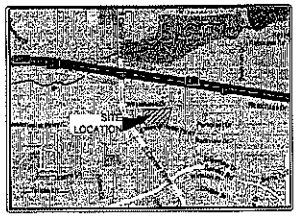


VICINITY MAP
NOT TO SCALE

N

1" = 50'
0 25 50

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "EAGLE SURVEYING" UNLESS OTHERWISE NOTED.

2. NOTE: EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THE PLAT. 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. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAND PRAIRIE, COMMUNITY NUMBER 485472 EFFECTIVE DATE 7-17-2014 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 445 K OF SAID MAP AND SHOWN ON MAP NUMBER 48113C0445K.

4. BENCH MARK: CITY OF GRAND PRAIRIE G.P.S. MONUMENT NO. 20, A TOP SECURITY ROD MONUMENT WITH A TAP ON ALUMINUM CAP STAMPED G.P. 19 WITH AN ALUMINUM ACCESS COVER SET FLUSH WITH THE GROUND, LOCATED 64 FEET SOUTHERLY FROM AND EXIT SIGN ON I.H. 20 APPROXIMATELY 0.3 MILE WEST OF FM 1382. ELEVATION = 509.66, DATUM: NAVD 88, GEOID 03.

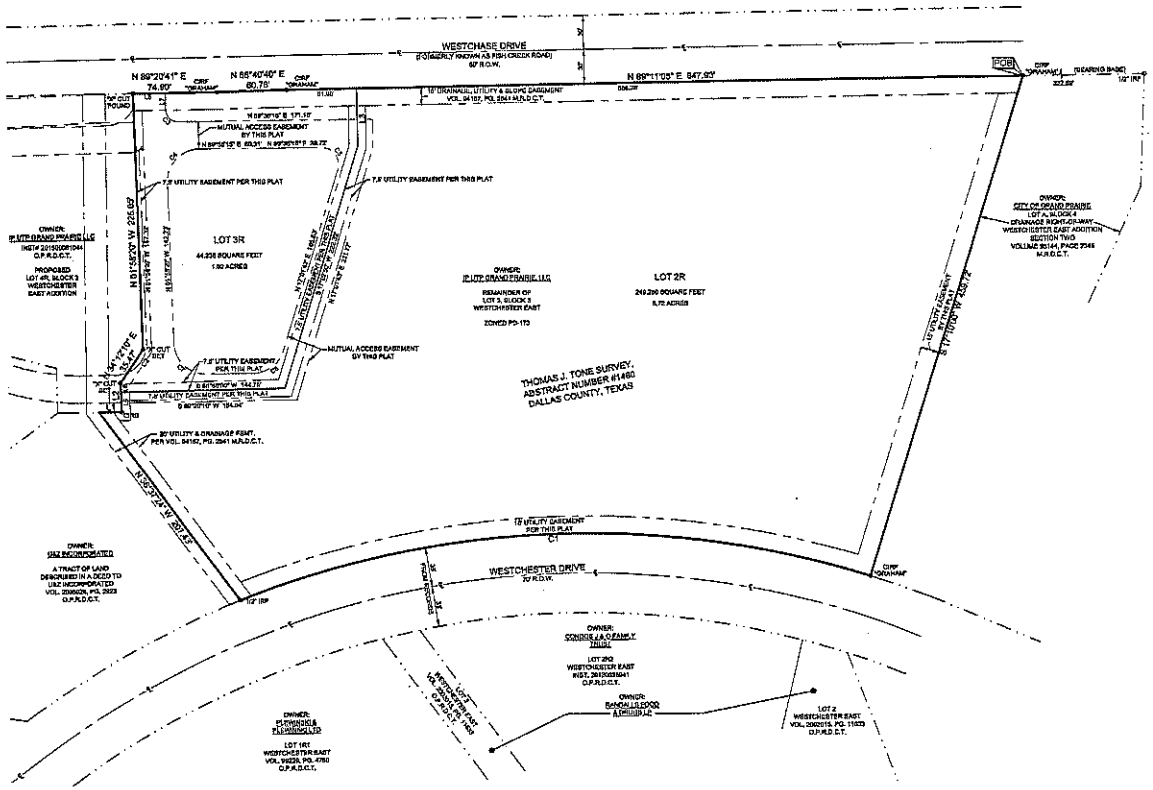
5. SITE BENCHMARK: A CHISELED "X" SET ATOP A CONCRETE STORM DRAIN INLET LOCATED ON THE NORTH CURB ONE OF WESTCHESTER DRIVE APPROXIMATELY 70 FEET WEST OF THE CENTERLINE OF THE SOUTH ENTRANCE DRIVEWAY INTO THIS PROPERTY. ESTABLISHED ELEVATION = 509.87 FEET, BASED ON BENCHMARK LISTED ABOVE UTILIZING DIFFERENTIAL LEVELING TECHNIQUES.

6. NOTE: THE PURPOSE OF THIS PLAT IS TO SHOW DEFINITION FOR REPLANTING LOT 1, BLOCK 3 OF THE THOMAS J. TONE SURVEY, ABSTRACT NO. 1460 INTO LOT3 3R & LOT 3R, BLOCK 3 OF THE THOMAS J. TONE SURVEY ABSTRACT NO. 1460 IN THE CITY OF GRAND PRAIRIE.

7. NOTE: THE SUBJECT PROPERTY IS ZONED PD-173 PER THE CITY OF GRAND PRAIRIE ONLINE ZONING MAP.

8. NOTE: 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.

9. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1985, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.



LINE	BEARING	DISTANCE
L1	N 89°20'41" E	19.00'
L2	N 00°39'19" W	5.00'
L3	N 89°20'41" E	63.51'
L4	S 89°40'40" W	3.00'
L5	S 89°20'41" W	19.00'
L6	N 00°39'19" W	5.00'
L7	N 89°40'40" E	60.78'
L8	N 00°39'20" W	14.00'
L9	N 89°20'41" E	28.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	548.34'	405.00'	77°34'06"	S 38°06'26" W	508.70'
C2	31.71'	20.00'	90°48'55"	N 00°31'27" E	28.51'
C3	17.04'	11.00'	88°34'44"	N 43°23'22" W	15.40'
C4	34.74'	20.00'	99°47'49"	N 43°47'27" E	30.52'
C5	26.13'	15.00'	100°16'06"	N 46°41'51" W	23.00'
C6	39.34'	25.00'	90°14'04"	N 53°34'07" E	35.39'
C7	39.34'	25.00'	90°14'04"	S 36°19'57" E	35.39'

LEGEND

IRF	= IRON ROD FOUND	—℄—	= CENTERLINE OF ROAD
CIRF	= CAPPED IRON ROD FOUND	- - - - -	= LINE ADJOINER
CIRS	= 1/2" CAPPED IRON ROD SET STAMPED "EAGLE SURVEYING"	—·—·—	= EASEMENT LINE
M.R.D.C.T.	= MAP RECORDS DALLAS COUNTY TEXAS	R.O.W.	= RIGHT-OF-WAY

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER
CIVIL POINT ENGINEERS, INC.
3102 MAPLE AVE., STE 400
DALLAS, TX 75201
(972) 534-1100 - Direct

OWNER
IP UTP GRAND PRAIRIE, LLC
630 EAST SOUTHLAKE BLVD., STE. 11
SOUTHLAKE, TEXAS 76092-6026
PHONE: (817) 912-1731

JOB #: 16-11-32 FP
DATE: 12/14/2016
REV. DATE: 1/26/2017
DRAWN BY: CF

EAGLE SURVEYING

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS IP UTP GRAND PRAIRIE, LLC, is the owner of all that certain tract of land situated in the Thomas J. Tone Survey, Abstract Number 1460, City of Grand Prairie, Dallas County, Texas and being a part of a Lot 1, Block 3, Westchester East Addition recorded in Volume 94157, Page 2341, Map Records of Dallas County, Texas; the subject tract being more particularly described as follows:

BEGINNING at 1/2-inch capped iron rod stamped "GRAHAM" found at the Northeast corner of said Lot 1 at the Northwest corner of Lot A, Block 4 of Westchester East Addition, Section Two as shown by the plat thereof recorded in Volume 98144, Page 2346 of the said Map Records;

THENCE South 17°19'00" West with the common line between the East line of the Westchester East Addition and the West line of said Lot 4 of the Westchester East Addition, Section Two a distance of 420.72 feet to a 1/2-inch iron rod found for a corner of the North right-of-way of Westchester Parkway, said corner being in a curve having a radius of 535.00 feet;

THENCE with the said North right-of-way of Westchester Parkway along a curve turning to the left with an arc length of 506.30 feet, chord bearing of South 68°04'39" West a chord length of 488.86 feet, to a 1/2-inch iron rod found for the Southeast corner Lot 2, Block 3 of the said Westchester East Addition;

THENCE North 00°39'24" West with the East line of said Lot 2 a distance of 207.42 feet to the Northeast corner thereof the South line of the said Lot 4R, Block 3;

THENCE North 00°21'24" East a distance of 19.97 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set for a corner;

THENCE North 01°57'29" West a distance of 25.46 feet to a "X Cut" set for a corner;

THENCE North 34°12'16" East a distance of 33.47 feet to a "X Cut" set for a corner;

THENCE North 01°56'29" West a distance of 223.55 feet to a "X Cut" found on the South right-of-way of Westchase Drive

THENCE North 89°20'41" East with the North line of the said Lot 1 along the South right-of-way of Westchase Drive a distance of 74.90 feet to a capped 1/2-inch iron rod stamped "GRAHAM" found at an angle point therein;

THENCE North 89°40'40" East with the North line of the said Lot 1 along the South right-of-way of Westchase Drive a distance of 60.78 feet to a capped 1/2-inch iron rod found stamped "GRAHAM" found at an angle point therein;

THENCE North 89°11'05" East with the North line of the said Lot 1 along the South right-of-way of Westchase Drive a distance of 847.93 feet to the POINT OF BEGINNING and enclosing 6.736 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT IP UTP GRAND PRAIRIE, LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WESTCHESTER EAST ADDITION, 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, OPS 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, ACCESS AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS OR OTHER IMPROVEMENTS, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT. NO BUILDINGS OR OTHER IMPROVEMENTS OR GROWTH, 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 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 PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE 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.

OWNER: IP UTP GRAND PRAIRIE, LLC

BY: _____ _____
AUTHORIZED AGENT DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____ 2016.

_____
NOTARY PUBLIC, _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, ERNEST WOORSTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "EAGLE SURVEYING" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE CURRENT PROVISIONS OF THE TEXAS ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF _____, _____ COUNTY, TEXAS.

_____ _____
ERNEST WOORSTER R.P.L.S. # 6509 DATE

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERNEST WOORSTER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS _____ DAY OF _____ 2016.

_____
JOHN COX, NOTARY PUBLIC, TARRANT COUNTY, TEXAS

MY COMMISSION EXPIRES ON JULY 11, 2020.

CITY PROJECT NUMBER
RP170201

REPLAT
WESTCHESTER EAST ADDITION
LOT 2R & LOT 3R, BLOCK A

[illegible] LAND SITUATED IN THE
THOMAS J. TONE SURVEY,
ABSTRACT NUMBER 1460
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

Planning Department
FEB 02 2017
Received