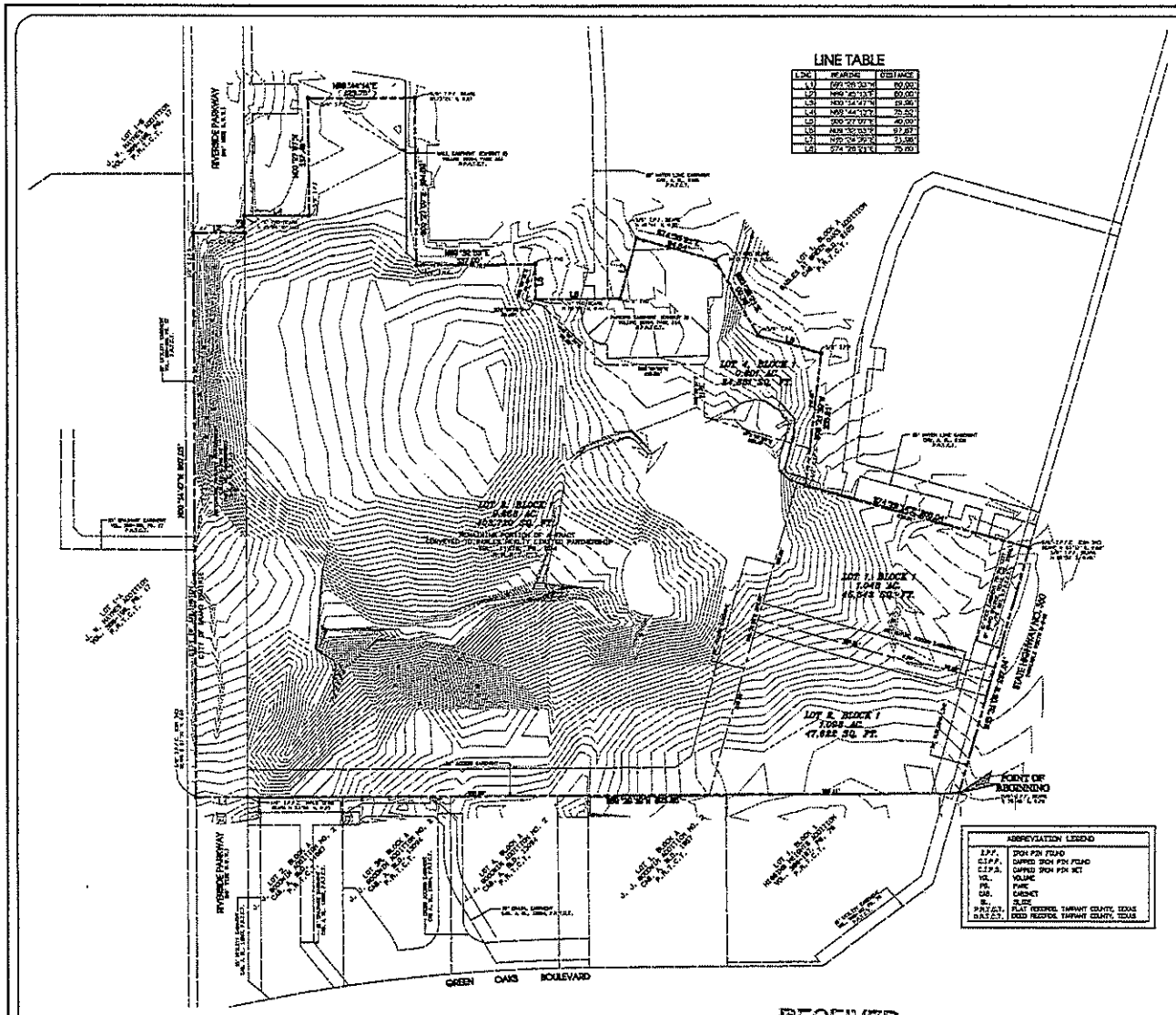
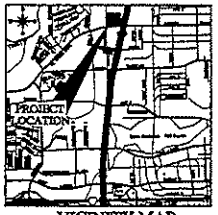
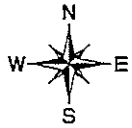


LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°28'33"W	80.00
L2	N89°28'33"E	80.00
L3	N00°34'47"E	19.95
L4	N89°44'13"E	70.53
L5	S00°27'07"E	40.00
L6	N89°32'53"E	97.67
L7	N00°34'30"E	31.96
L8	S74°28'31"E	75.00



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE 1"=50'
0 60 120 180

PROPERTY DESCRIPTION

BEING a tract of land situated in the Jonathan Brown Survey, Abstract No. 110, City of Grand Prairie, Tarrant County, Texas, and being the remaining unplatted portion of a tract of land conveyed to Gables Realty Limited Partnership by deed recorded in Volume 11471, Page 924 of the Deed Property Records of Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Gables Realty Limited Partnership tract, same being the northwest corner of Lot 1, Block 1 of Hospice Heights Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-187, Page 76 of the Plat Records of Tarrant County, Texas (PRTCT), said point also being on the west right-of-way line of State Highway No. 360 (variable width right-of-way);

THENCE South 89 deg. 29 min. 10 sec. West, departing the west right-of-way line of said State Highway No. 360, along the south line of said Gables Realty Limited Partnership tract, along the north line of said Lot 1, Block 1, the north line of Lot 1, Block A of J.J. Goodwin Addition No. 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 5827, PRTCT, the north line of Lot 3R and Lot 4, Block A of J.J. Goodwin Addition No. 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 13094, PRTCT, and the north line of Lot 2, Block A of J.J. Goodwin Addition No. 2, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 10567, PRTCT, a distance of 822.82 feet to a capped 1/2" iron pin found, said point also being on the northeast corner of the terminus of Riverside Parkway (50' Right-of-way);

THENCE South 89 deg. 29 min. 33 sec. West along the northern terminus of said Riverside Parkway, a distance of 50.00 feet to a 1" iron pipe found, said point being the north-west corner of the terminus of said Riverside Parkway, said point also being on the west line of Lot 1-A, J. W. Haynes Addition, an addition to the City of Grand Prairie, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-198, Page 17 PRTCT;

THENCE North 00 deg. 34 min. 47 sec. West along the west line of said Gables Realty Limited Partnership tract and the west line of Lot 1-A, J. W. Haynes Addition, a distance of 657.23 feet to the southwest terminus of said Riverside Parkway;

THENCE North 89 deg. 45 min. 13 sec. East departing the west line of said Lot 1-A, J. W. Haynes Addition and along the southern terminus of said Riverside Parkway, a distance of 50.00 feet to the southwest corner of Lot 1, Block A of Gables at Green Oaks Addition, an addition to the City of Grand Prairie, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 6124, PRTCT;

THENCE North 00 deg. 34 min. 47 sec. West along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 19.96 feet;

THENCE North 89 deg. 44 min. 13 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 70.53 feet;

THENCE North 00 deg. 27 min. 07 sec. West along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 137.45 feet;

THENCE North 89 deg. 44 min. 14 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 123.73 feet;

THENCE South 00 deg. 27 min. 07 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 32.32 feet;

THENCE North 89 deg. 32 min. 53 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 137.00 feet;

THENCE South 00 deg. 27 min. 07 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 40.00 feet;

THENCE North 89 deg. 32 min. 53 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 97.67 feet;

THENCE North 15 deg. 24 min. 30 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 71.05 feet;

THENCE South 74 deg. 35 min. 21 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 54.54 feet;

THENCE South 29 deg. 35 min. 21 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 50.79 feet;

THENCE South 74 deg. 28 min. 23 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 75.00 feet;

THENCE South 05 deg. 31 min. 30 sec. West along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 125.81 feet;

THENCE South 74 deg. 23 min. 14 sec. East along the south line of said Lot 1, Block A of Gables at Green Oaks Addition, a distance of 260.54 feet to the southeast corner thereof, said point also being on the said west right-of-way line of State Highway No. 360;

THENCE South 15 deg. 31 min. 00 sec. West along west right-of-way line of State Highway No. 360, a distance of 527.04 feet to the POINT OF BEGINNING, containing 531,900 square feet or 12.210 acres of land.

ABBREVIATION LEGEND	
I.P.F.	IRON PIN FOUND
C.I.P.F.	CAPPED IRON PIN FOUND
C.I.P.S.	CAPPED IRON PIN SET
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS

Preliminary, this document shall not be recorded for any purpose.
Issued for review
Thu Oct 29 10:52:54 2015

PRELIMINARY PLAT
OF
360 GREEN OAKS ADDITION
BEING
4 LOTS
12.210 ACRES
SITUATED IN THE
J. BROWN SURVEY, ABSTRACT No. 110
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
October, 2015

SHEET 1 OF 1

RECEIVED
OCT 29 2015
PLANNING DEPARTMENT

OWNED/DEVELOPED BY:
GABLES REALTY L.P.
5847 SAN FELIPE, STE 3250
HOUSTON, TX 77057
PHONE: (713) 267-7027

GOODWIN MARSHALL
CIVIL ENGINEERS – PLANNERS – SURVEYORS
8406 Mesquite Drive, Grapevine, TX 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700
GOODWIN AND MARSHALL INC. SINE NOMINATIONE FIDEM

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