

#### GENERAL NOTES

Base of Bearing hereon was determined by GPS observation, Texas North Central 4202, using NAD83 Texas North Central Area Network.

#### FLOOD STATEMENT

According to Map No. 48439C0480K, dated SEPTEMBER 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the 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 flood statement shall not create liability on the part of the surveyor.

OWNER  
TA LAND PARTNERS, LP  
c/o CNA MANAGEMENT, LLC  
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APPLICANT  
THYRIC ACQUISITION COMPANY, LLC  
8325 DOUGLAS AVE., SUITE 800  
DALLAS, TEXAS 75205  
PH: (214) 442-7140  
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ENGINEER  
GATES-CLARK & ROSSKOPPE, LLC  
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SURVEYOR  
ADAMS SURVEYING COMPANY, LLC  
P.O. BOX 260362  
DALLAS, TEXAS 75263  
PH: (469) 317-0250  
CONTACT: PAUL HUBERT, R.P.L.S.  
E-MAIL: phubert@tasc.com

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS TA Southgate Land Properties, LP, is the owner of a 13.547 acres of land located in the James C. Armstrong Survey, Abstract No. 43, in the City of Grand Prairie, Tarrant County Texas, being part of a called 13.20 acre tract, part of a called 13.70 acre tract and part of a called 37.398 acre tract described in Correction Warranty Deed with Vendor's Lien to TA Southgate Land Properties, LP, as recorded in Instrument No. 0217117672, Official Public Records Tarrant County Texas (OPR.T.C.T.), said 13.547 acres being more particularly described as follows:

BEGINNING at a set 5/8-inch iron rod with 'ADAMS SURVEYING COMPANY' cap (CIRS), for the northeast corner of Lot 2, Block B, Prairie Waters - Southgate Development Addition, an Addition to the City of Grand Prairie, Tarrant County Texas, as recorded in Instrument No. 0217060878, sold point being on the south right of way line for Prairie Waters Drive a Public Road recorded in Plat Records Tarrant County Texas (P.R.T.C.T.), said 13.547 acres being more particularly described as follows:

THENCE easterly with said right of way line as follows:

N 57°51'50" E, a distance of 18.45 feet to a CIRS for the beginning of a curve;

Along the arc of said curve to the right, having a central angle of 20°29'21", a radius of 532.00 feet, an arc length of 190.24 feet, and a chord of N 68°08'30" E, 189.23 feet to a CIRS;

N 78°21'10" E, a distance of 186.49 feet to a 5/8" Capped Iron Rod Found (CIRF) for the beginning of a curve;

Along the arc of said curve to the left, having a central angle of 18°37'01", a radius of 632.00 feet, an arc length of 205.36 feet, and a chord of N 69°02'40" E, 204.45 feet to a CIRF;

N 59°44'09" E, a distance of 66.88 feet CIRS for the northeast corner of the herein described parcel and being the northeast corner of that tract described in DEED to Quest IRA, Victoria Pierce, ET, and Jerry Pierce as described in Instrument No. 213227030, OPR.T.C.T.;

THENCE S 30°15'21" E leaving said right of way and with the west line of said Pierce tract, and that called 1.723 acre tract described in DEED to Jerry Pierce, et us, as recorded in Volume 15412, Page 257, DRTCT, a distance of 572.74 feet to a CIRF;

THENCE N 58°59'40" E with the south line of said 1.723 acre tract, a distance of 207.93 feet to a CIRS on the west line of Day Mar Road (undefined public roadway);

THENCE S 29°42'38" E with said west line, a distance of 245.51 feet to a found 1/2" iron rod for the northeast corner of that tract described in DEED to Eddie Martin as recorded in Volume 13555, Page 437, DRTCT;

THENCE S 64°03'33" W with the north line of said Martin tract, a distance of 858.84 feet to a CIRF for the southeast corner of the aforesaid Lot 2;

THENCE N 30°16'11" W with the east line of said Lot 2, a distance of 870.37 feet to the POINT OF BEGINNING and containing 13.547 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ does hereby adopt this plat designating the hereon-above described property as PRAIRIE WATERS - SOUTHGATE DEVELOPMENT, LOT 3 BLOCK B, on 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 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 to or removing all or parts of its respective systems without the necessity of 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 approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Grand Prairie,

\_\_\_\_\_ a Delaware limited partnership

By: \_\_\_\_\_ a Texas limited liability company, its general partner

By: \_\_\_\_\_ Manager

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity stated.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public In and for the State of Texas

#### SURVEYOR'S CERTIFICATE

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm 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 City of Grand Prairie.

Dated This The \_\_\_\_\_ Day of \_\_\_\_\_, 2017

Paul Hubert  
Registered Professional Land Surveyor  
License No. 1942

STATE OF TEXAS  
COUNTY OF DALLAS

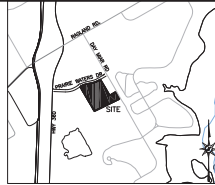
Before me, the undersigned authority, on this day personally appeared Paul Hubert, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity stated.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

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Notary Public in and for the State of Texas



VIC MAP  
NOT TO SCALE

#### FINAL PLAT

PRAIRIE WATERS - SOUTHGATE DEVELOPMENT ADDITION

LOT 3, BLOCK B,

BEING 13.547

1 LOT

IN THE  
JAMES C. ARMSTRONG SURVEY, ABSTRACT NUMBER 43,  
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

CASE NUMBER

OCTOBER 09, 2017

**Adams**  
surveying company, LLC  
TBPLS Firm Registration No. 10177500

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JOB No. 17083