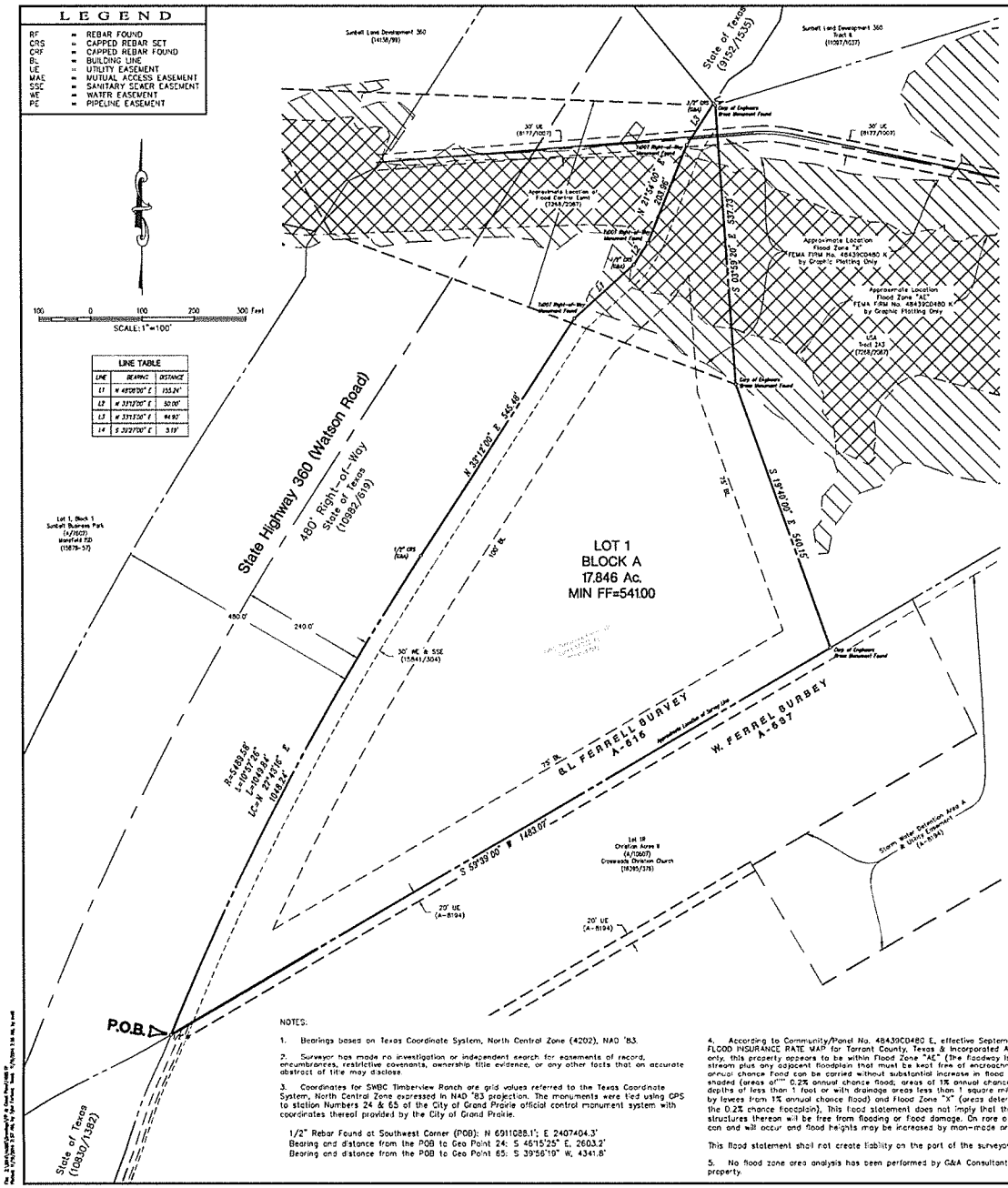
LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WE	=	WATER EASEMENT
PE	=	PIPELINE EASEMENT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°08'00" E	155.24'
L2	N 33°12'00" E	50.00'
L3	N 33°13'00" E	94.90'
L4	S 39°27'00" E	5.19'

OWNER'S CERTIFICATE AND DEDICATION

LEGAL DESCRIPTION

17.842 ACRES

Being all that certain lot, tract or parcel of land situated in the S.L. Ferrell Survey, Abstract Number 516, Tarrant County, Texas, and being all of that certain called 17.772 acre tract of land described in deed to SWBC Timberview Ranch, LP, recorded in Document Number D214178794 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of said 17.772 acre tract, the northwest corner of Lot 1R, Christian Acres Addition, an addition to the City of Grand Prairie, Texas, recorded in Cabinet A, Page 10607 of the Map Records, Tarrant County, Texas, and being on the east right-of-way line of State Highway 360 (480' right-of-way), recorded in the deed to the State of Texas, recorded in Volume 10982, Page 519 of the Map Records of Tarrant County, Texas;

THENCE with the east line of said State Highway 360, and the west line said 17.772 acre tract with the arc of a curve to the right having a central angle of 10°57'26", a radius of 5489.58 feet and an arc length of 1049.84 feet whose chord bears N 27°43'16" E, 1048.24 feet to a 1/2" capped rebar set (G&A);

THENCE continuing with the east line of said State Highway No. 360 and the west line of said 17.772 acre tract, the following:

N 33°12'00" E, 545.48 feet to an aluminum TxDOT right-of-way monument found;

N 48°08'00" E, 155.24 feet to a 1/2" capped rebar set (G&A);

N 33°12'00" E, 50.00 feet to an aluminum TxDOT right-of-way monument found;

N 21°54'00" E, 203.96 feet to an aluminum TxDOT right-of-way monument found;

N 33°13'00" E, 94.90 feet to a 1/2" capped rebar set (G&A) at the northeast corner of said 17.772 acre tract and being at the southwest corner of that certain tract of land described as Tract II in the deed to Sunbelt Land Development 360, recorded in Volume 11097, Page 1037 of the Deed Records of Tarrant County, Texas;

THENCE S 39°27'00" E, 5.19 feet with the south line of said Tract II, and the north line of said 17.842 acre tract to an United States Army Corp of Engineers Brass Monument Found at the northwest corner thereof, and being at the northwest corner of that certain tract of land described as Tract 2A3 in the deed to the United States of America, recorded in Volume 7268, Page 2087 of the Deed Records of Tarrant County, Texas;

THENCE S 03°59'00" E, 537.73 feet with the east line of said 17.772 acre tract and the west line of called Tract 2A3 to an United States Army Corp of Engineers Brass Monument Found;

THENCE S 19°40'00" E, 540.15 feet with the east line of said 17.772 acre tract and the west line of called Tract 2A3 to an United States Army Corp of Engineers Brass Monument Found at the southwest corner thereof and being the southeast corner of said 17.772 acre tract, and being on the north line of said Lot 1R;

THENCE S 59°39'00" W, 1483.07 feet with the south line of said 17.772 acre tract and the north line of said Lot 1R, to the POINT OF BEGINNING and containing approximately 17.846 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT WE, SWBC Timberview Ranch, LP, do hereby adopt this plat designating the hereon above described property as SWBC Timberview Ranch, 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 hereon are hereby dedicated and reserved for the purpose as indicated. The utility, access, GPS monuments, 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, 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 6 feet in width shall be constructed or placed upon, over, and 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 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 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 private property for 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 this _____ day of _____, 2014.

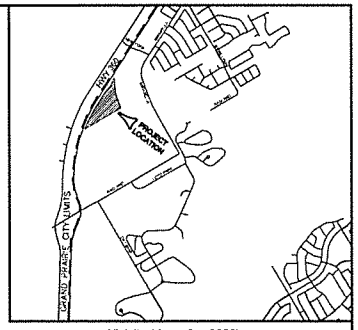
_____
Spencer Byington
Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Spencer Byington, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged 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 _____, 2014.

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.



Vicinity Map 1" = 2000'

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the subdivision shown on actual survey on the ground. Iron rods set where indicated. Survey made by me or under my supervision.

_____
Mark Paine
Texas Registered Professional Land Surveyor

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR OWNERSHIP PURPOSES.

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FINAL PLAT

Lot 1, Block A
SWBC Timberview Ranch
S.L. FERRELL SURVEY ABSTRACT NO. 516
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

GSA CONSULTANTS, LLC
GSA PLANNING CIVIL ENGINEERING PLATTING
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798
TBPLS Firm No. 10064700
111 Hillside Drive • Lewisville, TX 75067 • P: 972.436.9712 • F: 972.436.9715
810 Byron Nelson Blvd, Ste 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.306.4043

DRAWN BY: CC DATE: 10/14/14 SCALE: 1"=100' JOB. No. 14085

Case Number P141201

OWNER/DEVELOPER
SWBC Timberview Ranch, LP
5949 Sherry Ln #750
Dallas, Texas 75225
Contact: Spencer Byington

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

3. Coordinates for SWBC Timberview Ranch are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 24 & 65 of the City of Grand Prairie official control monument system with coordinates thereof provided by the City of Grand Prairie.

1/2" Rebar Found at Southwest Corner (POB): N 6911088.1'; E 2407404.3'
Bearing and distance from the POB to Geo Point 24: S 46°15'25" E, 2603.2'
Bearing and distance from the POB to Geo Point 65: S 39°56'19" W, 4341.8'

4. According to Community/Panel No. 48439C0480 E, effective September 25, 2009, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "AE" (the floodway is the channel of a stream plus any adjacent floodplain that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood height), Flood Zone "X" shaded (areas of"" 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Flood Zone "X" (areas determained to be outside the 0.2% chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.

5. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.

ZONING AND SETBACK DISCLAIMER:

Existing or future minimum plat set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classification 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.

RECEIVED

THIS PLAT FILED IN CABINET _____ DATE NOV 17 2014

PLANNING DEPARTMENT