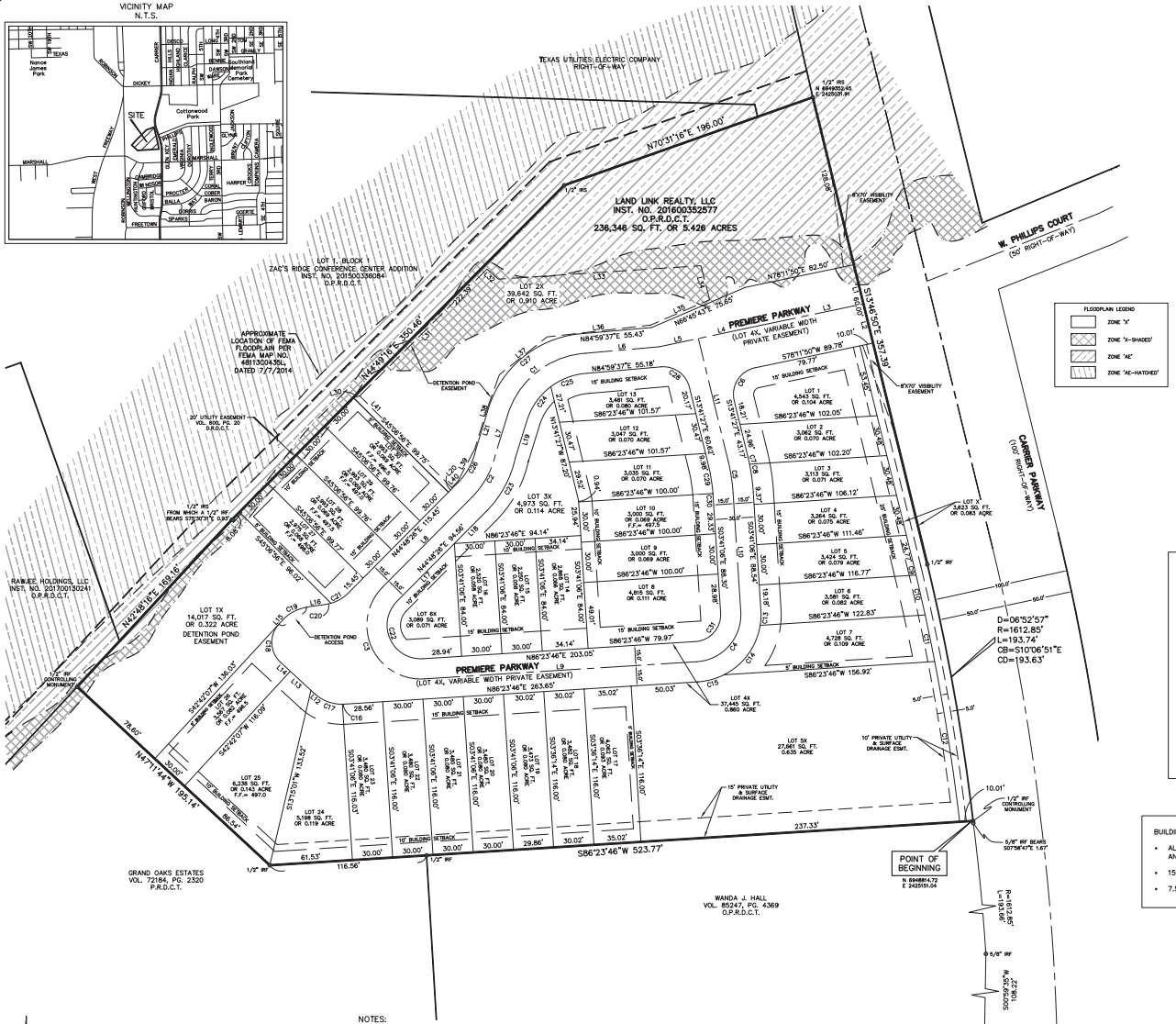

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S 13°46'50" E
L2	30.00'	S 13°46'50" E
L3	88.75'	S 78°11'50" W
L4	36.66'	S 78°03'36" W
L5	29.74'	S 78°03'36" W
L6	54.82'	S 84°59'37" W
L7	30.10'	S 17°15'38" W
L8	94.56'	S 44°48'26" W
L9	203.05'	N 86°23'46" E
L10	88.30'	N 03°41'06" W
L11	94.24'	N 13°41'27" W
L12	3.49'	N 47°20'14" W
L13	20.89'	N 47°20'14" W
L14	9.99'	N 47°20'14" W
L15	4.31'	N 42°42'07" E
L16	14.58'	N 81°22'19" E
L17	60.72'	N 44°48'26" E
L18	33.84'	N 44°48'26" E
L19	28.80'	N 17°15'37" E
L20	10.00'	N 44°48'26" E
L21	31.40'	N 17°02'03" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	78.61'	64.93'	69°21'43"	S 51°42'55" W	73.90'
C2	37.16'	65.00'	32°45'38"	N 28°25'37" E	36.66'
C3	96.63'	40.00'	138°24'40"	S 24°23'54" E	74.79'
C4	55.03'	35.00'	90°04'52"	N 41°21'20" E	49.53'
C5	23.57'	134.99'	10°00'21"	N 08°41'16" W	23.54'
C6	32.07'	20.00'	91°53'17"	S 32°15'12" W	28.75'
C7	5.50'	149.99'	02°05'58"	N 12°38'28" W	5.50'
C8	20.70'	149.99'	07°54'23"	N 07°38'17" W	20.68'
C9	5.71'	1603.05'	00°12'14"	N 13°27'10" W	5.71'
C10	30.39'	1602.85'	01°05'11"	N 12°48'27" W	30.39'
C11	35.34'	1602.85'	01°15'48"	N 11°37'58" W	35.34'
C12	120.55'	1602.85'	04°18'33"	N 08°50'47" W	120.52'
C13	11.15'	50.00'	12°46'42"	N 02°42'15" E	11.13'
C14	47.30'	49.98'	54°13'07"	N 36°11'56" E	45.55'
C15	20.16'	49.88'	23°09'19"	N 74°49'48" E	20.02'
C16	1.43'	30.00'	02°44'26"	N 87°45'59" E	1.43'
C17	22.79'	30.00'	43°31'33"	S 69°06'01" E	22.25'
C18	31.43'	20.00'	90°02'18"	S 02°19'05" E	28.29'
C19	20.25'	30.00'	38°40'13"	S 62°02'13" W	19.86'
C20	3.96'	30.00'	07°33'37"	N 77°35'31" E	3.96'
C21	15.19'	30.00'	29°00'17"	N 59°18'34" E	15.02'
C22	60.39'	25.00'	138°24'40"	S 24°23'54" E	46.74'
C23	45.74'	80.00'	32°45'38"	N 28°25'37" E	45.12'
C24	31.46'	50.00'	36°03'15"	S 35°03'40" W	30.95'
C25	29.07'	50.00'	33°18'28"	S 69°44'32" W	28.66'
C26	28.59'	50.00'	32°45'38"	N 28°25'37" E	28.20'
C27	91.50'	79.09'	66°16'56"	S 49°58'15" W	86.48'
C28	28.38'	20.00'	81°18'57"	N 54°20'55" W	26.06'
C29	20.28'	119.99'	09°41'04"	N 08°50'55" W	20.26'
C30	0.67'	119.99'	00°19'17"	N 03°50'44" W	0.67'
C31	31.44'	20.00'	90°04'52"	N 41°21'20" E	28.30'

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L30	4.92'	N 75°29'26" E
L31	133.51'	N 45°7'20" E
L32	11.34'	S 48°43'53" E
L33	150.81'	N 86°11'35" E
L34	26.12'	S 14°26'37" E
L35	47.78'	S 66°45'43" W
L36	77.46'	S 83°29'21" W
L37	45.17'	S 51°37'27" W
L38	58.28'	S 18°19'38" W
L39	27.21'	S 27°47'38" W
L40	6.36'	S 44°54'44" W
L41	96.51'	N 45°5'16" W

FINISHED FLOOR ELEVATION LOT TABLE

LOT #	F.F.E.	LOT #	F.F.E.
1	496.0'	21	499.0'
2	496.5'	22	498.5'
3	497.0'	23	498.0'
4	497.5'	24	497.5'
5	498.0'	25	497.0'
6	498.5'	26	496.5'
7	499.0'	27	498.0'
8	498.5'	28	497.5'
9	498.0'	29	497.0'
10	497.5'	30	496.5'
11	497.0'		
12	496.5'		
13	496.0'		
14	499.5'		
15	499.0'		
16	498.5'		
17	501.0'		
18	500.5'		
19	500.0'		
20	499.5'		

BUILDING LINE AND EASEMENT NOTES:

- ALL FRONT BUILDING LINES SHALL BE 15' FOR THE MAIN STRUCTURE, AND 20' FOR ATTACHED GARAGES.
- 15' UTILITY EASEMENT ALONG STREET RIGHTS-OF-WAY
- 7.5' UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of bearings: Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface.
4. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
5. Basis of Elevations: Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
6. ZONING: MF-1
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.
Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
7. Streams, pond and floodplains are to remain natural and maintenance of said areas are solely the responsibility of the property owner or Home Owner's Association (HOA).

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for the City of Grand Prairie, Dallas County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 07/07/2014 Community Panel No. 48113C0435L subject lot is located in Zone X, X-Shaded, & AE.
Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, an investigation showing that site development will not impact wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirements. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is required prior to construction.

OWNER:

K-FLIP, LLC
2735 TROPHY CLUB DRIVE
TROPHY CLUB, TX 76262

ENGINEER:

SHOLA MOROHUNFOLA, PH.D., P.E., P.H.-GW
OKM ENGINEERING, INC.
112 S. MADISON AVENUE
DALLAS, TX 75208
214-941-9412
214-941-9445 (FAX)

FINAL PLAT
CARRIER PARKWAY TOWNHOMES
LOTS X-6X & 1-30, BLOCK A

37 LOTS
BEING 5.426 ACRES
SITUATED IN THE CHARLES GIBBS SURVEY, ABSTRACT NO. 534
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. P171207
THIS PLAT FILED IN INSTRUMENT NO. _____

JOB NO.:	17-1023FP
DATE:	03/27/2018
FIELD DATE:	11/14/2017
SCALE:	1" = 40'
FIELD:	P.H.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
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tmankin@peisersurveying.com
FIRM No. 100999-00
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 2