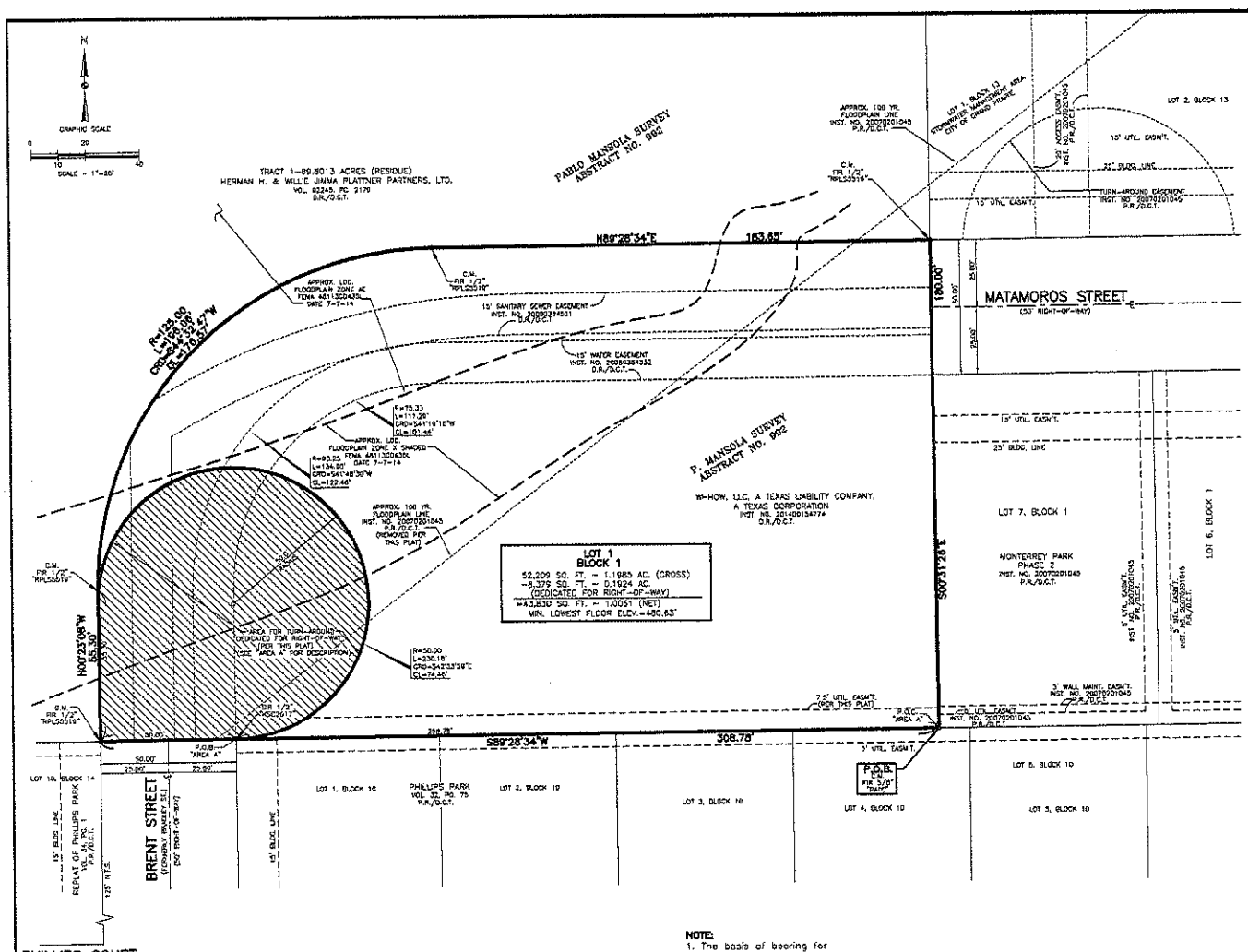
GRAPHIC SCALE
SCALE - 1"=20'
TRACT 1-89.8013 ACRES (RESIDUE)
HERMAN H. & WILLIE JIMMA PLATTNER PARTNERS, LTD.
VOL. 82245, PG. 2179
D.R./D.C.T.
PABLO MANSOLA SURVEY
ABSTRACT NO. 992
N89°28'34"E
183.65'
MATAMOROS STREET
(50' RIGHT-OF-WAY)
180.00'
S00°31'26"E
308.78'
S89°28'34"W
N00°23'08"W
55.30'
LOT 1
BLOCK 1
52,209 SQ. FT. ~ 1.1985 AC. (GROSS)
-8,379 SQ. FT. ~ 0.1924 AC.
(DEDICATED FOR RIGHT-OF-WAY)
=43,830 SQ. FT. ~ 1.0061 (NET)
MIN. LOWEST FLOOR ELEV.=480.63'
WHHOW, LLC, A TEXAS LIABILITY COMPANY,
A TEXAS CORPORATION
INST. NO. 201400154774
D.R./D.C.T.
LOT 7, BLOCK 1
MONTERREY PARK
PHASE 2
INST. NO. 20070201045
P.R./D.C.T.
LOT 6, BLOCK 1
LOT 2, BLOCK 13
LOT 8, BLOCK 10
LOT 5, BLOCK 10
LOT 4, BLOCK 10
LOT 3, BLOCK 10
LOT 2, BLOCK 10
LOT 1, BLOCK 10
PHILLIPS PARK
VOL. 32, PG. 75
P.R./D.C.T.
LOT 10, BLOCK 14
REPLAT OF PHILLIPS PARK
VOL. 76, PG. 1
P.R./D.C.T.
BRENT STREET
(FORMERLY BRADLEY ST.)
(50' RIGHT-OF-WAY)
PHILLIPS COURT
P.O.B.
"PATE"
P.O.B.
"AREA A"
AREA FOR TURN-AROUND
(DEDICATED FOR RIGHT-OF-WAY)
(PER THIS PLAT)
(SEE "AREA A" FOR DESCRIPTION)
R=50.00'
L=230.18'
CRD=S42°33'39"E
CL=76.46'
R=125.00'
L=126.06'
CRD=S44°32'43"W
CL=120.67'
R=75.33'
L=117.26'
CRD=S41°19'16"W
CL=101.46'
R=90.25'
L=134.50'
CRD=S41°48'39"W
CL=122.46'
APPROX. 100 YR. FLOODPLAIN LINE
INST. NO. 20070201045
P.R./D.C.T.
(SHOWN PER THIS PLAT)
APPROX. LOC. FLOODPLAIN ZONE AE
FEMA 48113004035
DATE 7-7-14
APPROX. LOC. FLOODPLAIN ZONE X SHADED
FEMA 48113004035
DATE 7-7-14
15' SANITARY SEWER EASEMENT
INST. NO. 20050364031
D.R./D.C.T.
15' WATER EASEMENT
INST. NO. 20050364031
D.R./D.C.T.
15' UTIL. EASM'T.
25' BLDG. LINE
TURN-AROUND EASEMENT
INST. NO. 20070201045
P.R./D.C.T.
STORMWATER MANAGEMENT AREA
CITY OF GRAND PRAIRIE
7.5' UTIL. EASM'T.
(PER THIS PLAT)
3' WALL MAINT. EASM'T.
INST. NO. 20070201045
P.R./D.C.T.
C.M.
FIR 1/2"
"RPLS5519"
C.M.
FIR 3/8"
"PATE"
FIR 1/2"
"RPLS5519"
C.M.
FIR 1/2"
"RPLS5519"
C.M.
FIR 1/2"
"RPLS5519"
C.M.