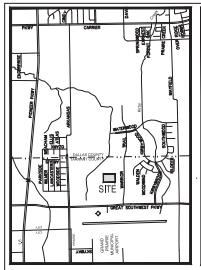


VICINITY MAP
NOT TO SCALE
GRAND PRAIRIE, TEXAS

LEGEND

EASEMENT AREA TO BE ABANDONED BY THIS PLAT

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS

D.R.T.C.T. = DEED RECORDS TARRANT COUNTY, TEXAS

P.R.T.C.T = PLAT RECORDS TARRANT COUNTY, TEXAS

IRF = IRON ROD FOUND

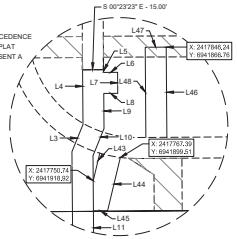
● IRON ROD FOUND
● 3" IRON ROD SET W/CAP "TOPOGRAPHIC"
⊗ "X" CUT SET

GENERAL NOTES:

1. ALL BEARINGS, DISTANCES, AND ACREAGES ARE SURFACE, CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83. ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE CORRELATED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). COORDINATES SHOWN HEREON ARE GRID COORDINATES. DISTANCES WERE MULTIPLED BY A FACTOR OF 1.00012 FOR GRID TO SURFACE CONVERSION.
2. ACCORDING TO THE FEMA FIRM MAP NUMBER 48439C0360 K, REVISED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". ACCORDING TO THE ABOVE REFERENCED MAP, ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. HOWEVER, THE RECORDED PLAT OF LOT 1, BLOCK A, ADVANTAGE COMMERCIAL PARK DOES SHOW A 100 YEAR FLOOD BOUNDARY WITH BASE FLOOD ELEVATIONS, ALL OF WHICH IS DEPICTED HEREON BASED ON SAID RECORDED PLAT.
3. () DENOTES DEED CALLS.
4. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS 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.

PURPOSE STATEMENT

The purpose of this replat is to combine Lot 1, Block A, Advantage Commercial Park, Lot 1, Block 1, Warrior Trail Park and the 15.298 acre tract shown hereon all into one lot.



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, S. Erik Dumas, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actualand accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

S. Erik Dumas DATE:
Registered Professional Land Surveyor No. 5371
TOPOGRAPHIC LAND SURVEYORS
T.B.P.L.S. REGISTRATION NO. 10042504

STATE OF TEXAS
REGISTERED
S. ERIK DUMAS
5371
SURVEYOR

State of Texas
County of Tarrant

Before me, the undersigned authority, on this day personally appeares S. Erik Dumas, 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 this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

OWNER'S CERTIFICATE:

WHEREAS, **Fresh Express Incorporated**, is the owner of a tract of land in the Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, being all of Lot 1, Block A, Advantage Commercial Park, as shown on the plat recorded in Cabinet A, Slide 6411, Plat Records of Tarrant County, Texas (P.R.T.C.T.), all of Lot 1, Block 1, Warrior Trail Park, as shown on the plat recorded in Cabinet A, Slide 1509, P.R.T.C.T., and all of a called 15.298 acre tract of land as described in a deed recorded in Doc. No. 202320474, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1" iron rod found at the Southwest corner of said 15.298 acre tract, also being the Southeast corner of a called 10.5045 acre tract as described in a deed recorded in Volume 10873, Page 175, Deed Records of Tarrant County, Texas (D.R.T.C.T.), also being in the Northerly right-of-way of Warrior Trail;

THENCE N 00°23'20" W with the West line of said 15.298 acre tract and the East line of said 10.5045 acre tract, at 745.75 feet passing the Northeast corner of said 10.5045 acre tract also being the Southeast corner of a called 7.175 acre tract as described in a deed recorded in Doc. No. 207160632, O.P.R.T.C.T., from which a 1" iron rod found bears N 89°17'41" E, 0.35 feet for reference, and at 1216.51 feet passing a 5/8" iron rod found at the Northeast corner of said 7.175 acre tract also being the Southeast corner of a called 7.1699 acre tract as described in a deed recorded in Doc. No. 207125702, O.P.R.T.C.T., in all a distance of 1677.55 feet to a 1/2" iron rod found with a cap (ILLEGIBLE STAMP) at the Northwest corner of said 15.298 acre tract and the Northeast corner of said 7.1699 acre tract, also being in the South line of the Maintenance and Storm Water Management Area of Silverado Springs, Phase 2, as shown on the plat recorded in Cabinet A, Slide 9494, P.R.T.C.T.;

THENCE S 89°18'36" E, at 397.67 feet passing a 5/8" iron rod found at the Northeast corner of said 15.298 acre tract and the Northwest corner of said Lot 1, Block A, Advantage Commercial Park, in all a distance of 1163.48 feet to an "X" cut set in a brick column for the Northeast corner of said Lot 1, Block A, Advantage Commercial Park, also being in the Westerly right-of-way line of Fall Drive;

THENCE with the common line between said Fall Drive and said Lot 1, Block A, S 00°22'40" E, a distance of 1648.48 feet to a 5/8" iron rod with a cap stamped "PBS&J" for the North end of a right-of-way corner clip;

THENCE continuing with common line between said fall drive and said Lot 1, Block A, S 44°28'44" W, a distance of 14.06 feet to a point in the Northerly right-of-way line of said Warrior Trail, from which a 1/2" iron rod found bears S 44°28'44" W, a distance of 0.38 feet for reference;

THENCE with the common line between said Lot 1, Block A and said Warrior Trail Park, S 89°36'37" W, at 755.47 feet passing the Southwest corner of said Lot 1, Block A, also being the Southeast corner of said Lot 1, Block 1, Warrior Trail Park, from which a 1/2" iron rod bears N 00°23'14" W, a distance of 0.28 feet for reference, continuing with the common line of said Lot 1, Block 1, at a distance of 805.42 feet passing the Southwest corner of said Lot 1, Block 1 from which a 1/2" iron rod found with a cap stamped "LANDES" bears N 00°22'45" W, a distance of 0.37 feet for reference, continuing in all a distance of 1031.84 feet to a 1" iron rod found at the beginning of a curve to the right having a radius of 2192.45 feet;

THENCE continuing with said North right-of-way of Warrior Trail, the Southerly line of said 15.298 acre tract, and said curve to the right having an arc length of 121.24 feet, a chord bearing N 89°03'20" W, a chord distance of 121.23 feet to the **PLACE OF BEGINNING** and containing 44.572 acres (1,941,555 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **Fresh Express Incorporated** does hereby adopt this plat designating the hereon-above described property as **FRESH EXPRESS ADDITION**, an addition to the City of Grand Prairie, Tarrant County, 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 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 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 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.

Witness, my hand this _____ day of _____, 2018.

Fresh Express Incorporated

By: _____
Nancy Dugan, Plant Manager

State of Texas
County of _____

Before me, the undersigned authority, on this day personally appeared Nancy Dugan, **Plant Manager, Fresh Express Incorporated** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

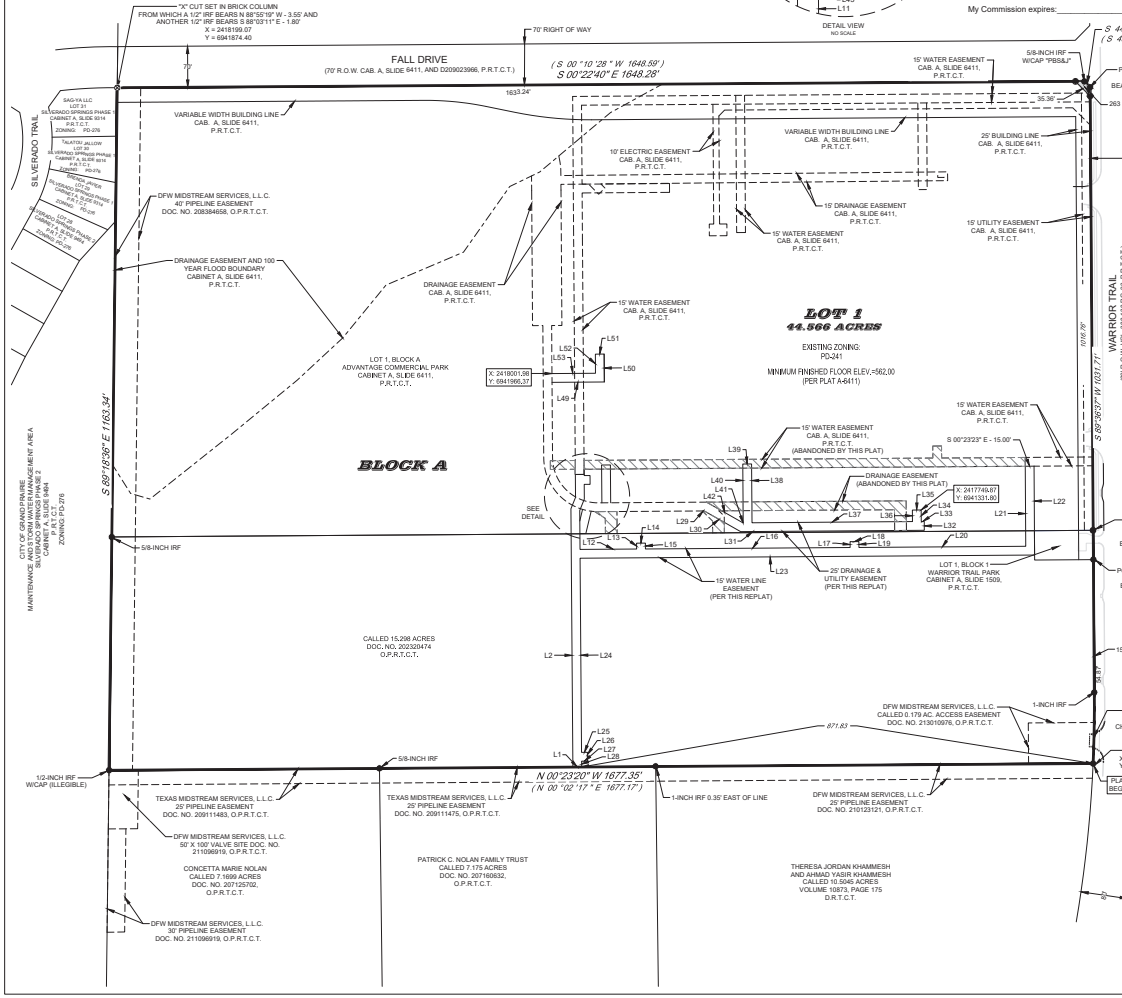
Given under my hand and seal of office this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

My Commission expires:_____

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°23'20" W	15.00'
L2	N 89°33'52" E	440.29'
L3	S 67°56'08" E	20.99'
L4	N 89°33'52" E	39.06'
L5	S 89°33'52" W	1.97'
L6	S 00°26'08" E	10.00'
L7	S 89°33'52" W	15.00'
L8	N 00°26'08" W	10.00'
L9	S 89°33'52" W	25.06'
L10	N 67°56'08" W	20.99'
L11	S 89°33'52" W	66.39'
L12	S 00°24'10" E	96.48'
L13	N 89°35'50" E	10.00'
L14	S 00°24'10" E	15.00'
L15	S 89°35'50" W	10.00'
L16	S 00°24'10" E	349.00'
L17	N 89°35'50" E	10.00'
L18	S 00°24'10" E	15.00'
L19	S 89°35'50" W	10.00'
L20	S 00°24'10" E	284.31'
L21	N 89°39'19" E	136.47'
L22	S 89°39'19" W	151.47'
L23	N 00°24'10" W	774.77'
L24	S 89°33'52" W	330.92'
L25	S 00°26'08" E	10.00'
L26	S 89°33'52" W	15.00'
L27	N 00°26'08" W	10.00'
L28	S 89°33'52" W	10.01'
L29	S 00°22'12" E	3.15'
L30	S 29°34'57" W	71.41'
L31	S 00°25'20" E	313.11'
L32	N 89°34'50" E	15.00'
L33	N 00°25'20" W	5.10'
L34	N 89°34'49" E	19.65'
L35	N 00°25'11" W	15.00'
L36	S 89°34'49" W	19.65'
L37	N 00°25'20" W	273.50'
L38	N 89°34'49" E	100.24'
L39	N 00°24'14" W	15.00'
L40	S 89°34'49" W	100.24'
L41	N 00°25'20" W	0.49'
L42	N 29°34'57" E	71.41'
L43	N 76°31'11" W	20.30'
L44	N 76°31'11" W	39.15'
L45	N 00°24'10" W	10.13'
L46	N 89°35'03" E	64.45'
L47	N 00°24'57" W	15.00'
L48	S 89°35'03" W	64.44'
L49	S 00°25'35" E	89.18'
L50	N 89°35'50" E	47.59'
L51	N 00°24'14" W	15.00'
L52	S 89°35'50" W	32.60'
L53	N 00°25'35" W	74.19'



This plat filed in Instrument No. _____ , Date: _____

Rev.	Description	Date
4	Add 25' X 25' Corner Clip	02/02/2018
3	Additional Planning Staff Comments	01/29/2018
2	Planning Staff Comments	01/10/2018
1	DRC review comments	09/18/2017
	Planning and Zoning	08/22/2017

Revisions

FINAL PLAT

FRESH EXPRESS ADDITION

LOT 1, BLOCK A

Being a replat of Lot 1, Block A, Advantage Commercial Park, as recorded in Cabinet A, Slide 6411, P.R.T.C.T., and a replat of Lot 1, Block 1, Warrior Trail Park, as recorded in Cabinet A, Slide 1509, P.R.T.C.T., and including a called 15.298 acre tract of land as described in Document No. 202320474, O.P.R.T.C.T., all located in the Jose A. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas.
Total Acreage in this Final Plat = 44.572 Acres.

REPLAT | **1 OF 1**

Replat
Fresh Express Addition
44.572 Acre Tract
Jose A. Gill Survey, Abstract 567
2370 W. Warrior Trail, Grand Prairie, Texas 75052

Case Number: RP171002

ENGINEER / SURVEYOR:
TOPOGRAPHIC LAND SURVEYORS
1400 EVERMAN PARKWAY, STE. 197
FORT WORTH, TEXAS 76140
CONTACT: ERIK DUMAS, RPLS
PHONE: 817-744-7512

OWNER:
FRESH EXPRESS INCORPORATED
2370 W. WARRIOR TRAIL
GRAND PRAIRIE, TEXAS 75052
CONTACT: NANCY DUGAN
PHONE: 972-595-3600

FOOD PLANT ENGINEERING LLC
10816 Millington Court
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Cincinnati, OH 45242
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Facsimile 513/841-0057
www.FoodPlantEngineering.com

Professional Engineering Firm # F-5440
Architecture Firm Registration # BR 2322

Consultant:
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LOYALTY · INNOVATION · LEGACY
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TEXAS FIRM REGISTRATION NO. 10042504

08/18/2017 | **6233-001**