

VICINITY MAP  
NOT TO SCALE  
GRAND PRAIRIE, TEXAS

#### GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48113C0435, dated July 7, 2014. The property appears to lie within Zone "7", defined as "Areas determined to be outside the 0.2% annual chance floodplain" and within Zone "AE", defined as "Based Flood Elevations determined" and within Floodway, defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height;" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The subject property is located within the 100 year floodplain per FIRM Panel # 48113C0435 L, dated July 7, 2014.

2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4302) and are relative to the City of Grand Prairie GPS Control System. All distances shown herein are surface distances.

4. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.

5. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown herein are deemed to be controlling monuments.

6. Ownership references shown herein are based on the Dallas Central Appraisal District's web page data ([www.dallascad.org](http://www.dallascad.org)).

7. The property is currently Zoned Planned Development 364 (PD-364) District.

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.

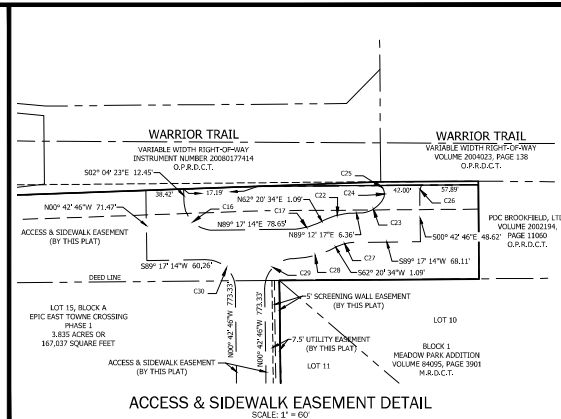
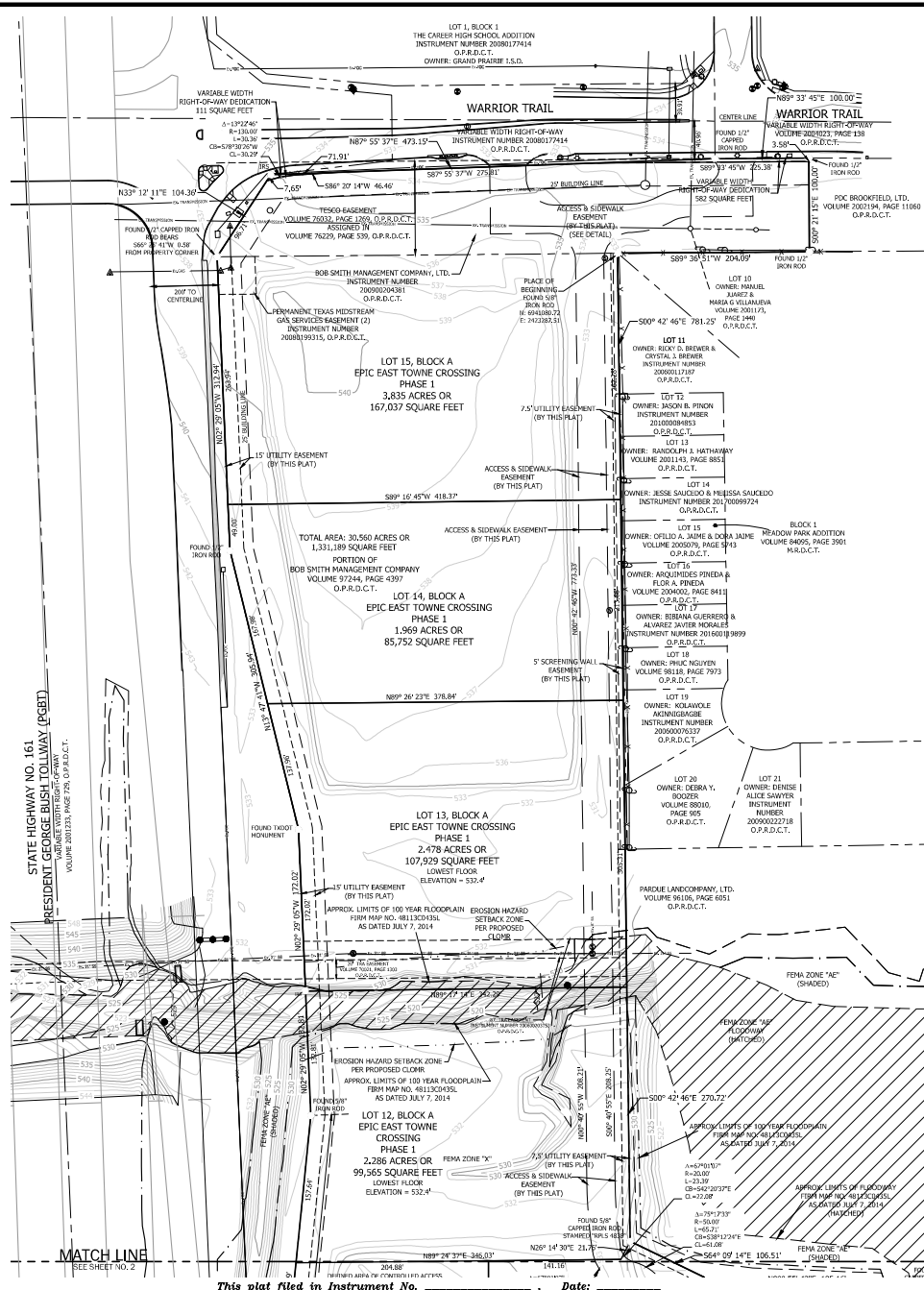
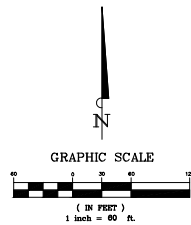
8. The purpose of this preliminary plat is to provide for the general layout and location of proposed lots, streets, access approaches, easements, and other requirements prior to full civil engineering necessary for a final plat.

9. It is the further purpose of this preliminary plat to establish the development framework necessary to ensure the delivery of services to each lot; including, but not necessary limited to: water, sewer, storm drain, utilities, and ingress/egress to the public road system.

10. No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is not responsible for the operation or maintenance of the area encompassing the erosion hazard setback. 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 attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the erosion hazard setback, 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 erosion hazard setback. All of the above shall be covenants running with the land. It is expressly contemplated that Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the erosion hazard setback. It is also expressly contemplated that Owner shall impose these covenants upon any successor, assigns, or heirs in the interest of full obligation and responsibility of maintaining and operating the erosion hazard setback. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall be covenants running with the land.

11. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association.

LEGEND  
N NORTH  
S SOUTH  
E EAST  
W WEST  
• DEGREES  
• MINUTES/FEET  
• SECONDS/INCHES  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS  
DALLAS COUNTY, TEXAS  
D.E.T.C.T. DEED RECORDS  
TARRANT COUNTY, TEXAS  
M.A.D.C.T. MAP RECORDS  
DALLAS COUNTY, TEXAS  
RS = 5/8" IRON ROD WITH  
CAP STAMPED "RPLS  
4838" SET



#### ACCESS & SIDEWALK EASEMENT

##### Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	47.12	30.00	90°00'00"	S45° 42' 40"E	42.43
C17	32.92	70.00	26°56'41"	N75° 48' 54"E	32.62
C22	32.92	70.00	26°56'41"	N75° 48' 54"E	32.62
C23	29.80	28.00	60°59'05"	N58° 47' 54"E	28.42
C24	10.04	10.00	57°32'12"	N0° 27' 59"W	9.63
C25	4.68	28.00	9°35'12"	N34° 01' 55"W	4.68
C26	9.50	20.00	27°12'34"	S12° 53' 31"W	9.41
C27	18.81	40.00	26°56'41"	S75° 48' 54"W	18.64
C28	44.13	99.58	25°23'39"	S74° 55' 44"W	43.77
C29	47.12	30.00	90°00'00"	S45° 42' 40"W	42.43
C30	47.12	30.00	90°00'00"	N45° 42' 46"W	42.43

Case: SD# P170804

## PRELIMINARY PLAT EPIC EAST TOWNE CROSSING PHASE 1

LOTS 1-15, BLOCK A  
15 Lots

30.560 acres out of the  
Charles J. Babcock Survey, Abstract No. 59,  
J. C. Turner Survey, Abstract No. 1739 and  
D. R. Cameron Survey, Abstract No. 295  
City of Grand Prairie, Dallas County, Texas

Date Prepared: June 2017

SHEET 1 OF 4

OWNER: MAYFIELD TOWNE CROSSING, L.P.  
16000 DALLAS PARKWAY, SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8494

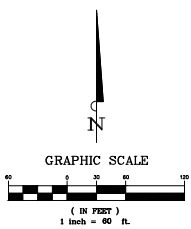
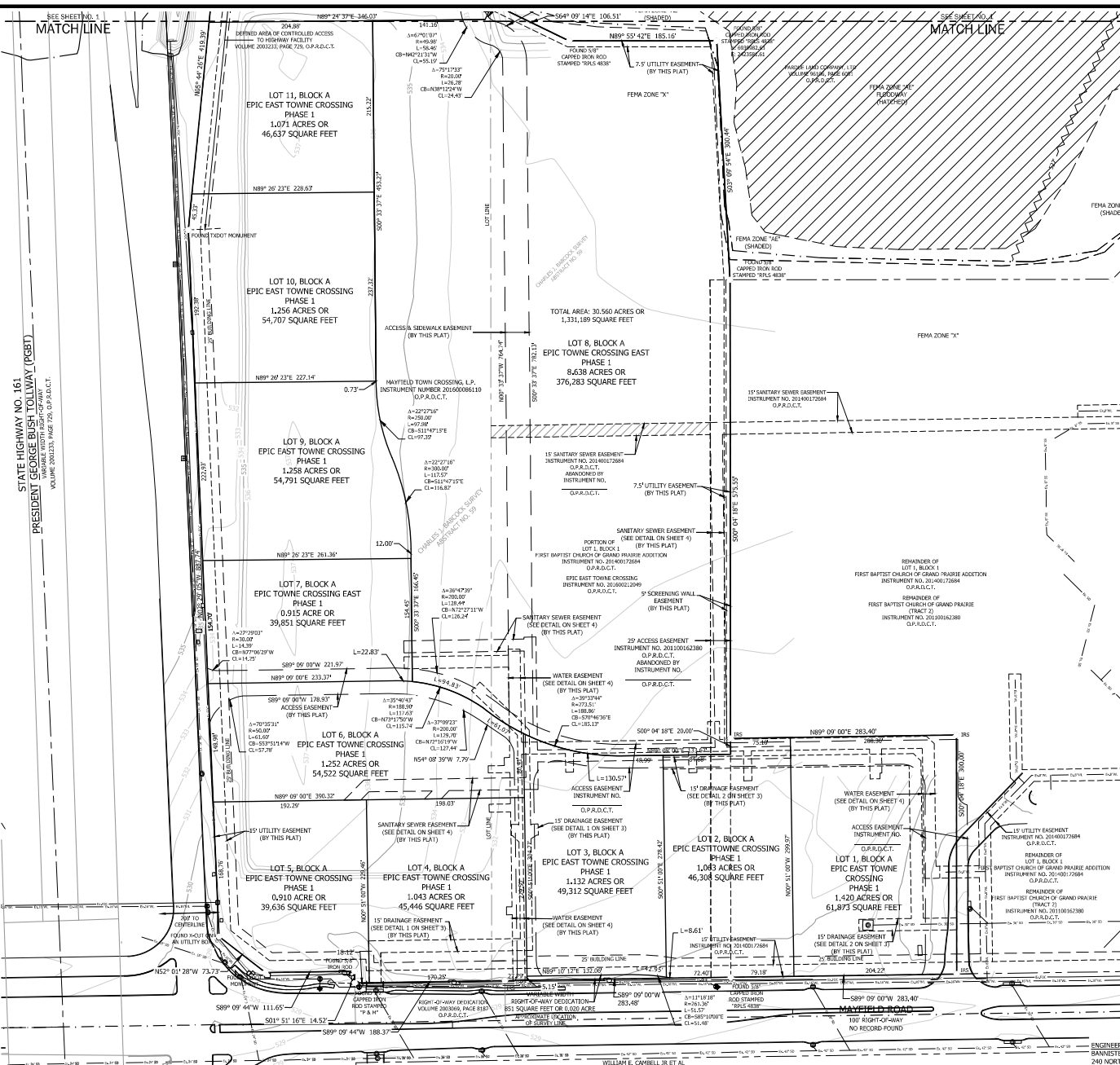
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16000 DALLAS PARKWAY, SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8494

OWNER: BOB SMITH MANAGEMENT COMPANY, LTD.  
3811 TURTLE CREEK BOULEVARD, SUITE 2150  
DALLAS, TEXAS 75219  
CONTACT: SALLY SMITH MASHBURN  
PHONE: 214-521-3463

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANFELDT, TEXAS 76063  
PHONE: 817-942-2094  
Mikes@bannistereng.com

**BANNISTER ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.942.2094 | 817.942.2095 fax  
TBLPS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-02

This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_



Case: SD# P170804

**PRELIMINARY PLAT**  
**EPIC EAST TOWNE CROSSING**  
**PHASE 1**  
**LOTS 1-15, BLOCK A**  
**15 Lots**  
**30.560 acres out of the**  
**Charles J. Babcock Survey, Abstract No. 59,**  
**J. C. Turner Survey, Abstract No. 1739 and**  
**D. R. Cameron Survey, Abstract No. 295**  
**City of Grand Prairie, Dallas County, Texas**

Date Prepared: June 2017  
SHEET 2 OF 4

<b>OWNER:</b> MAYFIELD TOWN CROSSING, L.P. 16000 DALLAS PARKWAY, SUITE 300 DALLAS, TEXAS 75248 CONTACT: MARK DAVIS PHONE: 972-739-8484	<b>OWNER:</b> EPIC EAST TOWNE CROSSING LP 16000 DALLAS PARKWAY, SUITE 300 DALLAS, TEXAS 75248 CONTACT: MARK DAVIS PHONE: 972-739-8484	<b>OWNER:</b> BOB SMITH MANAGEMENT COMPANY, LTD. 3811 TURTLE CREEK BOULEVARD, SUITE 2150 DALLAS, TEXAS 75219 CONTACT: SALLY SMITH MASHBURN PHONE: 214-521-3463
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ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-942-2094  
Mike@bannistereng.com

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**ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.942.2094 | 817.942.2095 fax  
TBLPS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-02

This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_

**OWNER'S CERTIFICATE:**

WHEREAS, **MAYFIELD TOWN CROSSING, L.P.**, and **BOB SMITH MANAGEMENT COMPANY, LTD.**, are the sole owners of that certain tract of land being 30,560 acres (1,331,189 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, D. H. Cameron Survey, Abstract No. 255, and J. C. Turner Survey, Abstract No. 1739, City of Grand Prairie, Dallas County, Texas; and 30,560 acres (1,331,189 square feet) of land being a portion of that certain tract of land described in a General Warranty Deed to Bob Smith Management Company (hereinafter referred to as Smith Tract), as recorded in Volume 97244, Page 4397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and recorded in Instrument Number 200900204381, O.P.R.D.C.T., (hereinafter referred to as Bob Smith Tract); said 30,560 acres (1,331,189 square feet) of land being a portion of that certain tract of land described in a Special Warranty Deed to Mayfield Towne Crossing, L.P., (hereinafter referred to as Mayfield Towne Crossing tract), as recorded in Instrument Number 201000086110, O.P.R.D.C.T.; said 30,560 acres (1,331,189 square feet) of land being a portion of that certain tract of land described as Lot 1, Block 1, First Baptist Church of Grand Prairie (hereinafter referred to as Lot 1), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 201400172664, O.P.R.D.C.T.; said 30,560 acres (1,331,189 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a five-eighths inch iron rod found for the Northeast corner of said Smith Tract, same being the South line of said Bob Smith tract, same being the Northwest corner of that certain tract of land described as Meadow Park Addition (hereinafter referred to as Meadow Park Addition), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 94095, Page 3901, Map Records, Dallas County, Texas;

**THENCE** South 00 degrees 42 minutes 05 seconds East, departing the South line of said Bob Smith Tract and with the common line between the common line between said Smith Tract and said Meadow Park Addition, passing at a distance of 634.76 feet, the Southwest corner of said Meadow Park Addition, same being the Northwest of that certain tract of land described in a Warranty Deed to Pardue Land Company, LTD (hereinafter referred to as Pardue Tract), as recorded in Volume 96106, Page 6051, O.P.R.D.C.T.; and continue with said course and the common line between said Smith Tract and said Pardue Tract for a total distance of 781.25 feet to a point in creek for the Northeast corner of said Mayfield Towne Crossing tract;

**THENCE** South 00 degrees 42 minutes 46 seconds East with the common line between said Mayfield Towne Crossing tract and said Pardue Tract, a distance of 270.72 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the North corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien described as Lot 1 to First Baptist Church of Grand Prairie (hereinafter referred to as Tract 1), as recorded in Instrument No. 20100162380, O.P.R.D.C.T.;

**THENCE** South 64 degrees 09 minutes 14 seconds East with the common line between said Lot 1 and said Pardue Land Company remainder tract and with the North line of said Lot 1, a distance of 106.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found;

**THENCE** North 89 degrees 55 minutes 42 seconds East continue with the common line between said Tract 1 and said Pardue Land Company remainder tract and with the North line of said Lot 1, a distance of 195.16 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said Tract 1;

**THENCE** South 03 degrees 09 minutes 54 seconds East continue with the common line between said Tract 1 and said Pardue Land Company remainder tract and with the North line of said Lot 1, a distance of 300.44 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Southeast corner of said Tract 1;

**THENCE** South 00 degrees 04 minutes 18 seconds East, crossing said Lot 1, a distance of 575.55 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 89 degrees 09 minutes 00 seconds East, continue crossing said Lot 1, a distance of 283.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** South 00 degrees 04 minutes 18 seconds East, continue crossing said Lot 1, a distance of 300.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the existing North right-of-way line of Mayfield Road (100' right-of-way);

**THENCE** South 89 degrees 09 minutes 00 seconds West with the common line between said Lot 1 and the existing North right-of-way line of said Mayfield Road, a distance of 283.40 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

**THENCE** South 89 degrees 09 minutes 00 seconds West, continue with the common line between said Lot 1 and the existing North right-of-way line of said Mayfield Road, a distance of 283.48 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of said Smith tract;

**THENCE** South 89 degrees 09 minutes 44 seconds West, continue with the common line between said Mayfield Towne Crossing tract and the existing North right-of-way line of said Mayfield Road, a distance of 189.37 feet to a one-half inch iron rod with plastic cap stamped "P & H" found for corner;

**THENCE** North 01 degree 53 minutes 16 seconds West, continue with the common line between said Mayfield Towne Crossing tract and the existing North right-of-way line of said Mayfield Road, a distance of 14.52 feet to a five-eighths inch iron rod found for corner;

**THENCE** South 89 degrees 09 minutes 44 seconds West, continue with the common line between said Mayfield Towne Crossing tract and the existing North right-of-way line of said Mayfield Road, a distance of 111.65 feet to a Texas Department of Transportation monument found for corner;

**THENCE** North 52 degrees 01 minute 28 seconds West, continue with the common line between said Mayfield Towne Crossing tract and the existing North right-of-way line of said Mayfield Road, a distance of 73.73 feet to an "X" cut found on an utility box for the intersection of the existing North right-of-way line of said Mayfield Road with the existing East right-of-way line of said State Highway No. 161, also known as President George Bush Tollway (PORT) (variable width right-of-way), as recorded in Volume 2001231, Page 729, O.P.R.D.C.T.;

**THENCE** North 02 degrees 29 minutes 05 seconds West with the common line between said Mayfield Towne Crossing tract and the existing East right-of-way line of said State Highway No. 161, a distance of 887.74 feet to a Texas Department of Transportation monument found for corner;

**THENCE** North 05 degrees 44 minutes 26 seconds East, continue with the common line between said Mayfield Towne Crossing tract and the existing East right-of-way line of said State Highway No. 161, a distance of 419.39 feet to a five-eighths inch iron rod found for corner;

**THENCE** North 02 degrees 29 minutes 05 seconds West, continue with the common line between said Mayfield Towne Crossing tract and the existing East right-of-way line of said State Highway No. 161, a distance of 130.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said Mayfield Towne Crossing tract, same being the Southwest corner of the remainder of said Smith tract;

**THENCE** North 02 degrees 29 minutes 05 seconds West with the common line between the remainder of said Smith tract and the existing East right-of-way line of said State Highway No. 161, a distance of 172.02 feet to a Texas Department of Transportation monument found for corner;

**THENCE** North 13 degrees 47 minutes 41 seconds West, continue with the common line between the remainder of said Smith tract and the existing East right-of-way line of said State Highway No. 161, a distance of 305.94 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

**THENCE** North 02 degrees 29 minutes 05 seconds West, continue with the common line between the remainder of said Smith tract and the existing East right-of-way line of said State Highway No. 161, a distance of 312.94 feet to a point from which a one-half inch iron rod with plastic cap found bears South 66 degrees 25 minutes 41 seconds West, a distance of 0.38 feet;

**THENCE** North 33 degrees 12 minutes 11 seconds East, continue with the common line between the remainder of said Bob Smith tract and the existing East right-of-way line of said State Highway No. 161, a distance of 104.36 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the intersection of the existing East right-of-way line of said State Highway No. 161 with the existing South right-of-way line of Warrior Trail (variable width right-of-way), as recorded in Instrument Number 20080177414, O.P.R.D.C.T.;

**THENCE** North 67 degrees 55 minutes 37 seconds East with the common line between said Bob Smith tract and the existing South right-of-way line of said Warrior Trail, a distance of 473.15 feet to a one-half inch iron rod with plastic cap found for corner;

**THENCE** North 89 degrees 33 minutes 35 seconds East, continue with the common line between said Smith tract and the existing South right-of-way line of said Warrior Trail, a distance of 100.00 feet to a one-half inch iron rod found for the northeast corner of said Bob Smith tract;

**THENCE** South 00 degrees 21 minutes 15 seconds East, departing the existing South right-of-way line of said Warrior Trail and with the East line of said Bob Smith tract, a distance of 100.00 feet to a one-half inch iron rod found for the North line of the aforesaid Meadow Park Addition;

**THENCE** South 89 degrees 36 minutes 51 seconds West with the common line between said Bob Smith tract and said Meadow Park Addition, a distance of 204.09 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 30,560 acres (1,331,189 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT **MAYFIELD TOWN CROSSING, L.P.**, **EPIC EAST TOWNE CROSSING LP**, **BOB SMITH MANAGEMENT COMPANY, LTD.**, does hereby adopt this plat designating the hereinabove described property as **EPIC EAST TOWNE CROSSING - PHASE 1**, 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 purposes as indicated. The utility, access, GPS monuments and fire line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line 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 5 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 when in any way endanger or interfere with the construction, maintenance or efficiency of its respective system or 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 at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to or from the property for the purpose of reading meters and any maintenance and service required or ordinarily performed for that utility.

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

Witness, my hand this \_\_\_\_ day of \_\_\_\_\_, 2017.

**MAYFIELD TOWN CROSSING, L.P.**

By: \_\_\_\_\_  
Name:

**BOB SMITH MANAGEMENT COMPANY, LTD.**

By: \_\_\_\_\_  
Name:

State of Texas §  
County of \_\_\_\_\_ §

**EPIC EAST TOWNE CROSSING LP**

By: \_\_\_\_\_  
Name:

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

State of Texas §  
County of \_\_\_\_\_ §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 consideration therein expressed and in the capacity therein stated.

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Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

**PRELIMINARY,**  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR RELIED UPON AS A FINAL  
SURVEY DOCUMENT  
Michael Dan Davis, DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10103823

State of Texas §  
County of Tarrant §

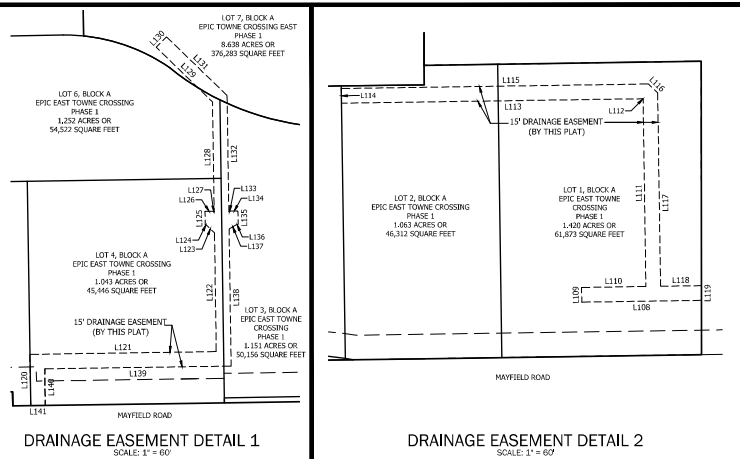
Before me, the undersigned authority, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

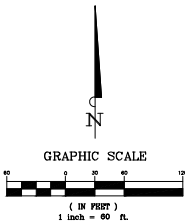
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_**



Line Table		
Line #	Length	Direction
L108	122.46	S89° 09' 00\"W
L109	15.00	N0° 51' 00\"W
L110	85.80	N89° 09' 00\"E
L111	151.43	N0° 51' 00\"W
L112	0.86	N45° 51' 00\"W
L113	307.77	S89° 09' 00\"W
L114	15.00	N0° 51' 00\"W
L115	313.98	N89° 09' 00\"E
L116	13.28	S45° 51' 00\"E
L117	197.65	S0° 51' 00\"E
L118	41.86	N89° 09' 00\"E
L119	15.00	S0° 04' 38\"E
L120	52.45	N0° 51' 00\"W
L121	190.53	N89° 09' 00\"E
L122	121.40	N0° 51' 00\"W
L123	11.46	N45° 51' 00\"W
L124	1.23	S89° 09' 00\"W
L125	14.00	N0° 51' 00\"W
L126	8.44	N89° 09' 00\"E
L127	1.26	S45° 51' 00\"E
L128	112.79	N0° 51' 00\"W
L129	80.07	S45° 51' 00\"W
L130	15.00	N44° 09' 00\"E
L131	86.29	S45° 51' 00\"E
L132	119.05	S0° 51' 00\"E
L133	1.88	N59° 09' 00\"E
L134	7.71	N89° 09' 00\"E
L135	14.00	S0° 51' 00\"E
L136	1.96	S89° 09' 00\"W
L137	8.52	S59° 09' 00\"W
L138	140.25	S0° 51' 00\"E
L139	190.53	S89° 09' 00\"W
L140	37.45	S0° 51' 00\"E
L141	15.00	S89° 09' 38\"W



Case: SD# P170804

**PRELIMINARY PLAT**  
**EPIC EAST TOWNE CROSSING**  
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Date Prepared: June 2017

SHEET 3 OF 4

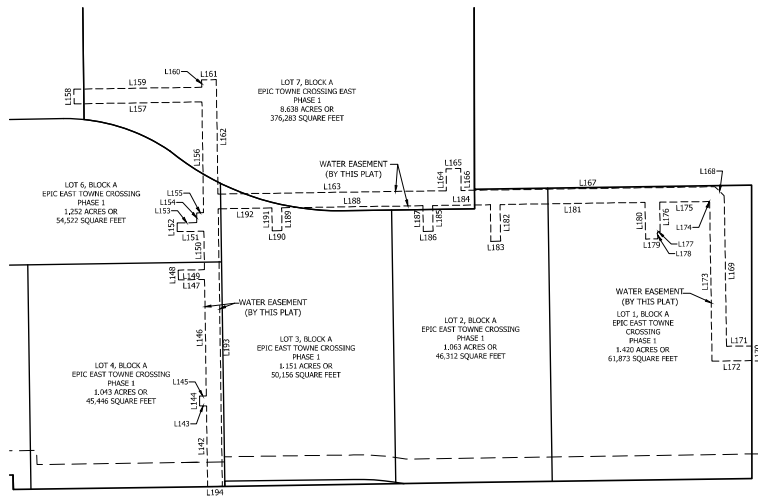
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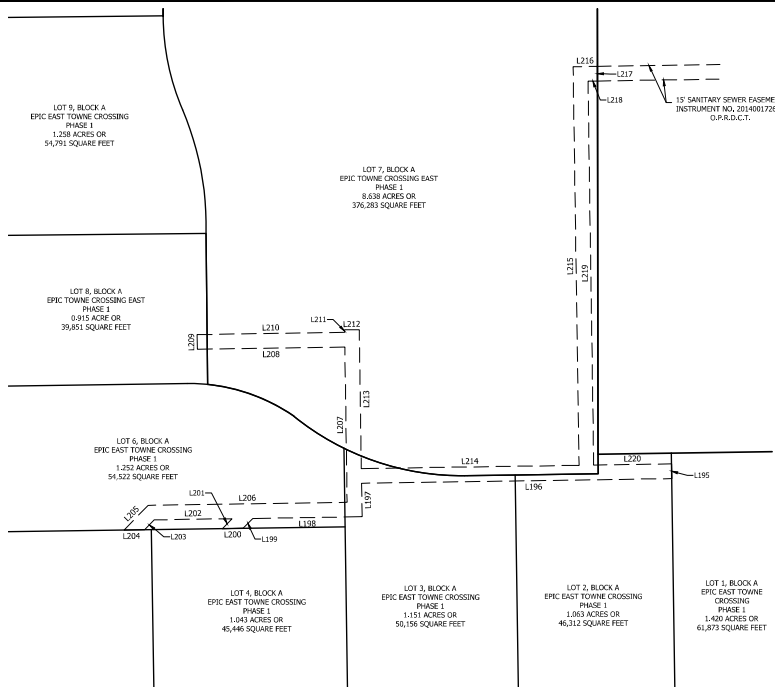
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SUITE 2150  
DALLAS, TEXAS 75219  
CONTACT: SALLY SMITH MASHBURN  
PHONE: 214-521-3463

**ENGINEER / SURVEYOR:**  
**BANNISTER ENGINEERING, LLC**  
240 NORTH MITCHELL ROAD  
MANFORD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-942-2094  
Mike@bannistereng.com

**BANNISTER ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817-942-2094 | 817-942-2095 fax  
TPLS REGISTRATION NO. 10193823 PROJECT NO. 151-17-02



WATER EASEMENT DETAIL  
SCALE: 1" = 60'



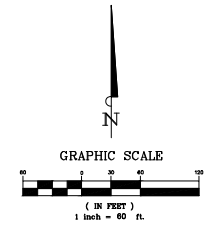
SANITARY SEWER EASEMENT DETAIL  
SCALE: 1" = 60'

#### WATER EASEMENT

Line #	Length	Direction
L142	82.85	N0° 51' 00" W
L143	6.97	S89° 09' 00" W
L144	10.00	N0° 51' 00" W
L145	6.97	N89° 09' 00" E
L146	119.08	N0° 51' 00" W
L147	26.81	S89° 09' 00" W
L148	10.00	N0° 51' 00" W
L149	26.81	N89° 09' 00" E
L150	39.34	N0° 51' 00" W
L151	27.27	S89° 09' 00" W
L152	8.95	N0° 51' 00" W
L153	20.24	N89° 09' 00" E
L154	10.00	N0° 51' 00" W
L155	7.03	N89° 09' 00" E
L156	113.33	N0° 51' 00" W
L157	130.79	S89° 09' 00" W
L158	15.00	N0° 51' 32" W
L159	130.79	N89° 08' 28" E
L160	7.50	N0° 51' 00" W
L161	15.00	N89° 09' 00" E
L162	116.99	S0° 51' 00" E
L163	233.67	N89° 09' 00" E
L164	22.50	N0° 51' 00" W
L165	15.00	N89° 09' 00" E
L166	22.50	S0° 51' 00" E
L167	259.43	N89° 09' 00" E
L168	13.32	S46° 38' 48" E
L169	154.06	S0° 51' 00" E
L170	15.00	S0° 04' 18" E
L171	25.79	N89° 09' 00" E
L172	40.58	S89° 09' 00" W
L173	162.73	N0° 51' 00" W
L174	0.89	N46° 38' 48" W
L175	50.49	S89° 09' 00" W
L176	30.24	S0° 51' 00" E
L177	2.50	S89° 09' 00" W
L178	7.18	S0° 51' 00" E
L179	12.50	S89° 09' 00" W
L180	37.42	N0° 51' 00" W
L181	148.23	S89° 09' 00" W
L182	37.42	S0° 51' 00" E
L183	10.00	S88° 50' 15" W
L184	58.92	S89° 11' 10" W
L185	26.34	S0° 51' 00" E
L186	10.00	S89° 09' 00" W
L187	26.34	N0° 51' 00" W
L188	144.50	S89° 09' 00" W
L189	23.37	S0° 51' 00" E
L190	10.00	S89° 09' 00" W
L191	23.37	N0° 51' 00" W
L192	54.87	S89° 09' 00" W
L193	283.87	S0° 51' 00" E
L194	15.00	S89° 09' 00" W

#### SANITARY SEWER EASEMENT

Line #	Length	Direction
L195	15.00	S0° 51' 00" E
L196	312.37	S89° 09' 00" W
L197	34.37	S0° 51' 00" E
L198	111.82	S89° 09' 00" W
L199	14.14	S44° 09' 00" W
L200	21.21	S89° 09' 00" W
L201	14.14	N44° 09' 00" E
L202	79.39	S89° 09' 00" W
L203	14.14	S44° 09' 00" W
L204	21.21	S89° 09' 00" W
L205	35.36	N44° 09' 00" E
L206	203.64	N89° 09' 00" E
L207	158.86	N0° 51' 00" W
L208	150.79	S89° 08' 28" W
L209	15.00	N0° 51' 32" W
L210	150.89	N89° 08' 28" E
L211	2.50	N0° 47' 37" W
L212	15.00	N89° 09' 00" E
L213	241.09	S0° 51' 00" E
L214	222.67	N89° 09' 00" E
L215	407.75	N0° 51' 00" W
L216	24.99	N89° 09' 00" E
L217	15.00	S0° 04' 18" E
L218	9.78	S89° 09' 00" W
L219	392.75	S0° 51' 00" E
L220	79.70	N89° 09' 00" E



LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
°	DEGREES
'	MINUTES/FEET
"	SECONDS/INCHES
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS	
D.R.T.C.T.	DEED RECORDS
TARRANT COUNTY, TEXAS	
M.R.D.C.T.	MAP RECORDS
DALLAS COUNTY, TEXAS	
IRS = 5/8" IRON ROD WITH	
CAP STAMPED "RPLS	
4838" SET	

Case: SD# P170804

## PRELIMINARY PLAT EPIC EAST TOWNE CROSSING PHASE 1

LOTS 1-15, BLOCK A  
15 Lots

30.560 acres out of the  
Charles J. Babcock Survey, Abstract No. 59,  
J. C. Turner Survey, Abstract No. 1739 and  
D. R. Cameron Survey, Abstract No. 295  
City of Grand Prairie, Dallas County, Texas

Date Prepared: June 2017

SHEET 4 OF 4

OWNER: MAYFIELD TOWN CROSSING, L.P. 16000 DALLAS PARKWAY, SUITE 300 DALLAS, TEXAS 75248 CONTACT: MARK DAVIS PHONE: 972-739-8484	OWNER: EPIC EAST TOWNE CROSSING LP 16000 DALLAS PARKWAY SUITE 300 DALLAS, TEXAS 75248 CONTACT: MARK DAVIS PHONE: 972-739-8484	OWNER: BOB SMITH MANAGEMENT COMPANY, LTD. 3811 TURTLE CREEK BOULEVARD, SUITE 2150 DALLAS, TEXAS 75219 CONTACT: SALLY SMITH MASHBURN PHONE: 214-521-3463
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MANSFIELD, TEXAS 76063  
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ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
PROJECT NO.: 151-17-02  
TBPLS REGISTRATION NO. 10193823

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_