANCE OF 194.00 FEET TO A CUT "X" FOUND FOR CORNER;
8. SOUTH 30°58'41" EAST, A DISTANCE OF 49.36 FEET TO A CUT "X" FOUND FOR CORNER;
9. NORTH 59°01'19" EAST, A DISTANCE OF 113.92 FEET TO A CUT "X" SET FOR CORNER;
10. NORTH 00°58'41" WEST, A DISTANCE OF 140.17 FEET TO A CUT "X" SET FOR CORNER;
11. NORTH 59°01'19" EAST, A DISTANCE OF 127.20 FEET TO A CUT "X" SET FOR A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 27°33'37" EAST, A DISTANCE OF 300.00 FEET;
12. SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°01'24" FOR AN ARC DISTANCE OF 157.20 FEET, A CHORD BEARING OF SOUTH 77°27'25" EAST AND A CHORD DISTANCE OF 155.41 FEET TO A CUT "X" FOUND FOR CORNER;
13. NORTH 87°31'54" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 230,481 SQUARE FEET OR 5.291 ACRES OF LAND, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, (NORTH CENTRAL ZONE, NAD83), BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.9998745027.
2. 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.
3. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

FINAL PLAT
LOTS 2RA & 2RB, BLOCK 5
WESTCHESTER COMMERCIAL PHASE ONE

REPLAT OF LOT 2, BLOCK 5
WESTCHESTER COMMERCIAL PHASE ONE
AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
RECORDED IN VOLUME 87052, PAGE 1217, D.R.D.C.T.
SITUATED IN THE S.B. MCCOMMAS SURVEY, ABSTRACT NO. 887 AND
THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1460,
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

2 LOTS – 5.291 ACRES
NOVEMBER 19, 2014

OWNER:
ABS TX INVESTOR LP
250 E. PARK CENTER BOULEVARD
BOISE, ID 83706
PH: (208) 395-4371
CONTACT: TRAVIS MOLIS

DEVELOPER
PMRG
2828 ROUTH STREET, SUITE 720
DALLAS, TEXAS 75201
PH: (972) 421-3336
CONTACT: CHAD SUTRONI

SURVEYOR:
GARZABURY, LLC
5310 HARVEST HILL, SUITE 164
DALLAS, TEXAS 75230
PH: (972) 295-9140
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS REGISTRATION NUMBER 10193872

BURY PROJECT NO. 0111335-30013 SHEET 1 OF 1 CITY CASE NO. P141203

x:\sur\0111335 fcw\30013 corner parkway\133513_fp.dwg plotted by jbeard at Nov 18, 2014 - 06:45PM