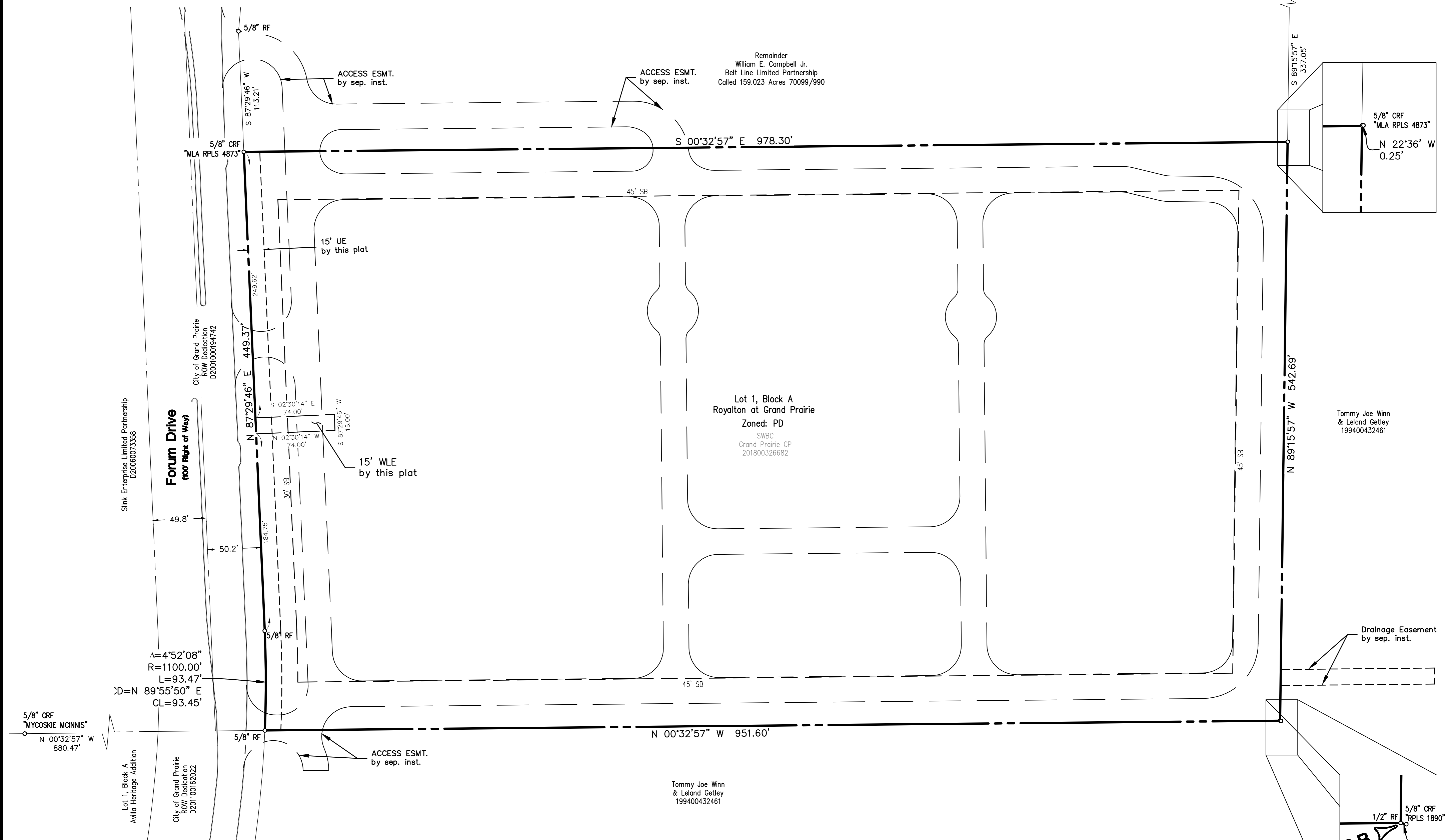
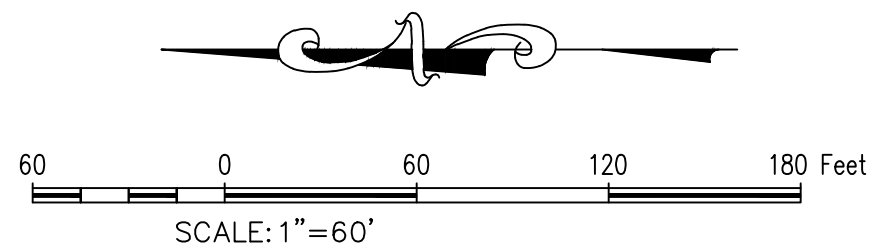


LEGEND

P.O.B. = POINT OF BEGINNING
RF = REBAR FOUND
CRF = CAPPED REBAR FOUND
BL = BUILDING LINE
UE = UTILITY EASEMENT
MAE = MUTUAL ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
WLE = WATER LINE EASEMENT
SB = SET BACK LINE
FLE = FIRELANE EASEMENT



STATE OF TEXAS :
COUNTY OF DALLAS :

OWNER'S CERTIFICATE AND DEDICATION

BEING all that certain lot, tract, or parcel of land, situated in the Frederick Dohme Survey, Abstract Number 395, Dallas County, Texas, and being all of that certain called 12.000 acre tract of land, described in deed to SWBC Grand Prairie, LP, recorded in Instrument Number 201800326682, Official Public Records, Dallas County, Texas, and being part of that certain called 159.023 acre tract of land, described in deed to William E. Campbell, Jr., -Belt Line Limited Partnership, recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said 12.000 acre tract, being a westerly southwest corner of said 159.023 acre tract, being an ell corner on a north line of that certain tract of land, described in deed to Tommy Joe Winn and Leland Gjetley, recorded in Volume 94008, Page 2153, Deed Records, Dallas County, Texas, from which a 5/8" capped rebar found stamped "RPLS 1890" bears S 12°15' W, a distance of 0.9 feet;

THENCE N 00°32'57" W, with the west line of said 12.000 acre tract, and said 159.023 acre tract, and an east line of said Tommy Joe Winn tract, a distance of 951.60 feet to a 5/8" rebar found at the northwest corner of said 12.000 acre tract, and being the southwest corner of that certain called 0.941 acre tract of land, described in Right-of-Way Deed to City of Grand Prairie, recorded in Instrument Number 2001000194742, Official Public Records, Dallas County, Texas, same being the south line of Forums Drive;

THENCE Northeasterly with the arc of a curve to the left and with the south line of said Forums Drive, and said 0.941 acre tract, and the north line of said 12.000 acre tract, having a radius of 1100.00 feet, a central angle of 04°52'08", an arc length of 93.47 feet, and whose chord bears N 89°55'50" E, 93.45 feet to a 5/8" rebar found;

THENCE N 87°29'46" E, continuing with the south line of said Forums Drive, and said 0.941 acre tract, and the north line of said 12.000 acre tract, a distance of 449.37 feet to a 1/2" capped rebar found stamped "MLA RPLS 4873" from which a 5/8" rebar found at an angle point on the south line of said 0.941 acre tract bears N 87°29'46" E, a distance of 113.21 feet;

THENCE S 00°32'57" E, with the east line of said 12,000 acre tract, a distance of 978.30 feet to the southeast corner of said 12,000 acre tract, and being on a south line of said 159,023 acre tract, from which a 5/8" capped rebar found stamped "KSC 4091" at the westerly southwest corner of that certain called 27,8310 acre tract of land, described in Right-of-Way deed from William E. Campbell, Jr. – Beltline Limited Partnership to the State of Texas, for Highway 161, recorded in Volume 2003039, Page 7373, Deed Records, Dallas County, Texas, bears S 89°15'57" E, a distance of 436.78 feet, and from which a 1/2" capped rebar found stamped "MLA RPLS 4873" bears S 22°36' E, 0.25 feet;

THENCE N 89°15'57" W, with the south line of said 12.000 acre tract, and a south line of said 159.023 acre tract, and a north line of said Tommy Joe Winn tract, a distance of 542.69 feet to the POINT OF BEGINNING and containing approximately 11.997 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____ does hereby adopt this plat designating the herein above described property as _____.

In addition to the City of Grand Rapids, Michigan, the City of _____ shall have complete and exclusive control over 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 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 structures shall be constructed on the easement area. The easement area shall be maintained free from obstructions such as trees, shrubs, 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 City Ordinances. No improvements that may obstruct the flow of water may be constructed or placed on drainage easements. Any person who removes, tampers with, damages, destroys, or interferes with any public utility or facility shall be allowed to sue for all damages suffered 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 system. No person shall erect, place, install, construct, alter, remove, change, move, repair, replace, or otherwise tamper with any public utility, ingress 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, Texas.

WITNESS MY HAND this _____ day of _____, 2019.

Authorized Representative
SWBC GRAND PRAIRIE LP

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, 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 _____, 2019.

Notary Public State of Texas

My commission expires the _____ day of _____, _____

FINAL PLAT
Lot 1, Block A
ROYALTON AT GRAND PRAIRIE
11.997 Acres
Case Number: P190401
in the
EDERICK DOHME SURVEY, ABSTRACT NO. 1
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BPE: 19762 TBPLS: 101944
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/29/19 SCALE: 1"=60' JOB. No. **WBC-19000**

OWNER/DEVELOPER
SWBC Real Estate, LLC
949 Sherry Lane, STE 750
Dallas, Tx
Ph. (214) 924-4156
Contact: Spencer Byington

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 8513 3/29/19

James Stowell, RPLS
Texas Registration No. 6513

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
4. 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.
5. Existing or future minimum setbacks established by the City Ordinance shall take precedence over building lines indicates on this plat.
6. According to Community/Panel No. 48113C0435M, effective March 21, 2019, of the FLOOD INSURANCE RATE MAP for Dallas County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (Areas of minimal flooding). This flood statement does not imply that the property and 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.
7. The subject property is not located within the 100 year floodplain per FIRM Panel # 48113C0435M, dated March 21, 2019.

File: Z:\Projects\WBC\19000\Drawings\FP & Const Plans\WBC-19000 FP
Plotted: 3/29/2019 11:54 AM, by Bradley Cox; Saved: 3/29/2019 11:54 AM, by bcox