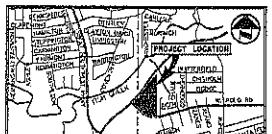


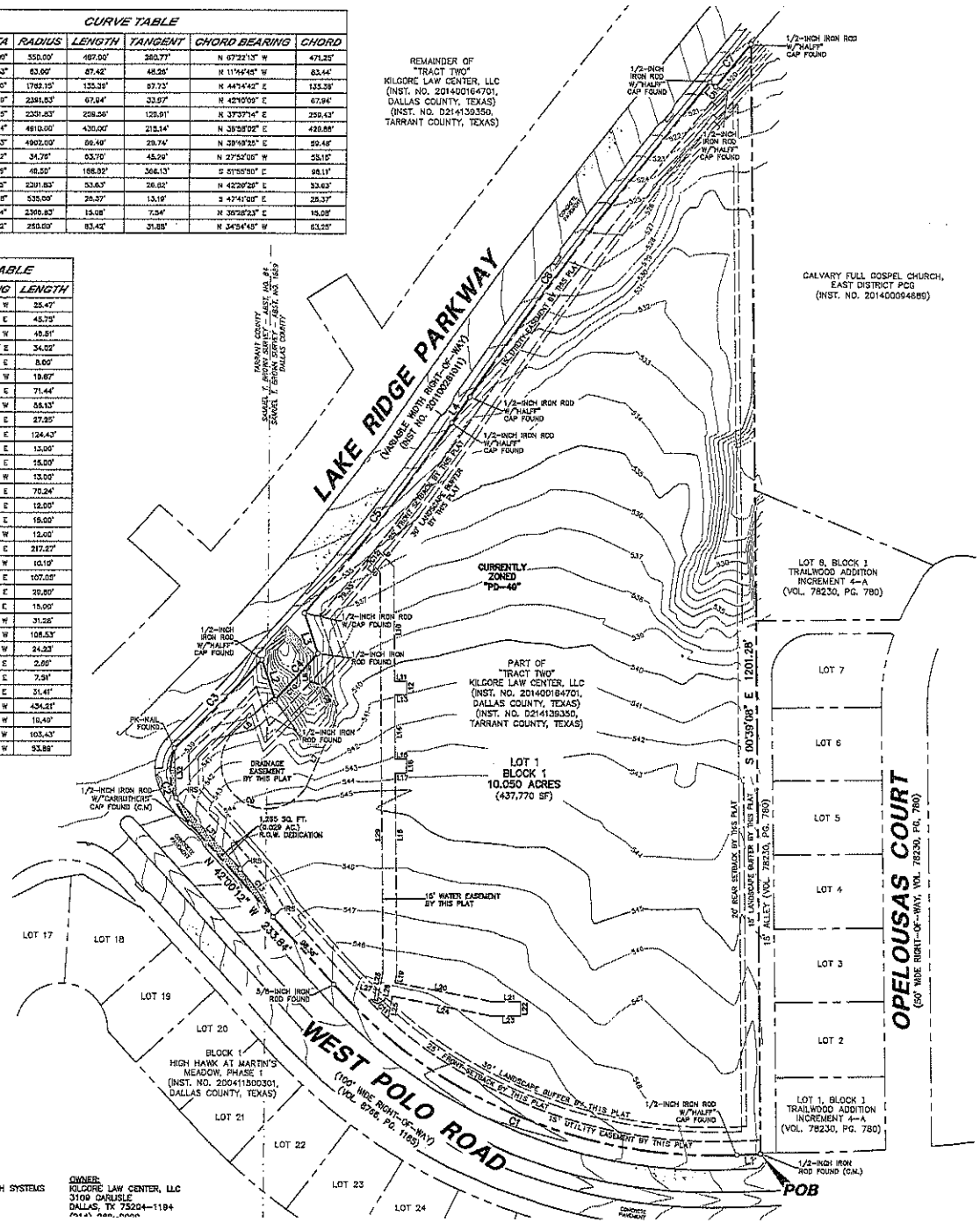
VICINITY MAP

0 30 60 120 180

GRAPHIC SCALE IN FEET
1" = 60'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	050°44'00"	550.00'	487.00'	260.77'	N 67°22'13" W	471.25'
C2	066°20'53"	63.00'	87.42'	48.26'	N 11°44'45" W	83.44'
C3	004°21'10"	1762.15'	133.39'	66.73'	N 44°44'42" E	133.39'
C4	001°37'30"	2391.83'	67.94'	33.97'	N 42°10'09" E	67.94'
C5	006°19'25"	2331.83'	259.56'	129.91'	N 37°37'14" E	259.43'
C6	025°01'04"	4910.00'	430.00'	218.14'	N 38°38'02" E	426.88'
C7	000°41'43"	4902.00'	59.49'	29.74'	N 39°49'25" E	59.48'
C8	194°35'52"	34.76'	63.70'	45.29'	N 27°52'05" W	55.15'
C9	195°23'59"	48.50'	166.92'	366.13'	S 51°55'50" E	96.11'
C10	004°17'03"	2391.83'	53.63'	26.82'	N 42°26'26" E	53.63'
C11	002°49'25"	535.00'	26.27'	13.19'	S 47°41'05" E	26.37'
C12	000°21'34"	2366.83'	15.08'	7.54'	N 38°28'23" E	15.08'
C13	014°32'02"	250.00'	63.42'	31.85'	N 34°54'45" W	63.25'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 67°57'46" W	25.47'
L2	S 18°53'02" E	45.73'
L3	N 18°53'02" W	45.91'
L4	N 34°27'30" E	34.02'
L5	S 80°31'20" E	8.00'
L6	N 03°00'37" W	19.67'
L7	N 23°54'40" E	71.44'
L8	S 46°41'29" W	55.13'
L9	S 45°30'08" E	27.35'
L10	S 00°39'08" E	124.43'
L11	N 89°20'52" E	13.00'
L12	S 00°39'08" E	15.00'
L13	S 89°20'52" W	13.00'
L14	S 00°39'08" E	70.24'
L15	N 89°20'52" E	12.00'
L16	S 00°39'08" E	15.00'
L17	S 89°20'52" W	12.00'
L18	S 00°39'08" E	217.27'
L19	S 10°54'28" W	10.10'
L20	S 79°04'54" E	107.03'
L21	N 89°40'08" E	20.80'
L22	S 00°19'54" E	15.00'
L23	S 89°40'08" W	31.26'
L24	N 79°04'54" W	108.53'
L25	S 10°54'28" W	24.23'
L26	N 10°55'06" E	2.86'
L27	S 79°04'54" E	7.91'
L28	N 10°54'28" E	31.41'
L29	N 00°39'08" W	434.21'
L30	N 43°30'08" W	10.49'
L31	N 42°10'47" W	103.43'
L32	N 02°07'25" W	93.89'



NOTES:

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the (TXDOT) surface adjustment factor of 1.000136500.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0445K, Community-Panel No. 485472 0445 K, Effective Date: July 7, 2014; and Tarrant County, Texas and Incorporated Areas, Map No. 48439C0370K, Community-Panel No. 485472 0370 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of said floodzone is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

   Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.
3. This survey does not provide a determination or opinion concerning the location or existence of wetlands, facilities, tanks or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
4. Square footage totals shown hereon or referenced hereto are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
5. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements and ownership title evidence.
7. The survey abstract lines shown hereon are approximate and are not located on the ground.
8. 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.
9. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
10. The purpose of this final plat is to create one (1) lot for non-residential development.

LEGEND

POB POINT OF BEGINNING
PROPERTY LINE
EASEMENT LINE
SETBACK LINE
PROPOSED EASEMENT LINE
IRS 1/2-INCH IRON ROD

ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX 75231

DEVELOPER:
METHODIST HEALTH SYSTEMS

OWNER:
KILGORE LAW CENTER, LLC
3109 CARLISLE
DALLAS, TX 75204-1194
(214) 969-9999

OWNER'S CERTIFICATE

DESCRIPTION, of a 10.079 acre tract of land situated in the Samuel T. Brown Survey, Abstract No. 1689, City of Texas and the Samuel T. Brown Survey, Abstract No. 84, City of Grand Prairie, Tarrant County, Texas and being par General Warranty Deed to Kilgore Law Center, LLC (Nominee) recorded in Instrument No. 201400164701, Official P Texas and Instrument No. D214139350, Official Public Records, Tarrant County, Texas; said 10.079 acre tract being m follows:

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of West Polo Road (100 feet right-of southeast corner of said "Tract Two";

THENCE, South 87 degrees, 15 minutes, 46 seconds West, along the said north line of West Polo Road and a sout distance of 25.47 feet to a 1/2-inch iron rod with "Halff" cap found for corner at the beginning of a tangent curve

THENCE, northwesterly along said curve to the right and the northeast right-of-way line of said West Polo Road, degrees, 44 minutes, 00 seconds, a radius of 550.00 feet, a chord bearing and distance of North 67 degrees, 2 471.22 feet, an arc distance of 487.00 feet to a 5/8-inch iron rod found for corner;

THENCE, North 42 degrees, 00 minutes, 12 seconds West, along the said northeast line of West Polo Road and a Two", a distance of 233.84 feet to a 1/2-inch iron rod with "Carrithers" cap found for corner at the beginning right;

THENCE, northwesterly along said curve to the right and the said northeast line of West Polo Road, having a cen minutes, 53 seconds, a radius of 63.00 feet, a chord bearing and distance of North 11 degrees, 44 minutes, 45 arc distance of 87.42 feet to a PK-nail found for corner at the intersection of the said northeast right-of-way the southeast right-of-way line of Lake Ridge Parkway (variable width right-of-way); said corner being the begin to the left;

THENCE, northeasterly along said curve to the left and the said southeast line of Lake Ridge Parkway, departing "Tract Two"; having a central angle of 04 degrees, 21 minutes, 10 seconds, a radius of 1762.15 feet, a chord bear degrees, 14 minutes, 42 seconds East, 133.39 feet, an arc distance of 133.39 feet to a 1/2-inch iron rod with "Ha

THENCE, South 18 degrees 15 minutes 02 seconds East, along the said southeast line of Lake Ridge Parkway, a 1/2-inch rod found for corner at the beginning of a non-tangent curve to the left;

THENCE, northeasterly along said curve to the left and the said southeast line of Lake Ridge Parkway, having a cen minutes, 39 seconds, a radius of 2391.83 feet, a chord bearing and distance of North 42 degrees, 10 minutes, 00 arc distance of 67.94 feet to a 1/2-inch iron rod found for corner;

THENCE, North 18 degrees, 15 minutes, 02 seconds West, along the said southeast line of Lake Ridge Parkway, a 1/2-inch iron rod with cap found for corner at the beginning of a non-tangent curve to the left;

THENCE, northeasterly along said curve to the left and the said southeast line of Lake Ridge Parkway, having a cen minutes, 25 seconds, a radius of 2331.83 feet, a chord bearing and distance of North 37 degrees, 37 minutes, 1 an arc distance of 259.56 feet to a 1/2-inch iron rod with "Halff" cap found for corner;

THENCE, North 34 degrees, 27 minutes, 30 seconds East, along the said southeast line of Lake Ridge Parkway, a 1/2-inch iron rod with "Halff" cap found for corner at the beginning of a tangent curve to the right;

THENCE, northeasterly along said curve to the right and the said southeast line of Lake Ridge Parkway, having a 01 minutes, 04 seconds, a radius of 4910.00 feet, a chord bearing and distance of North 38 degrees, 58 minute feet, an arc distance of 430.00 feet to a 1/2-inch iron rod with "Halff" cap found for corner;

THENCE, South 50 degrees, 31 minutes, 36 seconds East, along said southeast line of Lake Ridge Parkway, a 1/2-inch iron rod with "Halff" cap found for corner at the beginning of a non-tangent curve to the right;

THENCE, northeasterly along said curve to the right and the said southeast line of Lake Ridge Parkway, having a 41 minutes, 43 seconds, a radius of 4902.00 feet, a chord bearing and distance of North 39 degrees, 49 minutes, an arc distance of 59.49 feet to a 1/2-inch iron rod with "Halff" cap found for corner in the east line of said "Tra

THENCE South 00 degrees, 39 minutes, 08 seconds East, along said east line of "Tract Two"; a distance of 12 BEGINNING;

CONTAINING: 439,035 square feet or 10.079 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ does hereby adopt this plat designating the hereon above described property Health System Addition, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of forever the streets, alleys and storm water management areas shown thereon. The easements shown thereon are h for the purposes as indicated. The utility access, GPS monuments and fire lane easements shall be open to the p each particular use. The maintenance of paving on the utility access and fire lane easements is the responsibil buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No building growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or plac easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of w placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts o above which in any way endanger or interfere with the construction, maintenance or efficiency of its respective sy all public utilities shall at all times have the full right of ingress and egress to or from and upon the said ea constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its res necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and e the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.
By:

_____
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this _____ known to me to be the person whose name is subscribed to the foregoing instrument a me that they executed the same for the purposes and consideration therein expressed and in the capacity therein s

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

_____
Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

The plat of survey hereon is a representation of the property as determined from an actual on-the-ground survey my supervision. This survey has been performed in accordance with the Texas Board of Professional Land Surveyin Standards". The lines and dimensions of said property are as indicated by the plat. As of this date, I, the undersi or have been advised of any shown or apparent encroachments, protrusions, conflicts, or easements except as shown.

The preceeding declaration is made to the original purchaser of this survey and is not transferable to addition owners.

Executed as of the _____ day of _____, 2016.

_____
Paul Justin Whitlock
Registered Professional Land Surveyor
No. 6243

PRELIMI

THIS DOCUMENT SHALL NOT BE PURPOSE AND SHALL NOT BE RELIED UPON AS A FINAL SURV RELEASED 8/23/16.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally ap known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2016.

_____
Notary Public in and for
the State of Texas

Planning Department

AUG 24 2016

Received

FINAL PLAT
METHODIST H
SYSTEM ADD
LOT 1, BLOC
BEING OUT OF T
SAMUEL T. BROWN S
ABSTRACT NO. 1689, DALLAS
AND THE SAMUEL T. BRO
ABSTRACT NO. 84, TARRANT

Pacheco Koch
7557
DALL
TX R
TX R

1:53 AM
A201-12216\PC\SURVEY CD 2015\2015-16216 FP.DWG