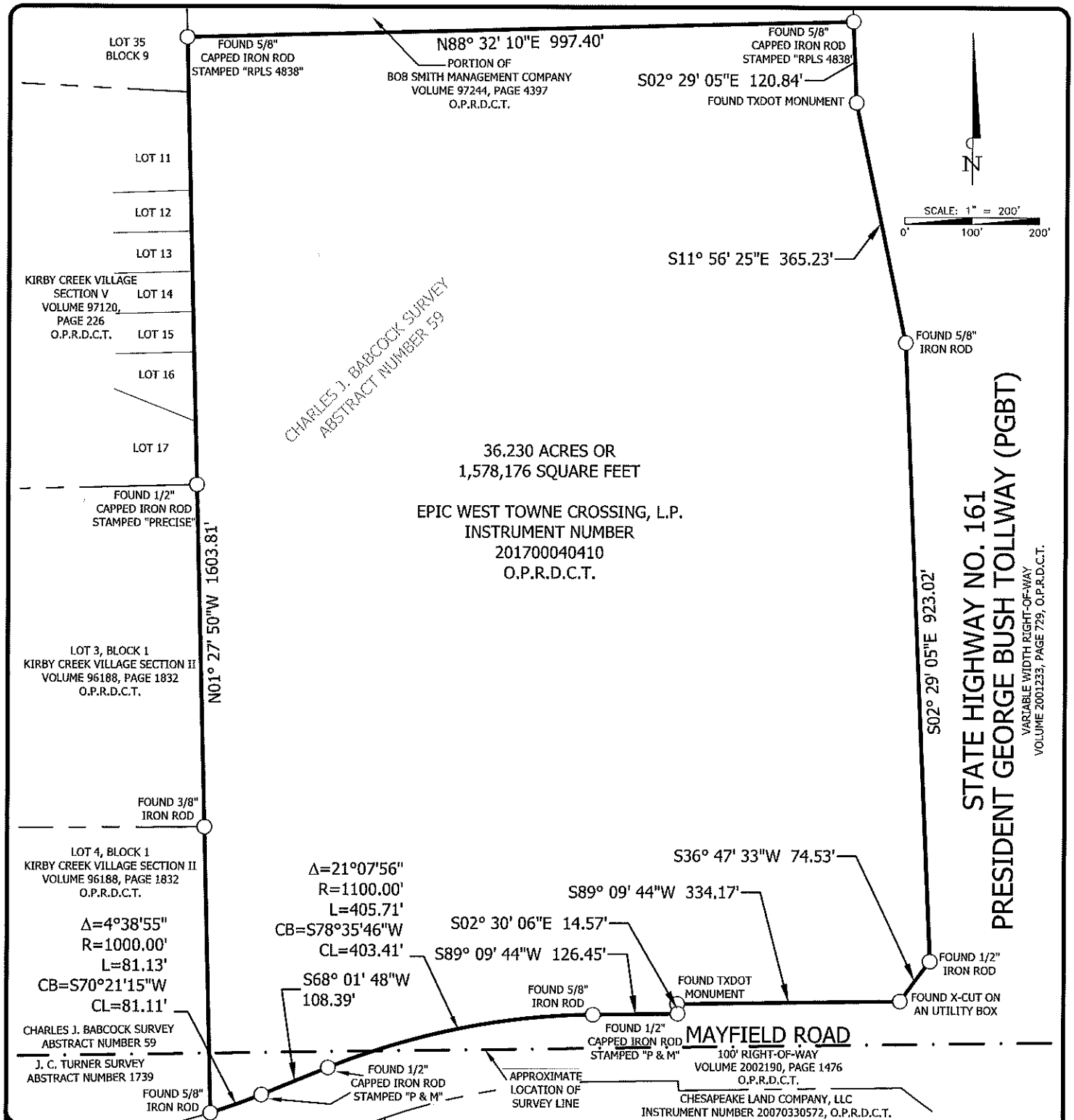


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ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPUS REGISTRATION NO. 10193823



LEGEND



DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

Project No. 151-15-02 Date: 2/17/2017 Page ___ of ___ Checked By: MD2

ZONING LIMITS EXHIBIT

BEING 36.230 ACRES OR (1,578,176 SQUARE FEET)
 IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59
 AND J. C. TURNER SURVEY, ABSTRACT NO. 1739
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

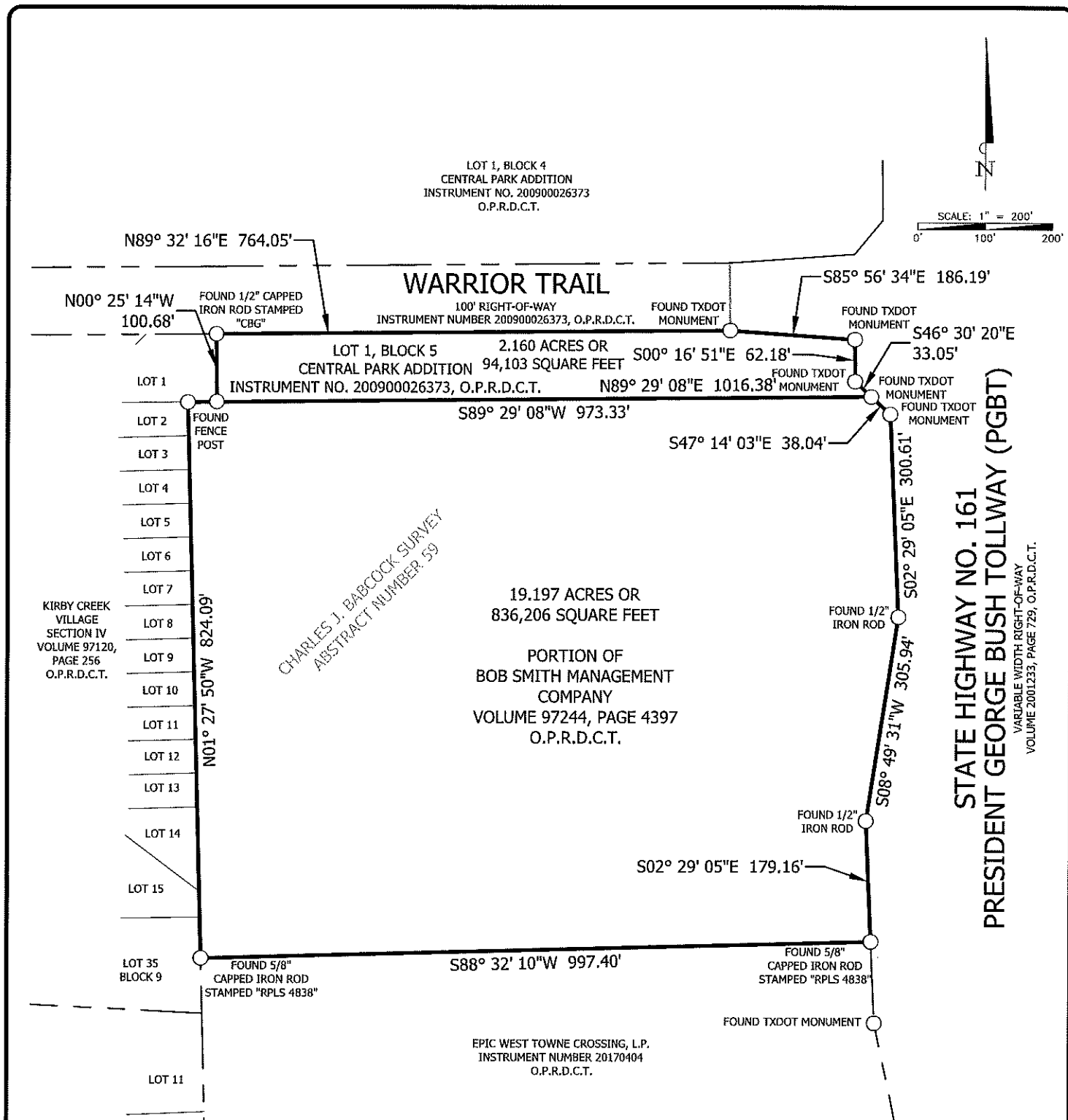
GENERAL NOTES:

1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.

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 TBPLS REGISTRATION NO. 10193823

Exhibit B - Zoning Exhibit

Page 3 of 5



LEGEND

○	DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.

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Project No. 151-15-02 Date: 2/17/2017 Page 1 of 1 Checked By: MD2

ZONING LIMITS EXHIBIT
BEING 21.357 ACRES OR (930,309 SQUARE FEET)
IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

N02° 29' 05"W 887.74'

12.476 ACRES OR
543,440 SQUARE FEET

MAYFIELD TOWNE CROSSING, L.P.
INSTRUMENT NUMBER 201600086110
O.P.R.D.C.T.

EPIC EAST TOWNE
CROSSING, L.P.
INSTRUMENT NUMBER
201600212049
O.P.R.D.C.T.

PORTION OF LOT 1, BLOCK 1
FIRST BAPTIST CHURCH OF
GRAND PRAIRIE ADDITION
INSTRUMENT NUMBER
201400172684
O.P.R.D.C.T.

REMAINDER OF
FIRST BAPTIST CHURCH OF
GRAND PRAIRIE
(TRACT 2)
INSTRUMENT NUMBER
201100162380
O.P.R.D.C.T.


PORTION OF LOT 1, BLOCK 1
FIRST BAPTIST CHURCH OF
GRAND PRAIRIE ADDITION
INSTRUMENT NUMBER
201400172684
O.P.R.D.C.T.

CHARLES J. BABCOCK SURVEY
ABSTRACT NUMBER 59

1.951 ACRES OR
35,012 SQUARE FEET
EPIC EAST TOWNE
CROSSING, L.P.
INSTRUMENT NUMBER
201600212049
O.P.R.D.C.T.
PORTION OF LOT 1, BLOCK 1
FIRST BAPTIST CHURCH OF
GRAND PRAIRIE ADDITION
INSTRUMENT NUMBER
201400172684
O.P.R.D.C.T.

FOUND 5/8"
CAPPED IRON ROD
STAMPED "RPLS 4838"

SCALE: 1" = 200'

A horizontal graphic scale bar with a black and white alternating pattern. It is marked with '0'' at the left end, '100'' in the middle, and '200'' at the right end.

SURVEY LINE

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
UNLESS NOTED OTHERWISE
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS

Project No. 151-15-02	Date: 2/17/2017	Page ___ of ___	Checked By: MD2
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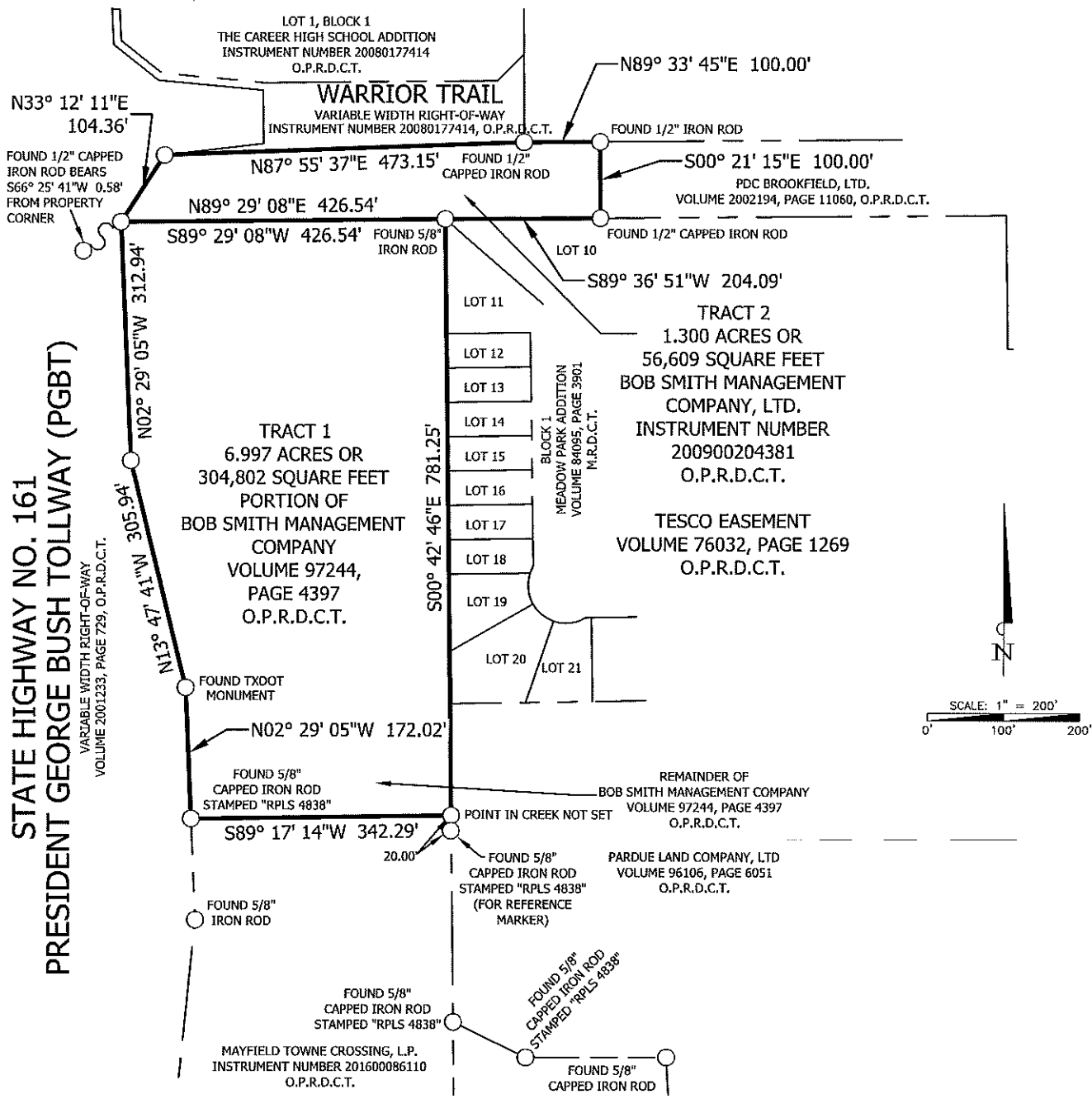
ZONING LIMITS EXHIBIT

BEING 22.264 ACRES OR (969,777 SQUARE FEET)
IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

GENERAL NOTES:

1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.





LEGEND

○	DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

Project No. 151-15-02 Date: 2/17/2017 Page 1 of 1 Checked By: MD2

ZONING LIMITS EXHIBIT
BEING 8.297 ACRES OR (361,411 SQUARE FEET)
IN THE CHARLES J. BABCOCK SURVEY, ABSTRACT NO. 59
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

GENERAL NOTES:

1. All bearings shown herein are Texas Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
2. All found monuments shown hereon are deemed to be controlling monuments.
3. Easement and other title encumbrances exists that are not shown on this exhibit.

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