GENERAL NOTES:

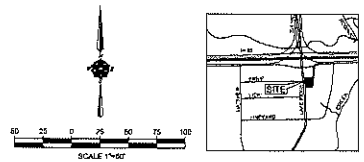
1) The bearing basis for this survey is the Texas State Plane Grid Coordinate System, NAD 1983 (HARN), North Central Zone (4202), Geoid 2011.

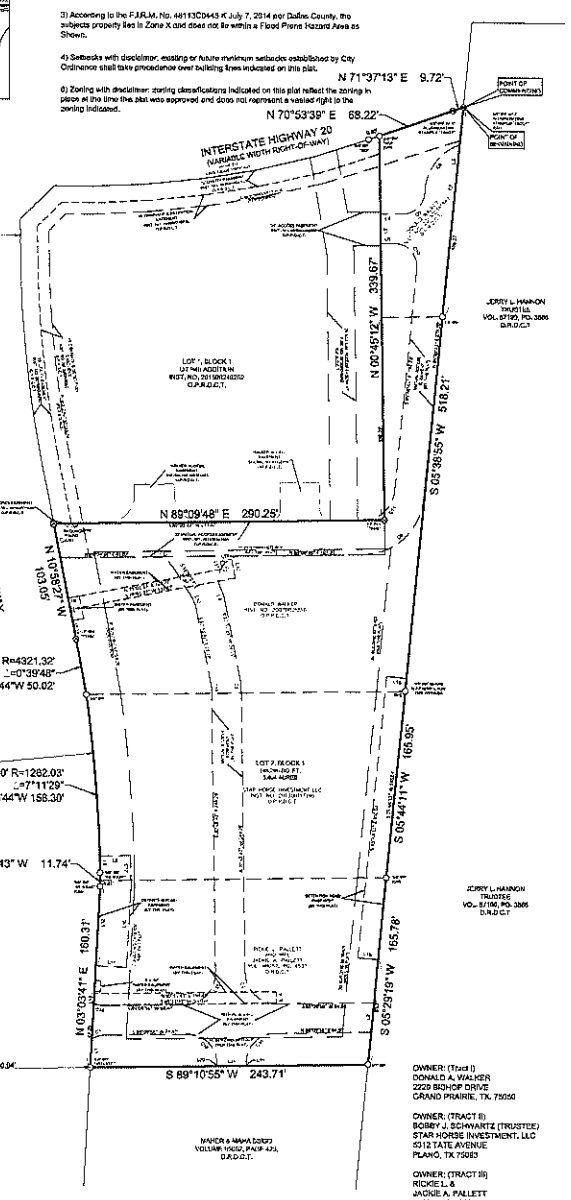
2) The purpose of this plat is to create one lot.

3) According to the F.I.R.M. No. 48113C0445 K July 7, 2014 per Dallas County, the subjects property lies in Zone X and does not lie within a Flood Prone Hazard Area as Shown.

4) Setbacks with disclaimer, existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.

5) Zoning with disclaimer: zoning classifications indicated on this plat reflect the zoning in place at the time the plat was approved and does not represent a vested right to the zoning indicated.





LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
SQ.FT.	SQUARE FEET
IRS	IRON ROD YELLOW CAP STAMPED "TXHS" SET
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT

NO ZONING INFORMATION
*PD with Commercial District as underlying zoning
Front Building Setback: 25 FEET
Rear Building Setback: 0 FEET
(30' adjacent to residential)
Side Building Setback: 10 feet
Maximum Building Height - 25 feet

ROSEMARY SCHWARTZ IRREVOCABLE FAMILY TRUST
VOL. 92247, PG. 1023 D.R.D.C.T.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	26.61'	N30°03'41"E
L2	20.10'	N6°20'19"E
L3	37.07'	N6°39'55"E
L4	19.65'	S89°14'46"W
L5	20.60'	S0°45'12"E
L6	11.36'	N89°14'48"E
L7	30.48'	S10°56'27"E
L8	14.77'	N11°10'00"W
L9	27.00'	N88°39'40"E
L10	70.87'	S21°03'41"W
L11	27.62'	N46°52'19"W
L12	70.26'	N21°03'41"E
L13	10.02'	N21°03'41"E
L14	10.00'	S0°45'17"E
L15	17.62'	N 84°15'40" W
L16	17.52'	S 84°15'40" E
L17	7.00'	N10°44'27"W
L18	10.02'	N70°01'33"E
L19	17.02'	S10°44'27"E
L20	3.66'	S0°46'59"E
L21	20.00'	N89°11'01"E
L22	3.66'	N0°46'59"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	13.21'	30.00'	25°14'08"	N80°32'44"E 13.11'
C2	42.60'	78.00'	30°14'57"	N64°40'38"W 42.08'
C3	9.42'	64.00'	10°22'22"	N6°50'46"W 9.41'
C4	13.38'	64.00'	11°58'07"	N0°11'14"W 13.35'
C5	38.87'	30.00'	111°43'07"	N29°30'29"E 33.00'
C6	28.00'	64.00'	25°04'01"	N67°21'44"E 27.77'
C7	4.44'	20.00'	12°72'24"	N63°19'35"E 4.43'
C8	35.34'	45.00'	45°00'00"	S38°45'29"W 34.44'
C9	30.84'	30.00'	60°01'18"	S61°04'39"W 27.45'
C10	32.04'	30.00'	61°13'53"	S61°37'45"E 29.82'
C11	40.00'	28.00'	81°50'07"	N47°39'19"E 37.00'
C12	30.60'	10.00'	175°20'50"	S47°39'19"W 19.79'
C13	10.24'	46.00'	12°12'30"	S41°31'19"E 10.12'
C14	4.34'	20.00'	12°12'30"	S41°31'19"E 4.33'
C15	43.87'	28.00'	89°46'40"	N44°16'25"W 39.50'
C16	10.93'	20.00'	30°54'17"	N82°27'58"W 10.80'
C17	39.00'	124.00'	17°44'00"	S0°32'01"E 38.83'
C18	39.28'	25.00'	90°00'00"	S45°44'31"E 35.36'
C19	39.28'	25.00'	90°00'00"	N44°15'29"E 35.36'

OWNER: (Tract I)
DONALD A. WALKER
2229 BISHOP DRIVE
GRAND PRAIRIE, TX. 75050

OWNER: (TRACT II)
BOBBY J. SCHWARTZ (TRUSTEE)
STAR HORSE INVESTMENT, LLC
5312 TATE AVENUE
PLANO, TX 75093

OWNER: (TRACT III)
RICKIE L. &
JACKIE A. PALLETT
1103 LAKE VISTA COURT
CEDAR HILL, TX 75104

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Donald A. Walker (Tract I), Star Horse Investment, LLC. (Tract II) and Rickie L. & Jackie A. Pallet (Tract III) , acting by and through the undersigned, its duly authorized agent, is the sole owner of that certain of land situated in the Stephen B. McCommas Survey, Abstract No. 888, in the City of Grand Prairie, Dallas County, Texas, and being a tract of land conveyed to Donald A. Walker by Special Warranty Deed as recorded in Instrument No. 201300341843, Official Public Records, Dallas County, Texas, and also being a tract of land conveyed to Donald Walker by Warranty Deed as recorded in Instrument No. 20070021818, Official Public Records, Dallas County, Texas and being a tract of land conveyed to Star Horse Investments, LLC by Special Warranty Deed with Vendors Lien as recorded in Instrument No. 201300117195, Official Public Records, Dallas County, Texas and also being a tract of land conveyed to Rickie L. & Jackie A. Pallett by General Warranty Deed with Vendor's lien as recorded in Volume 98057, Page 4537, Deed Records, Dallas County, Texas, and being more particularly described as follow:

BEGINNING at a 5/8 inch iron rod with 3 inch aluminum TXDOT Monument found at the northeast corner of said Walker Tract and being the southeasterly right-of-way line of Interstate Highway 20 (variable width right-of-way) and also lying in the westerly line of a tract of land conveyed to Jerry L. Hannon by Warranty Deed as recorded in Volume 87193, Page 3886, Deed Records, Dallas County, Texas;

THENCE South 05 degrees 38 minutes 55 seconds West, along the southeasterly line of said Walker tract (201300341843), passing at 186.27 feet to a 1/2 inch iron rod found the southeasterly corner of said Walker tract, (201300341843) and continuing along the southeasterly line of said Walker tract, (20070021818) a total distance of 516.21 feet to a point for corner from which a 1/2 inch iron rod found bears North 22 degrees 49 minutes 55 minutes East, a distance of 0.26 feet and being the northeasterly corner of Star Horse tract;
THENCE South 05 degrees 44 minutes 11 seconds West, along the easterly line of said Star Horse tract and along the westerly line of said Hannon tract, a distance of 165.95 feet to a 3/8 inch iron rod found for the northeasterly corner of said Pallett tract

THENCE South 05 degrees 29 minutes 19 seconds West, along the easterly line of said Pallett tract and along the westerly line of said Hannon tract, a distance of 165.78 feet to a 1/2 inch iron rod found for the northeasterly corner of a tract of land conveyed to Maha and Maher Bibbo by Warranty Deed with Vendor's Lien as recorded in Volume 95052, Page 423, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 10 minutes 55 seconds West, along the southerly line of said Pallett Tract and along the northerly line of said Bibbo tract, a distance of 243.71 feet to a 5/8 inch iron rod with cap stamped "4019 RSC" and lying in the easterly line of Lake Ridge Parkway (variable width right-of-way);

THENCE North 03 degrees 03 minutes 41 seconds West, along the westerly line of said Pallett tract, along the easterly line of said Lake Ridge Parkway, a distance of 160.31 feet to a 5/8 inch iron rod with cap stamped "4019 RSC" an angle point;

THENCE North 00 degrees 36 minutes 43 seconds West, along the westerly line of said Pallett tract passing 4.81 feet along the westerly line of said Star Horse tract and also along the easterly line of said Lake Ridge Parkway, and continuing a total distance of 11.74 feet to a 5/8 inch iron rod with cap stamped "4019 RSC" at the beginning of a non-tangent curve to the left;

THENCE along the non-tangent curve to the left having a delta angle 7 degrees 11 minutes 29 seconds, a chord bears North 04 degrees 25 minutes 44 seconds West, a chord distance of 158.30 feet and an arc length of 158.40 feet to a 5/8 inch iron found and being the beginning of a non-tangent curve to the left having a radius of 4321.32 feet;

THENCE along the non-tangent curve to the left having a delta angle 00 degrees 39 minutes 48 seconds, a chord bears North 10 degrees 14 minutes 44 seconds West, a chord distance of 50.02 feet, and an arc length of 50.02 feet to 3/2 inch iron rod with cap stamped " TXHS" set at the end of said curve;

THENCE North 10 degrees 58 minute 27 minutes West, along the westerly line of said Walker tract (20070021818) and along the northeasterly line of said Lake Ridge Parkway, a distance of 103.05 feet to a "X" cut in concrete found and also being the southwest corner of Lot 1, Block 1, QT 946 Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument No. 201500346202, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 09 minutes 48 seconds East, along the northerly line of said Walker tract (20070021818) and along the southerly line of said Lot 1, Block 1, a distance of 290.26 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for ell corner and being the southeast corner of said Lot 1, Block 1;

THENCE North 00 degrees 45 minutes 12 seconds West, along the Easterly line of said Lot 1, Block 1, and along the westerly line of said Walker tract (20070021818), passing at 178.79 feet to a point found being the southwesterly corner of said Walker tract (201300341843), a total distance of 339.67 feet to a 5/8 inch iron with cap stamped "SCI" found for corner and lying in the southwesterly line of said Interstate 20;

THENCE North 70 degrees 53 minutes 39 seconds East, along the northerly line of said Walker tract (201300341843) and along the southerly line of said Interstate 20, a distance of 68.22 feet to a 5/8 inch iron rod with a 3 inch aluminum TXDOT Monument found for an angle point;

THENCE North 71 degrees 37 minutes 13 seconds East, continuing along the northerly line of said Walker tract (201300341843) and along the southerly line of said Interstate 20, a distance of 9.72 feet to the POINT OF BEGINNING and containing 148,296 square feet or 3.404 acres of land.

SURVEYOR CERTIFICATE

That I, Gary E. Johnson, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Grand Prairie, Texas.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (1/3/2017)

_____
Surveyor's Signature

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Gary E. Johnson, 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 expressed.

Given under my hand and seal of the office this the ____ day of _____, 2017.

_____
NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond or underground detention facility and associated drainage easements, hereinafter referred to as "Improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants upon all the lots of this plat abutting, adjacent, or served by the "Improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "Improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "Improvement." All of the above shall be covenants running with the land.

TEXAS HERITAGE
SURVEYING, LLC

16010 Manic Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-6710
txheritage.com
Firm #10169300

OWNERS DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DONALD A. WALKER (Tract I), STAR HORSE INVESTMENT, LLC. (Tract II) and RICKIE L. & JACKIE A. PALLET (Tract III) do hereby adopt this plat designating the hereon described property as QT 946 ADDITION, 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 purpose as indicated. The utility, access 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 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 Ordinance. 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 improvements 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 of 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.

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2017.

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 Donald A. Walker, 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 expressed.

Given under my hand and seal of the office this the ____ day of _____, 2017.

_____
NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS

BY: _____
Donald A. Walker

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 Bobby J. Schwartz, 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 expressed.

Given under my hand and seal of the office this the ____ day of _____, 2017.

_____
NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS

BY: _____
Bobby J. Schwartz (Trustee)
Star Horse Investment, LLC

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 Rickie L. Pallett, 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 expressed.

Given under my hand and seal of the office this the ____ day of _____, 2017.

_____
NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS

BY: _____
Rickie L. Pallett

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 Jackie A. Pallett, 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 expressed.

Given under my hand and seal of the office this the ____ day of _____, 2017.

_____
NOTARY PUBLIC in and for DALLAS COUNTY, TEXAS

BY: _____
Jackie A. Pallett

Planning Department

JAN 05 2017

Received

CASE NO. P170103
FINAL PLAT
QT 946 ADDITION
LOT 2, BLOCK 1
ONE NON-RESIDENTIAL LOT
3.404 ACRES
STEPHEN B. MCCOMMAS SURVEY,
ABSTRACT NO. 888
CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS

DATE: 11/20/2016 / JOB # 160746-2 / SCALE - 1" = 50' DRAWN BY JWB