

INST. NO. 201500294040 0.P.R.D.C.T.

## NOTES:

PRESCOTT INTEREST

BILLBOARDS, LTD.

TRACT 464

INST. NO. 201300021492

O.P.R.D.C.T.

CARLISLE OUTDOOR, INC. TRACT 3-2 VOL. 86187, PG. 1986 VOL. 89036, PG. 563 D.R.D.C.T.

1072

Existing or future minimum set-backs established by Cty Ordnance shall take precedence over building thes indicated on this plat. Zoring destillications indicated on this plat reflect the zoring in place at the time this plat was approved and does not represent a vested right to the zoring indicated.

- PRESCOTT INTEREST

PRESCOTT INTEREST BILLBOARDS, LTD. TRACT 466 INST. NO. 201300021492 O.P.R.D.C.T.

- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances. Surface Adjustment Scale Factor: 1,000136506.
- By graphical plotting, this property les within Zone "AE" (unshaded), Zone "AE" (shaded), and Zone "X" (unshaded) based on the Dallas County, Texas, Flood Insurance Rate Map, Panel No.

G.L. HARRIS 8320 MEADOWBROOK DRIVE FORT WORTH, TX 76120 CONTACT: CHARLES W. GREEN

PRELIMINARY ntshall n be recorded for any purpose and shall not be Getsy J. Suthan RPLS No. 6449

PRESCOTT INTEREST

BILLBOARDS, LTD. TRACT 465 INST. NO. 201300021492 O.P.R.D.C.T.

 $L_{L25}$ 

5/8" RIR W/ "TXDON" CAF BEARS S56"18" 45"W

### OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS CL. Hards is the owner of a 215.74 across (3.397.634 square feet) tract of lands shaded from Mittor I. Ordison Sovery, Abstract Number 507 and the Josepa Graham Sovery, Abstract Number 507 and the Josepa Graham Sovery, Abstract Number 507 and the Josepa Graham Sovery, Abstract Number and Addison to the Cloy of Grand Parities, India Society, Texas (1.09.450, 1.39.450

BEGNNNG at the northerly northeast corner (not monumented) of said 220,546 acre tract, the southeast corner of a called 34.45 acre tract of land described in deed to City of Grand Prahle, recorded in Instrument Number 24/400/116/103, O.P.R.D.C.T., and on the west right-of-way line of Macarthur Boulevard (a variable width right-of-way);

THENCE South 00 degrees 06 mitures 03 seconds East, with the east line of said 220,546 acre tract and the west right-of-way line of said Macanthru Boulevard, a distance of 148,50 feet to a 172-fine she to form ond with yellow splastic aps stemper 14ALFP. Therentiater referred to as 7 with cap? for the point of curvature of a non-langent circular curve to the left, having a radius of 4,916.47 feet, whose chord bears South 03 depress 53 miturities 58 seconds West, a distance of 32.14 feet, whose chord bears South 03 depress 53 miturities 58 seconds West, a distance of 32.14 feet.

THENCE over and across said 220.546 acre tract and with the west right-of-way line of said Macarthur Boulevard, the following bearings and distances:

Southerly, with said curve, through a central angle of 00 degrees 22 minutes 28 seconds, an arc distance of 32.14 feet to a 1/2-inch set Iron rod with cap for corner;

South 04 degrees 05 minutes 11 seconds West, a distance of 126.39 feet to a 1/24nch set Iron rod with cap for corner on the north line of Lot 1 of said Harris Addition;

North 86 degrees 07 minutes 20 seconds West, with the north line of said Lot 1, a distance of 3.27 feet to a 1/2-inch set fron rod with cap for corner:

South 03 degrees 52 minutes 47 seconds West, over and across said Lot 1, a distance of 100.00 feet to a 1/2-inch set Iron rod with cap for corner;

South 04 degrees 05 minutes 11 seconds West, a distance of 113.52 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the left, having a radius of 5,023.63 feet, whose chord bears South 02 degrees 02 minutes 42 seconds West, a distance rod with cap for 5,023.63 feet, of 357.87 feet

Southerly, with said curve, through a central angle of 04 degrees 04 minutes 57 seconds, an arc distance of 357.95 feet to a 1/2-inch set from rod with cap for corner:

South 00 degrees 00 minutes 14 seconds West, a distance of 483,15 feet to a 1/2-inch set fron rod with cap for corner on the north line of a called 11,9432 acre tract of land described as "Tract. 2" in deed to Hanson Pressure Pipe, Inc., recorded in Instrument Number 201400197710, O.P.R.D.C.T.;

### THENCE with the east line of said 220.546 acre tract, the following bearings and distances

South 89 degrees 51 minutes 30 seconds West, departing the west right-of-way hie of said Macarthur Boulevard and with the north line of said 11.9432 acre tract, a distance of 805.72 feet to an "ell' corner (not monumented) of said 220.546 acre tract and the northwest corner of said 11.9432 acre tract;

South 00 degrees 08 minutes 30 seconds East, with the west Ine of said 11,9432 acre tract, a distance of 829,00 feet to an "ell" corner (not monumented) of said 220,546 acre tract and the southwest corner of said 11,9432 acre tract.

Southwast Control to Sault 17-94-2 active state.

Month 89 degrees 5 Inhuluse 3.0 seconds East, with the south line of said 11.9432 acre tract, a distance of 318.35 feet to an "ell" corner (not monumented) of said 220.546 acre tract and the northwest corner of a called 2.0298 acre tract of land described in deed to Carlos Roberto Rarrivar, recorded in Instrument Number 2018/01/21/247, O.P.R.D.C.T.;

South 00 degrees 02 minutes 07 seconds East, with the west line of said 2,0298 acre tract, a distance of 279,92 feet to an "elf corner (not monumented) of said 220,546 acre tract and the southwest corner of said 2,0298 acre tract.

North 89 degrees 51 minutes 26 seconds East, with the south line of said 2.0298 acre tract, a distance of 491.70 feet to a 112-inch set fron rod with cap for corner on the west right-of-way line of said Macarthur Boulevard;

THENCE South observant Southernout, The Honor Southernout Southern

THENCE South 89 degrees 29 minutes 16 seconds West, departing the west right-of-way line of said Macarithur Boulevard and with the south line of said 220.546 acre tract and the north fine of said 12.000 acre tract, a distance of 12.003 set to 12.004 hest both cap for an "ell" corner of said 220.546 acre tract and the northwest corner of said 12.000 acre tract;

THENCE South 00 degrees 29 minutes 14 seconds East, with the south line of said 220,546 are tract and the west line of said 12,000 are tract, a distance of 387.65 feet to 5%-inch found from ord with cap stamped "TXDOT" for corner on the north right-of-way; of Interstate Highway 30 (a variable width right-of-way);

THENCE with the north right-of-way line of said Interstate Highway 30 and the south line of said 220.546 acre tract, the following bearings and distances:

South 77 degrees 14 minutes 33 seconds West, departing with the west line of said 12,000 acre tract, a distance of 236.85 feet to 5/8-inch found fron rod with cap stamped "TXDOT" for

North 89 degrees 15 minutes 46 seconds West, a distance of 212.46 feet to 5/8-inch found fron rod with cap stamped "TXDOT" for corner;

South 00 degrees 00 minutes 35 seconds West, a distance of 63.15 feet to 5/6-inch found fron rod with cap stamped "TXDOT" for the point of curvature of a non-tangent drouter curve to the left, having a radius of 5,948.75 feet, whose chord bears South 76 degrees 02 minutes 15 seconds West, a distance of 27.30 feet;

Southwesterly, with said curve, through a central angle of 00 degrees 15 minutes 41 seconds, an arc distance of 27.30 feet to a 58-inch found into red with cap stamped "NADOT" for the Stamped Stam

THENCE South 14 degrees 17 minutes 50 seconds East, with the south line of said 220.546 are tract and the west line of said Tract 3, a distance of 35.16 feet to 564-nh found from rod with eap stamped TXDOT\* for the southwest corner of said Tract 3, an enrothwest corner of said Tract 4, 3 me northwest corner is said Tract 45 and the point of curvature of a non-langent circular curve to the left, having a radius of 5,984-62 feet, whose chord bears South 73 degrees 43 minutes 12 seconds Wast, a distance of 316.80 feet;

THENCE Southwesterly, with the north right-of-way line of said Interstate Highway 30, the south Ine of said 220.546 acre tract, and said curve, through a central angle of 03 degrees 36 minutes 29 seconds, an arc distance of 376.87 feet to 554nch found fron rod with cap stamped "TXDOT" for

THENCE South 67 degrees 28 minutes 58 seconds West, with the north dight-of-way line of sald Intensiste Highway. 30 and the south line of sald 220.546 acre tract, a distance of 33.200 feet to a conner (not mountered) on the seals line of a tract of land described as "Fract 464" in salf Prescott Billboards deed, from which a 598-line from nor on with cap stamped "TXDOT" bears South 75 degrees 24 minutes 25 seconds West, a distance of 0.22 of slot;

THENCE North 21 degrees 26 minutes 18 seconds West, with the south line of said 220.546 acre tract and the east line of said Tract 464, a distance of 71.88 feet to a 1/24nch set Iron rod with cap for the northeast corner of said Tract 464;

THENCE South 68 degrees 33 minutes 42 seconds West, with the south line of said 220.546 acre tract and the north line of said Tract 464, a distance of 40.00 feet to a 1/2-inch set fron red with cap for the northwest comer of said Tract 464;

THENCE South 21 degrees 26 minutes 18 seconds East, with the south line of said 220.546 acre tract and the west line of said Tract 464, a distance of 72.64 feet to a 5/64-nch found iron rod with cap stamped "TXDO" for corner on the north right-of-way line of said 210.546 acre tract.

If the of said 220.546 acre tract.

THENCE with the north right-of-way line of said interstate Highway 30 and the south line of said 220.546 acre tract, the following bearings and distances:

South 67 degrees 28 minutes 58 seconds West, departing the west line of said Tract 464, a distance of 136.27 feet to a 5/8-inch found fron rod with cap stamped "TXDOT" for corner; South 64 degrees 36 minutes 07 seconds West, a distance of 156.86 feet to a 1/2-inch set iron rod with cap for corner:

South 68 degrees 09 minutes 16 seconds West, a distance of 326.82 feet to a 5/8-inch found iron rod with cap stamped "TXDOT" for the point of curvature of a tangent circular curve to the right, having a radius of 5.504.13 feet, whose chord bears South 68 degrees 37 minutes 28 seconds West, a distance of 90.30 feet;

Southerly, with said curve, through a central angle of 00 degrees 56 minutes 24 seconds, an arc distance of 90.30 feet to a corner (not monumented) on the east line of a tract of land described as "Tract 465" of sald Prescott Billiboards deed, from which a 50%-inch found from with cap stamped "TXDOT" bears South 56 degrees 18 minutes 45 seconds West, a distance of 0.22 of a 100.000.

THENCE North 20 degrees 49 minutes 33 seconds West, with the south tine of said 220.5 and the east line of sald Tract 465, a distance of 74.60 feet to a 1/2-inch set Iron rod with northeast corner of sald Tract 465;

inn normwest corner or sapt rard 400;

\*\*THENES South 50 aggrees 49 minutes 33 seconds East, with the south line of said 220,546 sore tract and the west time of said Tax 465, a distance of 73 A2 feet to the point toot morumentary of the said Tax 445, and statuce of 74 A2 feet to the point toot morumentary of the said Tax 455, and statuce of 74 A2 feet to the point toot morumentary of the said Tax 455, and statuce of 863,856 feet from which a 68-find found from or with too ptamped "TXDOT" bears South 65 degrees 07 refluites 56 seconds West, a distance of 0.25 of a foot.

THENCE Southerly, the north right-of-way line of said interstate Highway 30, the south line of said 220.546 acre tract and with said curve, through a central angle of 06 degrees 56 minutes 35 seconds, an arc distance of 666.99 feet to a 569-in found from rod with cap stamped "TXDOT" for consumptions of the control of th

THENCE North 87 degrees 26 minutes 51 seconds West, with the north right-of-way line of said Interstate Highway 30 and the south line of said 220,546 acre tract, a distance of 45,82 feet to a 58-inch found in no did with cap stamped "TXDOT" for corner on the east line of a tract of land described as "Tract 466" in said Prescott Billboards deed;

THENCE North 00 degrees 17 minutes 37 seconds West, with the south line of said 220,546 acre tract and the east line of said Tract 466, a distance of 0.54 feet to a 1/2-inch set Iron rod with cap for the southeast corner of said 0.0139 acre tract;

THENCE North 87 degrees 25 minutes 52 seconds West, departing said 220.564 acre tract and will the south line of said 0.0139 acre tract, a distance of 40.05 feet to a 1/24-nch set fron rod with cap for the southwest corner of said 0.0139 acre tract and on the south line of said 202.546 acre tract.

THENCE South Of degrees 17 minutes 37 seconds East, with the south line of said 220.546 acre tract and the west line of said 7 acrt 466, a distance of 0.56 feet to a 56-inch found from rod with cap stamped "TXDOT for corner on the north right-of-way line of said 3 interstate Highway 30 and the south line of said 250-86 acre tract.

THENCE with the north right-of-way line of said Interstate Highway 30 and the south line of said 220.546 acre tract, the following bearings and distances:

North 87 degrees 28 minutes 51 seconds West, a distance of 116.43 feet to a 5/8-inch found from rod with cap stamped "TXDOT" for corner; North 60 degrees 54 minutes 05 seconds West, a distance of 49.45 feet to a 5/8-inch found iron rod with cap stamped "TXDOT" for corner,

South 86 degrees 05 minutes 43 seconds West, a distance of 56.57 feet to a 5/8-inch found fron rod with cap stamped "TXDOT" for comer;

South 47 degrees 33 minutes 40 seconds West, a distance of 119.08 feet to a 5/8-inch found Iron rod with cap stamped "TXDOT" for corner;

South 71 degrees 11 minutes 15 seconds West, a distance of 177.25 feet to a 1/2-inch set Iron rod with cap for corner on the south Ine of said 220.546 acre tract;

South 85 degrees 22 minutes 23 seconds. West, a distance of 2.52 feet to the southeast comer (not monumented) of a tract of land described as "Tract 457" in said Prescott Bibbaards deed, from which a 58 fanch found from o

THENCE North 04 degrees 37 minutes 37 seconds West, the south line of said 220,546 acre tract and the east line of said Tract 467, a distance of 100,00 feet to a 1/2-inch set Iron rod with cap for the northeast corner of said 77-w4 feet.

THENCE South 85 degrees 22 minutes 23 seconds West, with the south line of said 220.546 acre tract and the north line of said Tract 467, a distance of 40.00 feet to a 1/2-inch set iron rod with cap for the northwest come of said Tract 467.

THENCE South 04 degrees 37 minutes 37 seconds East, with the south line of said 220.546 acre tract and the west line of said Tract 467, a distance of 100.00 feet to a 122-inch sell from rod with cap for the southwest corner of said Tract 467 and on the north ight-of-way line of said intensate Highway 30;

PRINCE Scanning Supress Area and on the north injent-densy line of said intenstable rilginizing 302. HERICS Clause 186 degrees 22 milluses 33 seconds West, with the south fur on said 202.564 area tract and the north right-densy line of said intenstate rilginizing 30, a datasen of 5.47 feet to the point on monumetally of or univation of a non-injent chrorid rose to the RI, harding a raised or 256.85 feet, whose thord beans North 25 degrees 45 minutes 25 accords West, a delarate of 255.25 feet, whose the Committee Committ

THENCE Westerly, with the south line of said 220,546 acre tract and the north right-of-way line of said Interside Highway 30 and with said curve, through a central angle of \$2 degrees of mituestate Highway 30 and with said curve, through a central angle of \$2 degrees of mitues 38 seconds, passing at an ard obstance of 192.57 feet to the southeast corner of said 0.0944 acre tract, and confinding with the south fine of said 0.0944 acre tract and said curve, for a total are obstance of 233.15 feet to a 172-hich set from rod with cap for the southwest corner of said 0.0944 acre tract and said curve, for a total are obstance of 233.15 feet to a 172-hich set from rod with cap for the southwest corner of said 0.0944 acre tract.

THENCE North 04 degrees 53 minutes 24 seconds West, with the west line of said 220,546 acre tract and said 0.0944 acre tract, a distance of 150,47 feet to a 172-inch set iron rod with cap for an "elf corner of said 220,548 acre tract and on the easterly bank of the West Fork of the Trinfly River.

THENCE with the west line of said 220.546 acre tract along the easterly bank of the West Fork of the Trinity River, the following bearings and distances:

North 72 degrees 04 minutes 43 seconds East, a distance of 102.82 feet to a 1/2-inch set iron rod with cap for comer;

North 59 degrees 00 minutes 33 seconds East, a distance of 161.33 feet to a corner (u set):

North 53 degrees 15 minutes 58 seconds East, a distance of 236.11 feet to a corner (unable to

North 86 degrees 41 minutes 24 seconds East, a distance of 218,65 feet to a corner (unable to

es 05 minutes 20 seconds East, a distance of 207,85 feet to a corner

North 35 degrees 24 minutes 11 seconds East, a distance of 130.75 feet to a corner (unable to

North 43 degrees 31 minutes 41 seconds East, a distance of 278.81 feet to a corner (unable to

ses 35 minutes 34 seconds East, a distance of 142,48 feet to a corner (unable to

North 31 degrees 06 minutes 45 seconds East, a distance of 135.24 feet to a corner (unable to

North 15 degrees 43 minutes 10 seconds East, a distance of 215.61 feet to a corner (unable to sell):

North 13 degrees 29 minutes 58 seconds West, a distance of 397.09 feet to corner (unable to

North 16 degrees 00 minutes 28 seconds West, a distance of 155.04 feet to a 1/2-inch set iron rod with cap for corner;

North 33 degrees 27 minutes 14 seconds East, a distance of 54.57 feet to a corner (unable to

North 61 degrees 09 minutes 04 seconds East, a distance of 262,80 feet to a corner (unable to

North 32 degrees 32 minutes 56 seconds East, a distance of 379.63 feet to a corner (unable to North 24 degrees 27 minutes 37 seconds East, a distance of 481.56 feet to a corner (unable to set):

North 06 degrees 11 minutes 34 seconds East, a distance of 174.77 feet to a corner (unable to set);

North 00 degrees 38 minutes 17 seconds East, a distance of 413.41 feet to a corner (unable to

North 13 degrees 29 minutes 13 seconds East, a distance of 52.74 feet to a corner (unable to set):

North 46 degrees 02 minutes 17 seconds East, a distance of 110,91 feet to a corner (unable to set) on the north line of said 220,546 acre tract and on the south line of a tract of land described in deed to Macarthur Boulevard Property Account LLC, as recorded in Instrument Number 201800173758, O.P.R.D.C.T.;

THENCE North 89 degrees 12 minutes 43 seconds East, with the north line of sald 220.546 acre tract, the north line of sald 54.5 acre tract and the south line of sald Macarthur Boulevard tract, a distance of 2,522.70 feet to the POINT OF BEGINNING AND CONTAINING 215.74 acres or 9,397,634 square feet of land, more or less.

STATE OF TEXAS § COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

NOW THEREFORE, NOW ALLEY THESE PRESENTS:

TWO THE WAS AND THE WAS AND THE PRESENTS:

TWO THE WAS AND T maintenance or efficiency of its respective system on the essements, and an public utilities train at its times have the fullight of legisless and eigess to or from an upon the said essements for the purpose of constructing, reconstructing, inspecting, particing, 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 eigenst to private property for the purpose of reading meters and any maintenance and service required or ordinately proferrised by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City or Grand Prairie Texas WITNESS, my hand at Grand Prairie, Texas, this the day of Its: Sole Member

Printed Name

Before me, the undersigned authority, on this day personally appeared known to me to be the person whose name is subscribed to the foreigning instrument and authority therein expresses, so executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this day of

Notary Public for and in the State of Texas

## SURVEYOR'S STATEMENT:

I, Getsy J. Suthan, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentalison, evidence collected on the ground during field operations and other reliable documentation and that this plat substantially complies with the Rates and Regulations of the Texas Board of Professional Land Surveying, the Ctly of Grand Pratiet, For

Getsy J. Suthan
Penistered Professional Land Surveyor

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the understyned, a Notary Public In and for the sald State, on this day personally appeared Getsy. J. Suthan 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 therein expressed and under oath stated that the statements in the foregoing certificate are

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2019.

Notary Public In and for the State of Texas

# FINAL PLAT TCC MACARTHUR ADDITION

LOTS 1, 2 & 3, BLOCK 1 BEING ALL OF

LOT 1. BLOCK 1 OF HARRIS ADDITION AND 215.73 ACRE TRACT SITUATED IN THE

MILTON H. GRAHAM SURVEY, ABSTRACT NO. 507, JOSEPH GRAHAM SURVEY ABSTRACT NO. 506 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS CITY PLAN FILE NO.

TRAMMELL CROW COMPANY



TBPLS FIRM NO. 10029600

HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS
I NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275
LE: 1\*=200 TELE.(214)346-6200 AVO. 33455 JUNE. 2019



CASE NO. S190606