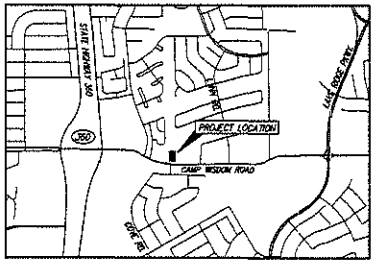


VICINITY MAP
not to scale

GENERAL NOTES:

1. BASIS OF BEARING: NAD 1983 STATE PLANE COORDINATES, TEXAS NORTH CENTRAL, 4202 (2011). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 6/24/16.
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. BENCHMARKS:

3.1. CITY OF GRAND PRAIRIE GPS MONUMENT #3: 2 1/2" ALUMINUM DISK – STATION IS LOCATED IN THE CENTER MEDIAN OF CLARIDGE DRIVE AT THE INTERSECTION OF THE EAST FRONTAGE ROAD OF S.H. 360, 20 FEET EAST FROM THE BACK OF CURB AND 38' NORTH FROM THE BACK OF CURB. (NAD83) SBT. ELEVATION = 547.732

3.2. CITY OF GRAND PRAIRIE GPS MONUMENT #26: 3 1/4" ALUMINUM DISK – STATION IS LOCATED ON THE NORTH SIDE OF WEST CAMP WISDOM ROAD, APPROXIMATELY 400 FEET WEST OF LAKE RIDGE PARKWAY. ELEVATION = 557.642

5. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION.
6. 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.
7. EXISTING AND FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
8. STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF BANKS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION (HOA).
9. THERE ARE NO KNOWN ACTIVE OR ABANDONED WATER WELLS ON THE PROPERTY.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ARLINGTON JUBILEE CHRISTIAN CHURCH, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREON-ABOVE DESCRIBED PROPERTY AS TRINITY OAKS BAPTIST CHURCH, AN ADDITION TO THE CITY OF GRAND PRAIRIE, 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 THE 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 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 IS 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 _____, 2016.

_____
AGENT FOR THE ARLINGTON JUBILEE CHRISTIAN CHURCH

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

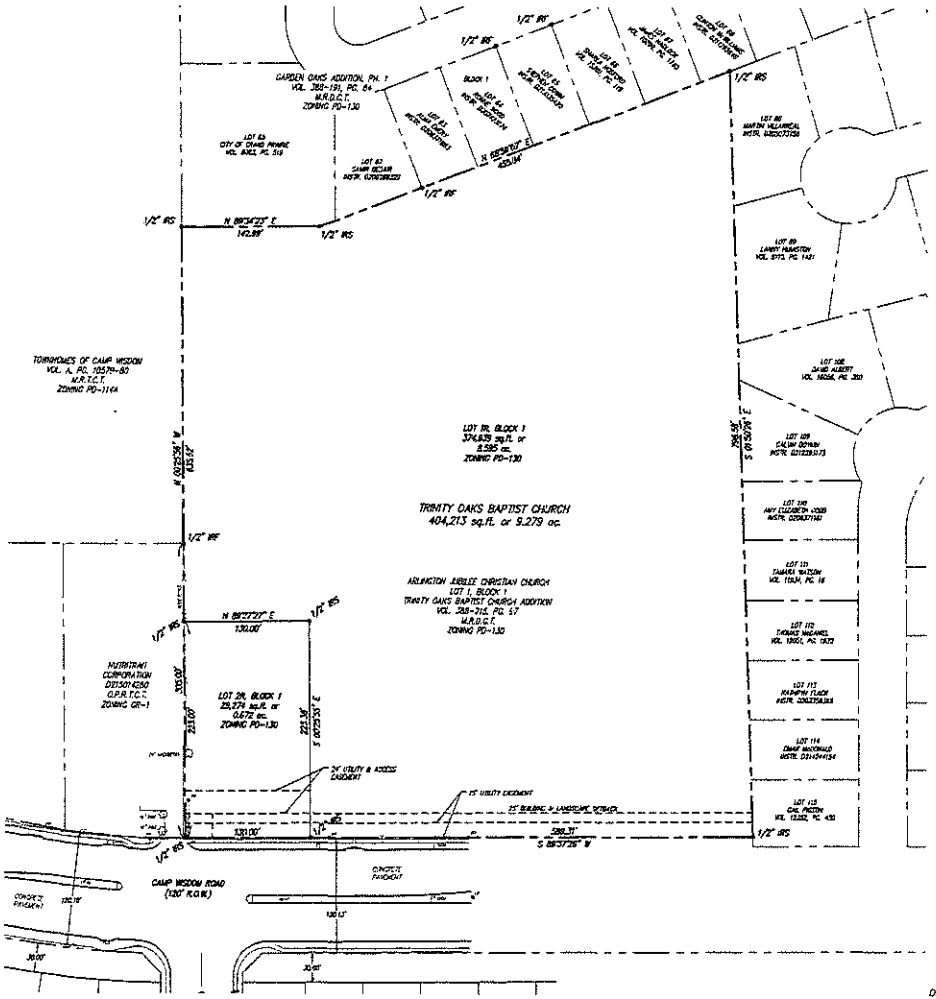
SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, ATTEST THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER ATTEST THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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.

_____
LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3864

_____
DATE



SCALE IN FEET
1" = 60'

Legend of Symbols & Abbreviations

NG 415.46	NATURAL GROUND	UGC 422.19	UNDERGROUND CABLE
TOC 411.43	TOP OF CONCRETE	UGG 434.21	UNDERGROUND GAS
WOF 411.43	WOOD FENCE	UGT 442.43	UNDERGROUND TELEPHONE
CP 417.19	CONTROL POINT	SC MH	SANITARY SEWER MANHOLE
PP	POWER POLE	FH	FIRE HYDRANT
LP	LIGHT POLE	WV 413.00	WATER VALVE
GUY	GUY WIRE	TREE	TREE
TC 418.04	TOP OF CURB	ETB	ELECTRIC BOX
G 419.92	GUTTER	450.34	WALL
	CONCRETE	WM	WATER METER
		1/2" IRF	1/2" IRON ROD FOUND
	CORE OF ASPHALT	1" IPF	1" IRON PIPE FOUND
		1/2" IRS	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SGI 3864", SET

Owner's Certificate
City of Grand Prairie)
State of Texas)
County of Tarrant)

ARLINGTON JUBILEE CHRISTIAN CHURCH is the Owner of a 9.279 acre tract of land situated in the JW Harwood Survey, Abstract No. 661, and being part of Lot 1, Block 1 of the Trinity Oaks Baptist Church Addition, recorded in Volume 388-215, Pg. 57 of the Map Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set, with yellow cap stamped "RPLS 3864", at the southwest corner of said 9.279 acre tract, same being the southwest corner of a tract of land conveyed to Nutritrak Corporation by deed recorded in Instrument No. D213014250 of the Official Public Records of Tarrant County, Texas, and being in the north line of Camp Wisdom Road (Variable R.O.W.)

THENCE North 00°25'56" West, along the west line of said 9.279 acre tract, same being the east line of said Nutritrak tract, passing at a distance of 305.00 feet a 1/2" iron rod found, for the northeast corner of said Nutritrak tract, and being the southeast corner of the Townhomes of Camp Wisdom, recorded in Volume A, Page 10579-80, of the Map Records of Tarrant County, Texas, and being in the west line of said 9.279 acre tract, and continuing for total distance of 835.92 feet, to a 1/2" iron rod set, with yellow cap stamped "RPLS 3864", at the northwest corner of said 9.279 acre tract, and being the southwest corner of the Garden Oaks Addition, Phase 1, recorded in Volume 388-191, Page 64 of the Map Records of Tarrant County, Texas, and being in the east line of said Townhomes of Camp Wisdom;

THENCE North 89°34'23" East, a distance of 142.90 feet, along the north line of said 9.279 acre tract, and the common south line of the Garden Oaks Addition, Phase 1, to a 1/2" iron rod set, with yellow plastic cap stamped "RPLS 3864";

THENCE North 89°37'27" East, a distance of 455.84 feet, along the north line of said 9.279 acre tract, and the common south line of the Garden Oaks Addition, Phase 1, to a 1/2" iron rod set, with yellow plastic cap stamped "RPLS 3864", and being the northeast corner of said 9.279 acre tract, and being an interior corner of said Garden Oaks Addition;

THENCE South 01°50'00" East, a distance of 796.58 feet, along the east line of said 9.279 acre tract, and the common west line of said Garden Oaks Addition, to a 1/2" iron rod set, with yellow plastic cap stamped "RPLS 3864", and being the southeast corner of said 9.279 acre tract, and being in the north line of Camp Wisdom Road (120' R.O.W.);

THENCE South 89°37'26" West, a distance of 289.31 feet, along the south line of said 9.279 acre tract, and the common north line of Camp Wisdom Road, to the POINT OF BEGINNING, and containing 404,213 square feet or 9.279 acres of land, more or less.

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

TARRANT COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48439C0370F, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

DEVELOPER
RICK ERWIN
(817) 996-3542
ERWINRICO@SBCGLOBAL.NET

OWNER
ARLINGTON JUBILEE CHRISTIAN CHURCH
PO BOX 200754
ARLINGTON, TX 76006-0754

SURVEYOR
SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TEXAS 75208
(214) 941-8610

REPLAT

TRINITY OAKS BAPTIST CHURCH
LOTS 1R & 2R, BLOCK 1
2 LOTS TOTAL
404,213 SQ. FT. OR 9.279 AC.

BEING A REPLAT OF
LOT 1, BLOCK 1
TRINITY OAKS BAPTIST CHURCH ADDITION
J.W. HARWOOD SURVEY, ABSTRACT NO. 661
IN THE
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TX 75208
PHONE: (214)-941-8610

Texas P.E. F-5482 ; Texas TBPLS Firm License 10070800
Case Number RP160902

08-24-16
SGI Project No. 16678 SHEET 1 OF 1

Planning Department

AUG 23 2016

Received