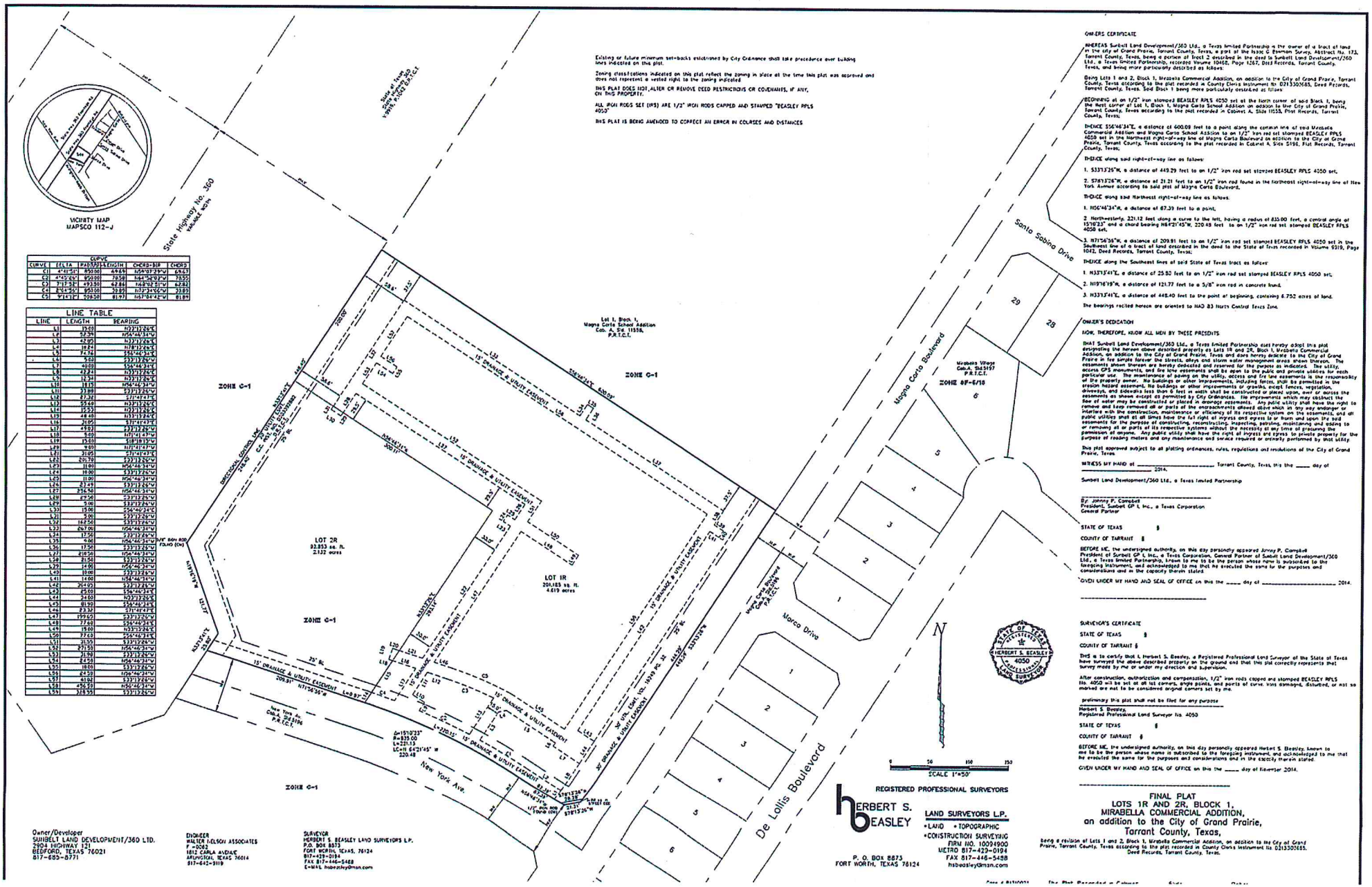

Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.

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.

THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

ALL IRON RODS SET (IRS) ARE 1/2" IRON RODS CAPPED AND STAMPED "BEASLEY RPLS 4050"

THIS PLAT IS BEING AMENDED TO CORRECT AN ERROR IN COURSES AND DISTANCES

CURVE					
CURVE	DELTA	RADIUS	LENGTH	CHORD-BIR	CHORD
C1	4°41'51"	850.00	69.69	N54°07'39"W	69.67
C2	4°45'45"	850.00	70.58	N64°58'03"W	70.55
C3	7°17'32"	493.50	62.84	N68°52'51"W	62.82
C4	8°24'55"	950.00	139.89	N73°34'05"W	139.89
C5	9°14'17"	509.50	81.97	N67°04'42"W	81.89

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N33°13'26"W
L2	52.39	N56°46'34"W
L3	42.95	N33°13'26"W
L4	18.84	N78°13'26"W
L5	74.74	S56°46'34"W
L6	5.00	S33°13'26"W
L7	40.00	S56°46'34"W
L8	42.21	N33°13'26"W
L9	12.54	N33°13'26"W
L10	18.15	N56°46'34"W
L11	33.88	S33°13'26"W
L12	27.32	S71°41'47"E
L13	55.60	N33°13'26"E
L14	15.52	N33°13'26"E
L15	48.40	N33°13'26"E
L16	21.05	S71°41'47"E
L17	49.92	S33°13'26"W
L18	5.00	N71°41'47"W
L19	15.00	S18°18'13"W
L20	9.00	N71°41'47"W
L21	21.05	S71°41'47"E
L22	20.70	S33°13'26"W
L23	11.00	N56°46'34"W
L24	10.00	S33°13'26"W
L25	11.00	N56°46'34"W
L26	21.49	S33°13'26"W
L27	256.50	N56°46'34"W
L28	27.50	S33°13'26"W
L29	5.00	S33°13'26"W
L30	15.00	S56°46'34"E
L31	5.00	S33°13'26"W
L32	162.50	S33°13'26"W
L33	267.00	N56°46'34"W
L34	12.50	S33°13'26"W
L35	9.00	N56°46'34"W
L36	17.50	S33°13'26"W
L37	210.50	N56°46'34"W
L38	21.50	S33°13'26"W
L39	14.00	N56°46'34"W
L40	10.00	S33°13'26"W
L41	14.00	N56°46'34"W
L42	204.00	S33°13'26"W
L43	25.00	S56°46'34"E
L44	24.00	N33°13'26"E
L45	81.70	S56°46'34"E
L46	83.32	S71°41'47"E
L47	199.65	S33°13'26"W
L48	77.40	S56°46'34"E
L49	19.00	N33°13'26"E
L50	77.60	S56°46'34"E
L51	21.55	S33°13'26"W
L52	271.55	N56°46'34"W
L53	21.90	S33°13'26"W
L54	84.50	N56°46'34"W
L55	18.00	S33°13'26"W
L56	84.50	N56°46'34"W
L57	61.92	S33°13'26"W
L58	456.39	N56°46'34"W
L59	318.55	S33°13'26"W

OWNERS CERTIFICATE

WHEREAS Sunbelt Land Development/360 Ltd., a Texas limited Partnership is the owner of a tract of land in the city of Grand Prairie, Tarrant County, Texas, a part of the Isaac G Bowman Survey, Abstract No. 173, Tarrant County, Texas, being a portion of Tract 2 described in the deed to Sunbelt Land Development/360 Ltd., a Texas limited Partnership, recorded Volume 10468, Page 1267, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Being Lots 1 and 2, Block 1, Mirabella Commercial Addition, an addition to the City of Grand Prairie, Tarrant County, Texas according to the plat recorded in County Clerks Instrument No D213300685, Deed Records, Tarrant County, Texas. Said Block 1 being more particularly described as follows:

BEGINNING at an 1/2" iron stamped BEASLEY RPLS 4050 set at the North corner of said Block 1, being the West corner of Lot 1, Block 1, Magna Carta School Addition an addition to the City of Grand Prairie, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 11558, Plat Records, Tarrant County, Texas;

THENCE S56°46'34"E, a distance of 600.09 feet to a point along the common line of said Mirabella Commercial Addition and Magna Carta School Addition to an 1/2" iron rod set stamped BEASLEY RPLS 4050 set in the Northwest right-of-way line of Magna Carta Boulevard an addition to the City of Grand Prairie, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 5196, Plat Records, Tarrant County, Texas;

THENCE along said right-of-way line as follows:

1. S33°13'26"W, a distance of 449.29 feet to an 1/2" iron rod set stamped BEASLEY RPLS 4050 set.

2. S78°13'26"W, a distance of 21.21 feet to an 1/2" iron rod found in the Northeast right-of-way line of New York Avenue according to said plat of Magna Carta Boulevard.

THENCE along said Northeast right-of-way line as follows:

1. N56°46'34"W, a distance of 67.39 feet to a point.

2. Northwesterly, 221.12 feet along a curve to the left, having a radius of 850.00 feet, a central angle of 15°10'23" and a chord bearing N48°21'45"W, 220.48 feet to an 1/2" iron rod set stamped BEASLEY RPLS 4050 set.

3. N71°56'56"W, a distance of 209.91 feet to an 1/2" iron rod set stamped BEASLEY RPLS 4050 set in the Southeast line of a tract of land described in the deed to the State of Texas recorded in Volume 9319, Page 1042, Deed Records, Tarrant County, Texas;

THENCE along the Southeast lines of said State of Texas tract as follows:

1. N33°13'41"E, a distance of 25.82 feet to an 1/2" iron rod set stamped BEASLEY RPLS 4050 set.

2. N19°16'19"W, a distance of 121.77 feet to a 5/8" iron rod in concrete found.

3. N33°13'41"E, a distance of 448.40 feet to the point of beginning, containing 6.752 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas Zone.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Sunbelt Land Development/360 Ltd., a Texas limited Partnership does hereby adopt this plat designating the hereon above described property as Lots 1R and 2R, Block 1, Mirabella Commercial Addition, 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 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 the 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 or across the easements as shown except as permitted by City Ordinances. No improvements which 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, Texas.

WITNESS MY HAND at _____, Tarrant County, Texas, this the ____ day of _____, 2014.

Sunbelt Land Development/360 Ltd., a Texas limited Partnership

_____

By: Johnny P. Campbell
President, Sunbelt GP I, Inc., a Texas Corporation
General Partner

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Johnny P. Campbell President of Sunbelt GP I, Inc., a Texas Corporation, General Partner of Sunbelt Land Development/360 Ltd., a Texas limited Partnership, 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 purposes and considerations and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2014.

_____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

THIS is to certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas have surveyed the above described property on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

After construction, authorization and compensation, 1/2" iron rods capped and stamped BEASLEY RPLS No. 4050 will be set at all lot corners, angle points, and points of curve. Iron damaged, disturbed, or not so marked are not to be considered original corners set by me.

preliminary this plat shall not be filed for any purpose

_____
Herbert S. Beasley,
Registered Professional Land Surveyor No. 4050

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Herbert S. Beasley, 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 purposes and considerations and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of November 2014.

_____

FINAL PLAT
LOTS 1R AND 2R, BLOCK 1,
MIRABELLA COMMERCIAL ADDITION,
an addition to the City of Grand Prairie,
Tarrant County, Texas,

being a revision of Lots 1 and 2, Block 1, Mirabella Commercial Addition, an addition to the City of Grand Prairie, Tarrant County, Texas according to the plat recorded in County Clerks Instrument No D213300685, Deed Records, Tarrant County, Texas.

Owner/Developer
SUNBELT LAND DEVELOPMENT/360 LTD.
2904 HIGHWAY 121
BEDFORD, TEXAS 76021
817-685-8771

ENGINEER
WALTER NELSON ASSOCIATES
F-2082
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
817-642-9119

SURVEYOR
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS, 76124
817-429-0194
FAX 817-446-5488
E-MAIL hsbeasley@msn.com