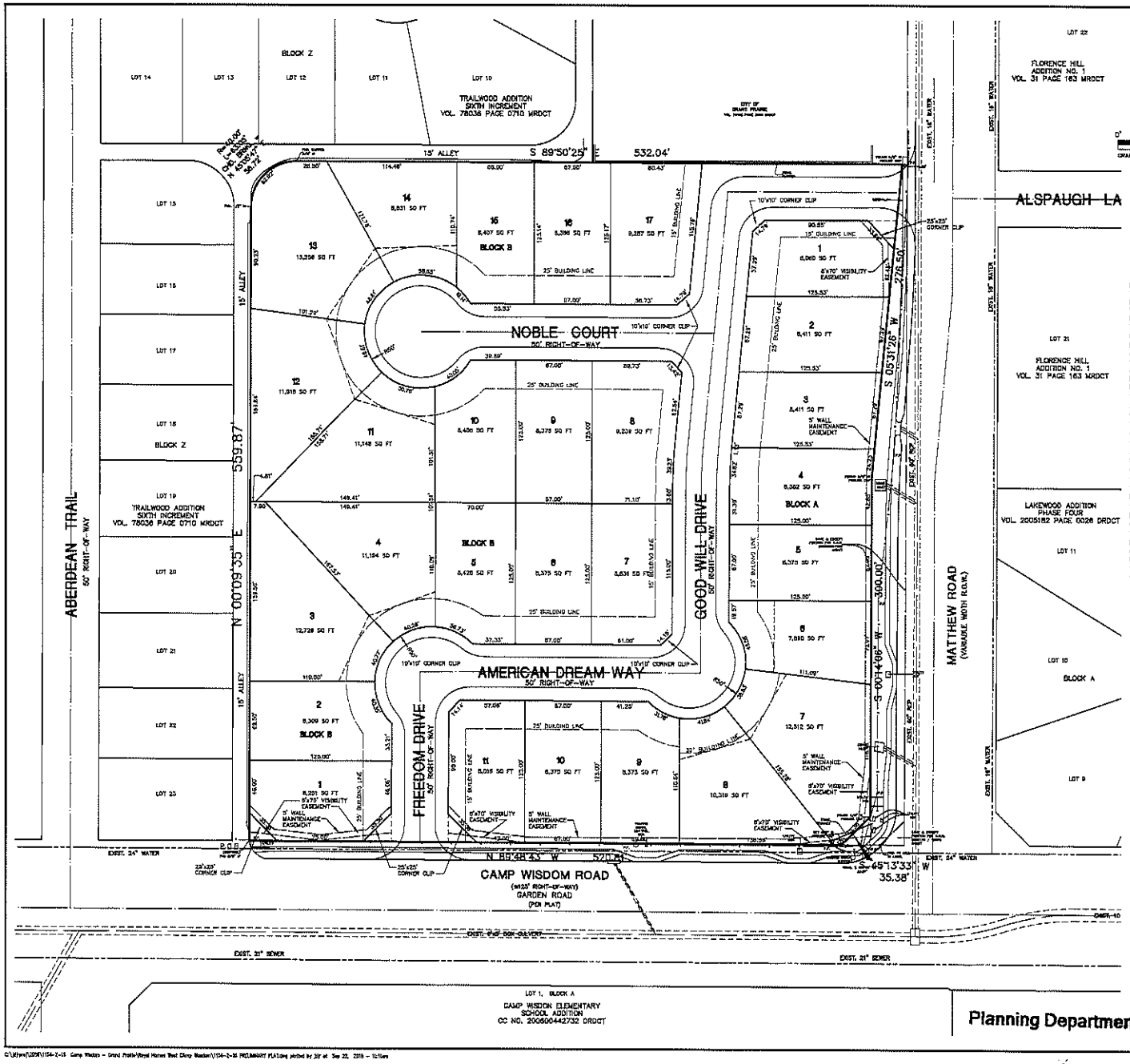


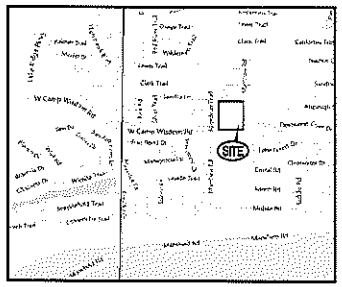


## LOCATION MAP

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the SAMUEL T. BROWN SURVEY, A-1669, in the City of Grand Prairie, Dallas County, Texas, and being described in Special Warranty Deed from Westchester Fellowship, BBC to TCAL Church, dated May 7, 2014 and recorded in Instrument No. 201400135107, Deed Records, Dallas County, Texas; SAVE AND EXCEPT that portion described in Right-of-Way Deed from Westchester Fellowship, BBC to the City of Grand Prairie, dated September 4, 2002 and recorded in Volume 2002176, Page 12078, Deed Records, Dallas County, Texas; and FURTHER SAVE AND EXCEPT that portion to the City of Grand Prairie described in Exhibit B of Partial Release of Vendor's Lien dated February 10, 2006 and recorded under Instrument No. 200600067086, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the southwest corner of the herein described tract of land, same being the northwest corner of that certain 0.38 acre tract of land described in Right-of-Way Deed from Matthew & Garden Joint Venture to the City of Grand Prairie, dated June 8, 1987 and recorded in Volume 87195, Page 1136, Deed Records, Dallas County, Texas, in the present north right-of-way line of Camp Wisdom (previously known as Garden Road and having a variable width right-of-way), in the east boundary line of Block Z, Trailwood Addition, Sixth Increment, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 78036, Page 710, Deed Records, Dallas County, Texas and in the east right-of-way line of a 15 foot alley in said Block Z, Trailwood Addition;

THENCE North 00 degrees 09 minutes 35 seconds East, departing said Camp Wisdom Road and in the east boundary line of Block Z, Trailwood Addition, a distance of 559.87 feet to a found ½ inch iron rod for corner, same being the beginning of a curve to the right with a radius of 40.00 feet, a chord bearing of North 45 degrees 05 minutes 47 seconds East and a chord distance of 56.72 feet;

THENCE in a Northeasterly direction, in said curve to the right and continuing in the boundary line of said Block Z, an arc distance of 63.05 feet (record 62.83 feet) to a found 5/8 inch capped iron rod for corner, same being the end of said curve to the right;

THENCE South 89 degrees 50 minutes 25 seconds East, continuing in the south boundary line of said Block Z, passing at a distance of 282.00 feet an angle point in said Block Z and continuing a total distance of 532.04 feet to a found 5/8 inch capped iron rod marked PROLINE for corner, same being the northwest corner of the aforementioned save and except portion recorded under Instrument No. 200600067086 and in the present west right-of-way line of Matthew Road (having a variable width right-of-way);

THENCE South 05 degrees 31 minutes 26 seconds West, in the west boundary line of said save and except portion recorded under Instrument No. 200600067086 and in the present west right-of-way line of said Matthew Road, a distance of 276.50 feet to a found 5/8 inch capped iron rod marked PROLINE for corner;

THENCE South 00 degrees 14 minutes 06 seconds West, continuing in the west boundary line of said save and except portion recorded under Instrument No. 200600067086 and in the present west right-of-way line of said Matthew Road, a distance of 300.00 feet to a found 5/8 inch capped iron rod marked PROLINE for corner;

THENCE South 45 degrees 13 minutes 33 seconds West, continuing in the west boundary line of said save and except portion recorded under Instrument No. 200600067086 and in the present west right-of-way line of said Matthew Road, a distance of 35.38 feet to a found 5/8 inch capped iron rod marked PROLINE for corner, same being the southwest corner of said save and except portion and the intersection of the west right-of-way line of said Matthew Road that aforementioned present north right-of-way line of Camp Wisdom Road;

THENCE North 89 degrees 48 minutes 43 seconds West, in the present north right-of-way line of said Camp Wisdom Road, a distance of 520.84 feet to the POINT OF BEGINNING and containing 7.591 acres of land, more or less.

GENERAL NOTES

1. The purpose of this preliminary plat is to provide for the general layout and location of proposed lots, streets, access approaches, easements, and other requirements prior to full civil engineering necessary for a final plat.
2. It is the further purpose of this preliminary plat to establish the development framework necessary to ensure the delivery of services to each lot including, but not necessary limited to water, sewer, storm drain, utilities, and ingress/egress to the public street system. The dedication or establishment of additional right of way, cross-access easements, utility and drainage easements, and/or other necessary easements, as required by the City, shall be provided at the time of final plat.
3. The residential density of the development shall not exceed what is permitted by PD-81 (SF-4 District standards), but the final plat lot count, provided that minimum lot area and lot width/depth measurements are maintained, may increase or decrease depending on final civil engineering and/or physical constraints of the property.
4. The zoning designation indicated on the preliminary plat reflects the zoning in place at the time this preliminary plat was approved and does not represent a vested right to the zoning indicated.
5. Existing or future minimum setbacks established by the City Ordinance shall take precedence over building lines indicated on this preliminary plat.
6. Developer will be required to construct a left turn lane in Matthew Road at Alspaugh Lane.
7. No new median opening will be allowed on Camp Wisdom Road.
8. No driveway access to the existing alley will be allowed.
9. According to the flood insurance rate map published by the Federal Emergency Management Agency, 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. 48113C0445K; map revised: July 7, 2014, for Dallas County, Texas and incorporated areas.

| REVISIONS | |
|---|---|
| 9-22-16 | CITY COMMENTS |
| 9-23-16 | CITY COMMENTS |
| | |
| | |
| | |

DEVELOPER:

BURHANI INVESTMENTS, LLC
2211 COOPERS HAWK COURT
GRAND PRAIRIE, TX 75052
CONTACT: KHUZEMA MUKHI
TEL: 972-900-0595

OWNER:

TCAL CHURCH dba
THE COMMUNITY AT LAKE RIDGE
700 HUNTERS ROW COURT
MANSFIELD, TX 76043-4001
CONTACT: Brian Swiggart
TEL: 855-401-8225

CITY CASE NO. P161004

PRELIMINARY PLAT
NOBLE RESIDENCY ESTATES
A 28 LOT, 2 BLOCK RESIDENTIAL SUBDIVISION
CONTAINING 7.591 ACRES
SAMUEL T. BROWN SURVEY ABSTRACT NO. 1669
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-9627
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-0367 Fax 972-252-0669

| DATE: 8-16-16 | DRAWN BY: JDJR | SHEET NO. |
|---|---|---|
| SCALE: 1"=40' | CHECKED BY: JDJR | 1 OF 1 |

Planning Department

SEP 27 2016

Received