

BBMG A TRACT OR PARCEL OF LAND, A PART OF THE EDWARD B. WOOTEN SURVEY, ABSTRACT NO. 1519, LOCATED IN THE CITY OF GRAND FRANKE, GALLAS COUNTY, TAXES, RESCRIED IN DEED RECORRED IN VOLUME 20000071, PARE 2003. OF THE GET BECKRIST OF DIALACT COUNTY, TEXAS, AND BEDINA A PORTION OF 22 CAMEZ ACRES OF LAND DESCRIED IN A DEED TO SOUTHWISTEN SANION SECONDATION. AND BEDINA A PORTION OF 22 CAMEZ ACRES, OF LAND DESCRIED IN A DEED TO SOUTHWISTEN SANION SECONDATION. THE CONTROL IN VOLUME 2005, PAULE 1172; OF THE DEED OF SECONDATION OF OURLAND CONTROL TO TAXES.

BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST LINE OF SOUTHWEST THIRD STREET, A 80 FOOT RICHT-OF-WAY, AND BEING THE SOUTHWEST CORNER OF SAID 20.6482 ACRE TRACT;

THENCE N 00709'35" E WITH THE EAST LINE OF SOUTHWEST THIRD STREET, A DISTANCE OF 235.10 FEET TO A 3/8" IRON ROD FOUND;

THENCE N 00°02"18" E CONTINUING ALONG SAID EAST LINE OF SOUTHWEST THIRD STREET, A DISTANCE OF 554.22 FEET TO A 1/2" IRON W/ PINK CAP STAMPED "COLE" SET FOR CORNER;

THENCE IN $44^{\circ}42^{\circ}01^{\circ}$ E ACROSS SAID 20.6482 ACRE TRACT, A DISTANCE OF 46.84 FEET TO A $1/2^{\circ}$ IRON ROO SET IN THE NORTH LINE OF SAID 20.6482 ACRE TRACT AND THE SOUTH LINE OF FREETOWN ROAD, A 60 FOOT ROHT-OF-MOVE

THEORY, IN 1972/25 E WITH THE COUNT HE OF SHO TO ARE SHOWN, ARE CONNECT OF THIS TRUCT,
CHAPTER SHOW AND TOWN THE SUMMANT OF SHOULD ARE SHOWN, A RESTRUCT OF 41-104 FEET TO A. 5/8'
CHAPTER SHOW AND TOWN THE SUMMANT OF SHOWN OF SHOWN AND SHOWN IN THE HEAT TO A MANY
POT 7577 AREAS OF TWO CONSCREED IN A AGED TO GRAWN OF SHOWN ADDRESS OF SHOWN LINKS RETRIGHTED COUNTY,
RECORDED IN VOLUME 2003/190, PAGE 6789 OF SHO DEED RECORDS, AND BEING AN WESTERN COWNER OF THIS
TRUCT;

THENCE WITH SWID CURNE TO THE RIGHT, HAVING AN ARC LENGTH OF 107.69 FEET, A RADIUS OF 500.00 FEET, A CHORD BERRING OF S 8232/38" E AND A CHORD LENGTH OF 107.48 FEET TO A P.K. NAUL FOUND AT THE POINT OF REVERSE CURN.

THENCE WITH SAD CURNE TO THE LEFT, HAVING AN ARC LENGTH OF 18.324 FEET, A RAQUE OF 999.24 FEET, A CHORD BERNIG OF 5 0042477 W AND A CHROL DESTRICT OF 18.05 FEET TO A 1/2" RION ROOT FORMOUT FOR THE ORDINGHOST CONSIDER OF 1014 4-E, BOX.2 OF TRILLE OWN ACTION, AN ADDRESS IN TO 1044 FEET OF GONAPOR PROME, CHAIR COUNTY, TOURS, ACCORDING TO THE PAIR TREEOF RECORDED IN VICILIE SOOR, PAGE 3959, BEED MICHOLOGY, CHAIR COUNTY, TOURS, CONTINUED FOR THE SOUTHERST CONTROL OF THIS TRICK!

SITE BENCHMARK INFORMATION

COMAD PRINTE MONAMENT 14.

1-1-323138025 ** HEFORMS 32.59

THE STATION IS A C.P.S. TOP SECLIENT ROD MONAMENT WITH A TOP ON AUMINIMA COP STAMP "C.P. .14"

WITH AN AUMINIMA MICCOSC CORRECT FLUGS WITH THE GROUND REPARA WITHERS WARDER. THE STATION IS

BELLIUSE RODO (S.E. BHI STREET), I "WEST OF A SOURHAL, SHE SOUTHHEST FROM STORM INLIT AND 12"

SOUTHHEST FROM CORRECT COMPANIES (OPE TE POCEL) CE A HUTHERELEZY) PRINTED.

OWNER'S DEDICATION:

THUS TREMPORE, SLOVE ALL WEST PYTHESE PRESENTS

THAT, ORD DEPLOPMENT DOS SHEETER ADOPT THIS PLAY DESCRATING THE HEREON ABOVE

AN ADOTRON TO THE CHT OF GRAND PRIMER, TEXAS

AND DOSS HEREOF DEDOAT TO THE CHT OF GRAND PRAMER IN FEE SAMPLE FOREVER THE STREETS,

AND DOSS HEREOF DEDOAT TO THE CHT OF GRAND PRAMER IN FEE SAMPLE FOREVER THE STREETS,

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ADDITION TO THE CHT OF THE PRIMER OF THE PRIMEROSS AS IN THE CHT OF THE PRIMEROSS AS IN THE CHT OF THE PRIMEROSS AND THE CHT OF THE PRIMEROSS AS IN THE CHT OF THE PRIMEROSS AND THE CHT OF THE PRIMEROS AND THE PR

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS, MY HAND AT GRAND PRAIRIE, TEXAS, THIS THE ______ DAY OF

BY: CHP DEVELOPMENT

BY: YIGAL LELAH

STATE OF TEXAS COUNTY OF BALLAS

BEFORE ME, THE UNDERSIONED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STAIL, ON THIS DAY PERSONALLY APPEARED YEAR, LELLEN ROOMS TO ME TO BE THE PERSON MICH. SENDED SUBSECULARY TO THE PERSONAL REPORT SAID CONTROL OF THE PERSONAL PROPERTY OF THE PERSONAL PRO

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ______ DAY OF ______.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, OT TOUS, MYRIAM A REDISTERED PROFESSIONAL LIAND SURVEYOR, LICENSED BY THE STATE OF TOURS, MYRIAM THAT THIS PLAY WAS PREPARED UNDER MY DIRECT SURFERISON, FROM PROFESSIONAL PROPERTIES AND PROFESSIONAL LIAND CONFILES WITH THE RULES AND REGULATIONS OF THE TOURS BOARD OF PROFESSIONAL LIAND SURPRINGING, FOUT OF DULLAS DELEVATIONS OF THE TOURS BOARD OF PROFESSIONAL LIAND SURPRINGING, FOUT OF DULLAS DELEVATIONS OF THE TOURS BOARD OF PROFESSIONAL LIAND SURPRINGING, FOUT OF DULLAS DELEVATIONS OF THE TOURS BOARD OF PROFESSIONAL LIAND SURPRINGING TOUR OF BUILDING TOUR SURPRINGING THE TOUR TOURS LIAND THE TOURS LIAND TOUR SURPRINGING TOUR SURPRINGING THE TOUR OF THE TOUR OF THE TOUR SURPRINGING THE TOUR OF THE TOUR SURPRINGING THE TOUR OF THE TOUR DELEVATION OF THE SURPRINGING THE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SCRIED THAT THE DIGITAL DRAWING THE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SCRIED THAT THE DIGITAL DRAWING THE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SCRIED THAT THE TOUR THE TOUR THE TOUR THE TOUR THAT THE DIGITAL DRAWING THE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SCRIED THAT THE TOUR THAT THE TOUR THE TOU

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. ___

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 COKNOMEDICED TO ME THAT THE EXECUTED THE SAME FOR THE PURPOSE
AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ______ DAY OF ______, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

- Subject property appears to Lie in Zone X, areas deternined to be outside th 0.2% annual chance floodpunk according to htp flood insurance rate Map for dalas county, Texas, and incorporated areas, Map (Marker 4813.003.54), paril 4.35 of 725, Map (Bensed Duly 7, 2014
- 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. SUBJECT PROPERTY IS ZONED AS PD-14B.
- 4. THE PRIMERA IGLESIA BAUTISTA PARCEL IS THE ONLY ADJACENT PROPERTY HAS A ZONING CLASSIFICATION IS SF-3.
- 6. THE GRAND PRAIRE HOUSING FIN CORP PARCEL IS ZONED AS PD-275.



CRESCENT HEIGHTS
203 FREETOWN RD
GRAND PRAIRIE, TX 75051

DRAWN BY: DDM/TJW

CHECKED BY: SHS Job Numbe 18-0067 Sheet Number

2 OF 2 PRELIMINARY PLAT

CRESCENT HEIGHTS

This document is released for the purpose of preliminary use under the authority of SANDY H. STEPHENS, P.E. 89483 on

07/23/2018. It is not to

A CALLED 13.107 ACRES TRACT OF LAND EDWARD B. WOOTEN SURVEY ABSTRACT NO. 1519 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

90 LOTS

CASE NUMBER: P180802

CITY CERTIFICATION:

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRARIE, TEXAS AND THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREBY AN ENERGY ACCEPTED ON BEHALF OF THE FUBLIC.

CHAIRPERSON

CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE

R. TJ Wells TAB: 2 OF 2 S. July 23, 2018 - 10:11:50 A WINC: S:\J06S\J0bs/2018\18-01