* OWNER'S CERTIFICATION * LOT 1, BLOCK A WINDING CREEK ADDITION D.C.C.I. NO. 201800111371, O.P.R.D.C.T. STATE OF TEXAS § STATE OF TEXAS § COUNTY OF TARRANT & THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the WHEREAS, BOB SMITH MANAGEMENT COMPANY, LTD., is the sole owner of a 2.4873 are tract of land located in the Charles D. Ball Survey, Abstract No. 197, City of Grand Fraint, Tarrant County, Teas, and 2.4737 are tract of the Seniar Survey (Seniar Seniar Sen SARA JANE PARKWAY THIS DOCUMENT IS PRELIMINARY BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron ELECONOMIC 41 a 5/8 nm in non od with a cap timined **PEVDMR*** 2027** set homewater interfered to as a not controlled access, a partie of **SEVDMR**** 2027** set homewater interfered to a sin from controlled access, a partie on a size right even by welling conveyed to the State of Texas, by set do more due to the fore record in Volume 4012. Page 77. Deed Records, Terrar County, Texas), and non od set also being at the consultant property over et as called 1/25 converted to limitate insopiality Management of the consultant property control of the call 27.51 are rest to east of the converted to the southwest property corner of the call 27.51 are rest been soon the 500° 1/20 West, a distance of 15.51. Text; FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. APRIL 17, 2019 N88°23'48"E ~ 298.57" 1/2" IRF (CM) BEARS N88"23"48"E ~ 271.35" STATE OF TEXAS 6 of the said 2753 are tract been sowth #870213* West, a distance of \$8.5.11 feet; **MERKE Texth 075027** West, departing the said right-of-way inco, one and across the said 8bb Smith Management tract, and along the east properly live of the said 2753 are tract, a distance of \$8.6.51 lext to \$8.6.51 le COUNTY OF TARRANT § BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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. EX. 15° S.S. ESMT. T.C.C.I. NO. D2151372 O.P.R.T.C.T. N89°58'48°E ~ 276.73' GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the day of THENCE North 88*23'48" East, along the said south right-of-way line, a distance of 298.57 feet to an iron rod set, from which a 1/2 inch iron rod found (Controlling Monument) and an angle point in the said south right-of-way line bears North 88*23'48" East, a distance of 271.35 feet; The MEX South Oracions "West, departing the said existing pricing or (J.1.3) etc.] When South Oracions "West, departing the said existing pricing with the said existing pricing oracions of the said existing pricing oracions of the said existing pricing with the said existing pricing oracions or the said existing pricing oracions or the said existing with the said existing oracions oraci Notary Public, State of Texas THENCE South 89'30'13" West, along the said north right-of-way line of Interstate Highway No. 20, a distance of 295.15 feet to the POINT OF BEGINNING. * GENERAL NOTES * The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4702, xaled from grid to surface at N: 6.932,435.31 E: 2,418,411.92, using a combined xaste factor of L003/030694, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems). The hereinabove described tract of land contains a computed area of 2.4973 acres (108,781 square feet) of land, more or less. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: According to the Took Insurance Rate Map published by the federal flargering Management Agency, Dearstment of the Monetand Society, the object in poperary propert to the Society Society Agency determined to be outside the 0.2% amount describe floodstain, as down on Map No. 4484500.170 (; map revised March 1, 2019 for Transcr Gourty and incorporated areas. This flood statement does not insigh that the property angler structures located in 2,0mc "X" will be fire from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor. THAT, WE, BOB SMITH MANAGEMENT COMPANY, ITD., do hereby adopt this plat designating the heroe-above described property as ICT I, BLOCK A, SMITH 124 ADDITION, an addition to the City of Grand Pain let Paint, Toxas and does hereby dedicate to the City of Grand Pain let need reset the texts, alleys and some water conveyance area shown thereon. The examents shown thereon are hereby dedicated and open to the pall does not be painted and propriet written from the particular with the particular so the management of painting and the stilling scess and fix late examents is the responsibility of the property owner. No buildings or other improvements and private utilities for example particular such the malesterace of painting on the deliberacy of the property owner. No buildings or other improvements and private size of the particular such part The subject property is not located within the 100 year floodplain per FIRM Panel No. 48439C0370 L, dated March 21, 2019. DEVELOPMENT, LLC ZONED "PD-29" 4. This plat is based off an ATTA/ACSM Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title support of the Commitment of the Commitme CHARLES D. BALL SURVEY ABSTRACT NO. 197 All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon. 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie Texas Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. WITNESS MY HAND at ______, _____ County, ______, this the ____ day of _____, 2019. BOB SMITH MANAGEMENT COMPANY, LTD. Printed Name and Title STATE OF TEXAS 6 1/2" IRF (CM) BEARS N89"30"13"E ~ 842.01" 5/8" IRF (CM) BEARS S89"30"13"W - 335.21" 15 UTILITY ESMT. BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared. Nowm to me to be the person whose name is subscribed to the thorapeoing instrument and acknowledged to me that he place exceuted the same for the purpose and consideration therein expressed, and in the capacity therein stated. S89°30'13"W ~ 295.15' GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of ____ Notary Public, State of Texas INTERSTATE HIGHWAY NO. 20 * LEGEND ' LINE TABLE LINE BEARING DISTANCE L1 S72°02'26"E 2.95' L2 S00*00'53*W 155.31' PAGE DALLAS COUNTY CLERK'S MSTRUMENT NUMBER TARRAMT COUNTY CLERK'S MSTRUMENT NUMBER OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS TARRAMT COUNTY, TEXAS FINAL PLAT L3 N89°59′07"W 15.00° T.C.C.I.NO. LOT 1, BLOCK A L4 N00°00'53"E 154.89' O.P.R.D.C.T. **SMITH I-20 ADDITION** CURVE TABLE O.P.R.T.C.T. SPOONER & BEING A PINAL PLAT OF A 2-8973 ACRE TRACT OF LAND LOCATED IN THE CHARLES D. BALL SURVEY, ASSTRACT NO. 139. CUT OF GRAND PRAIRIE, DRASAN COUNTY, TEAKS, SAD 2-8973 ACRE TRACT OF SAMEN MANAGEMENT COMMAY, LOS OF THE DEED PRESENT PLATE POR RECORD ON ARRANTIC COUNTY CERRY INSTRUMENT NO. DISPASSAGE, DISPASSASS, DISPASSASSAS, DISPASSASSA CURVE RADIUS LENGTH CH. BEARING CH. LENGTH CENTERLINE C1 60.00' 18.83' S81°01'49"E 18.75' EASEMENT C2 84.00' 21.34' S82'44'33"E 21.28'

1 LOT - 2.4973 ACRES

* VICINITY MAP *
(NOT TO SCALE)