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 + LAND + TOPOGRAPHIC
 + CONSTRUCTION SURVEYING
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P. O. BOX 8873
 FORT WORTH, TEXAS 76124

BLOCK 1

Being 3.346 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract M, in the deed to NATITEX Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 3.346 acres of land being more particularly described as follows:

BEGINNING at a Texas Department of Transportation Monument No. 1864 (TDOOT), said monument lying in the north line of said Tract M, said monument lying N89°24'24" E 111.77 feet from the northeast corner of said Tract M, said monument being the northeast corner of a tract of land to the State of Texas, recorded in County Clerk's No. 200302299203, Deed Records, Dallas County, Texas, said monument being the southwest corner of a remainder portion of Tract I, in the deed to KAZ, S.A., recorded in Volume 82185, Page 3360, Deed Records, Dallas County, Texas and from which a TDOOT monument No. 1865 found bears N07°26'27" W 60.05 feet;

THENCE N89°24'24" E, along the north line of said Tract M, a distance of 185.79 feet to a point lying in the north line of said Tract M, said point being the northeast corner of said Tract M, said point lying in the west line of Block 4, Curless-Wright Addition, Phase 2, on addition to the City of Grand Prairie, Dallas County, Texas, recorded in the plat recorded in Volume 2001583, Page 2443, Deed Records, Dallas County, Texas;

THENCE S00°01'00" E, along the common line of said Block 4 and Tract M, at 680.30 feet passing a point from which an "X" found at the southwest corner of Lot 23, of said Block 4 bears N89°52'32" E 0.74 feet, said point being the northeast corner of Lot 259, Block 4, Curless-Wright Addition, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in County Clerk #20080158799, Deed Records, Dallas County, Texas, at 719.61 feet passing a point from which on 1/2" iron rod stamped "21237" found at the southeast corner of Lot 24 bears N89°52'32" E 0.17 feet, at 811.79 feet passing a point from which on 1/2" iron rod found at the southeast corner of said Lot 259 bears S89°52'32" W 0.28 feet, in all a distance of 821.05 feet to an 1/2" iron rod stamped "Beasley 6066" set at the southeast corner of said Tract M, said iron rod lying in the north line of Deaco Lane;

THENCE westerly along said Deaco Lane north line, 59.51 feet along a non tangent curve to the right, having a radius of 220.00 feet, a central angle of 1°29'57" and a chord bearing S89°52'32" W 59.33 feet to an 1/2" iron rod stamped "Beasley 6066" set;

THENCE S89°52'32" W, continuing along said Deaco Lane north line, a distance of 107.00 feet to a TDOOT Monument No. 1863 found in the south line of said Tract M, from which the southwest corner of said Tract M bears S89°52'32" W 104.61 feet, said monument being the southeast corner of said State of Texas tract;

THENCE N01°25'00" W, along the east line of said State of Texas tract, a distance of 832.40 feet to the point of beginning, containing 3.346 acres of land.

BLOCK 2
 Being 2.253 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract N, in the deed to NATITEX Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 2.253 acres of land being more particularly described as follows:

BEGINNING at a Texas Department of Transportation Monument No. 1862 (TDOOT), said monument lying in the north line of said Tract N, said monument lying N89°52'32" E 103.99 feet from the northeast corner of said Tract N, said monument being the northeast corner of a tract of land to the State of Texas, recorded in County Clerk's No. 200302299203, Deed Records, Dallas County, Texas, said monument lying in the south line of Deaco Lane;

THENCE N89°52'32" E, along the south line of said Tract N, a distance of 107.34 feet to a 5/8" iron rod stamped "P858" found at the beginning of a non tangent curve to the left;

THENCE easterly continuing along said north line, 88.84 feet, having a radius of 280.00 feet, a central angle of 18°07'46" and a chord bearing N89°52'32" E 88.84 feet to an 1/2" iron rod stamped "Beasley 6066" set at the northeast corner of said Tract N, said iron rod lying in the west line of Lot 1, Block 1, Curless-Wright Addition, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 2001583, Page 2443, Deed Records, Dallas County, Texas, from which on 1/2" iron rod found bears S17°05'31" E 186.41 feet;

THENCE S01°55'33" E, along the common line of said Tract N and Lot 1, a distance of 511.47 feet to an 1/2" iron rod stamped "Beasley 6066" set at the southeast corner of said Tract N, said iron rod lying in the north line of an Easement Agreement, recorded in Volume 86247, Page 3368, Deed Records, Dallas County, Texas;

THENCE S89°04'03" W, along the south line of said Tract N, a distance of 186.93 feet to a TDOOT Monument No. 1861 found in said south line, from which the southwest corner of said Tract N bears S88°04'03" W 98.88 feet, said monument being the southeast corner of said State of Texas tract;

THENCE S01°25'00" W, along the east line of said State of Texas tract, a distance of 496.84 feet to the point of beginning, containing 2.253 acres of land.

BLOCK 3
 Being 2.005 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract O, in the deed to NATITEX Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 2.005 acres of land being more particularly described as follows:

BEGINNING at a Texas Department of Transportation Monument No. 1860 (TDOOT), said monument lying in the north line of said Tract O, said monument lying N89°04'03" E 98.28 feet from the northeast corner of said Tract O, said monument being the northeast corner of a tract of land to the State of Texas, recorded in County Clerk's No. 200302299198, Deed Records, Dallas County, Texas, said monument lying in the south line of a 60 Foot Wide Access Easement, recorded in Volume 86247, Page 3368, Deed Records, Dallas County, Texas;

THENCE N89°04'03" E, along said north line, a distance of 198.47 feet to an 1/2" iron rod stamped "Beasley 6066" set at the northeast corner of said Tract O, said iron rod lying in the west line of Lot 1, Block 1, Curless-Wright Addition, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 2001583, Page 2443, Deed Records, Dallas County, Texas;

THENCE S01°55'33" E, along the common line of said Tract O and Lot 1, at 98.31 feet passing a point at the southwest corner of said Lot 1, said point being the northeast corner of Lot 2, Block 1, Curless-Wright Addition, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 2004063, Page 231, Deed Records, Dallas County, Texas, in all a distance of 498.35 feet to an 1/2" iron rod found;

THENCE along the common lines of said Tract O and Lot 2 as follows:
 1. S44°37'04" W, a distance of 65.33 feet to an 1/2" iron rod found at the southeast corner of said Tract O, said iron rod being an exterior corner of said Lot 2 and lying in the north line of 60.00 Foot Wide Access Easement, recorded in Volume 86247, Page 3368, Deed Records, Dallas County, Texas;

2. westerly, 112.21 feet along a non tangent curve to the left, having a radius of 280.00 feet, a central angle of 22°57'41" and a chord bearing N08°45'07" W 111.46 feet to a 5/8" iron rod stamped "P858" found;

3. S89°52'32" W, a distance of 46.25 feet to a TDOOT Monument found stamped "1868" found, from which the southwest corner of said Tract O bears S89°52'32" W 94.75 feet, said monument being the southeast corner of said State of Texas tract;

THENCE N02°14'00" W, along the east line of said State of Texas tract, a distance of 60.53 feet to a TDOOT Monument found stamped "1869" found;

THENCE N02°55'33" E, continuing along said east line, a distance of 368.53 feet to the point of beginning, containing 2.005 acres of land.

BLOCK 4
 Being 6.202 acres of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract P, in the deed to NATITEX Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 6.202 acres of land being more particularly described as follows:

BEGINNING at a Texas Department of Transportation Monument No. 1857 (TDOOT), said monument lying in the north line of said Tract P, said monument lying N89°52'32" E 94.12 feet from the northeast corner of said Tract P, said monument being the northeast corner of a tract of land to the State of Texas, recorded in County Clerk's No. 200302299197, Deed Records, Dallas County, Texas, said monument being the most southerly west corner of Lot 2, Block 1, Curless-Wright Addition, on addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 2001583, Page 2443, Deed Records, Dallas County, Texas, said monument lying in the south line of a 60 Foot Wide Access Easement, recorded in Volume 86247, Page 3368, Deed Records, Dallas County, Texas;

THENCE along the southwest lines of said Lot 2 as follows:
 1. N89°52'32" E, a distance of 44.57 feet to a 5/8" iron rod found;

2. southeasterly, 192.49 feet, along a curve to the right, having a radius of 220.00 feet, a central angle of 50°07'53" and a chord bearing S89°52'32" E 186.41 feet to an 1/2" iron rod found;

3. S39°59'21" E, a distance of 172.86 feet to an 1/2" iron rod stamped "M8R 5668" found;

4. southeasterly, 244.17 feet along a non tangent curve to the left, having a radius of 280.00 feet, a central angle of 49°57'51" and a chord bearing S64°53'16" E, 236.51 feet to an 1/2" iron rod found;

5. S89°38'45" E, a distance of 21.43 feet to an 1/2" iron rod found;

6. S02°12'00" W, a distance of 131.46 feet to an 1/2" iron rod stamped "Beasley 6066" set, from which on 1/2" iron rod found bears S001°35'36" W 1.42 feet;

7. S00°01'00" W, a distance of 193.39 feet to an 1/2" iron rod stamped "Beasley 6066" set at the southeast corner of said Lot P, from which on 1/2" iron rod found at the southeast corner of said Lot 2 bears S04°16'52" E 0.95 feet;

THENCE along the south line of said Lot P as follows:
 1. S89°18'35" W, a distance of 343.76 feet to an 1/2" iron rod stamped "Beasley 6066" set;

2. N84°58'23" W, a distance of 100.57 feet to an 1/2" iron rod stamped "Beasley 6066" set;

3. S89°18'37" W, a distance of 60.37 feet to an 1/2" iron rod stamped "Beasley 6066" set, from which the southwest corner of said Tract P bears N89°57'18" W 123.36 feet, said iron rod being the southeast corner of said State of Texas tract;

THENCE along the east line of said State of Texas tract as follows:
 1. N51°57'30" W, a distance of 87.23 feet to a TDOOT Monument No. 1853 found;

2. N03°52'30" E, a distance of 152.00 feet to a TDOOT Monument No. 1854 found;

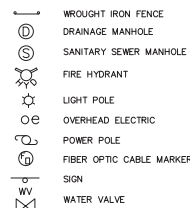
3. N02°22'00" E, a distance of 152.00 feet to a TDOOT Monument No. 1855 found;

4. N00°51'50" E, a distance of 152.00 feet to a TDOOT Monument No. 1856 found;

5. N00°29'52" W, a distance of 122.87 feet to the point of beginning, containing 6.202 acres of land.

The bearings recalled herein are oriented to City of Grand Prairie GPS Monument No. 77.

LEGEND



LOT 1, BLOCK 1	37.336 sq. ft.
LOT 2, BLOCK 1	36.559 sq. ft.
LOT 3, BLOCK 1	35.534 sq. ft.
LOT 4, BLOCK 1	34.531 sq. ft.
LOT 1, BLOCK 2	32.832 sq. ft.
LOT 2, BLOCK 2	32.462 sq. ft.
LOT 3, BLOCK 2	30.972 sq. ft.
LOT 4, BLOCK 2	28.192 sq. ft.
LOT 1, BLOCK 3	28.187 sq. ft.
LOT 2, BLOCK 3	27.544 sq. ft.
LOT 3, BLOCK 3	51.594 sq. ft.
LOT 4, BLOCK 3	141.000 sq. ft.

PRELIMINARY PLAT
NATITEX ADDITION,
TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS,
LOTS 1 THROUGH 4, BLOCK 1
LOTS 1 THROUGH 3, BLOCK 2, LOTS 1 THROUGH 3, BLOCK 3
AND LOTS 1 THROUGH 3, BLOCK 4, A TOTAL OF 13 LOTS,
BEING 4 SEPARATE TRACTS OF LAND LOCATED IN THE
ELIZABETH GRAY SURVEY, ABSTRACT NO. 517,
DALLAS COUNTY, TEXAS, CONTAINING A TOTAL OF 13.806 ACRES OF LAND.
PREPARED DECEMBER, 2017.

CASE NUMBER P180104

NATITEX P180104

CM - Control Monument for Directional Control Line.
 IRS - Iron Rod Set stamped RLS 8066.
 IRF - Iron Rod Found.
 Flood lines depicted are approximate locations.
 V.E. - 10'x10' Visibility Easement.
 MFF - Minimum Finished Floor Elevation.

The surveyer's seal is located in the City of Grand Prairie, Texas, at the intersection of the City of Grand Prairie and the State of Texas.

OWNER/DEVELOPER
NATITEX LTD. P.
1615 W. ABRAM STREET, SUITE 201
ARLINGTON, TEXAS 76013

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SCALE 1"=100'