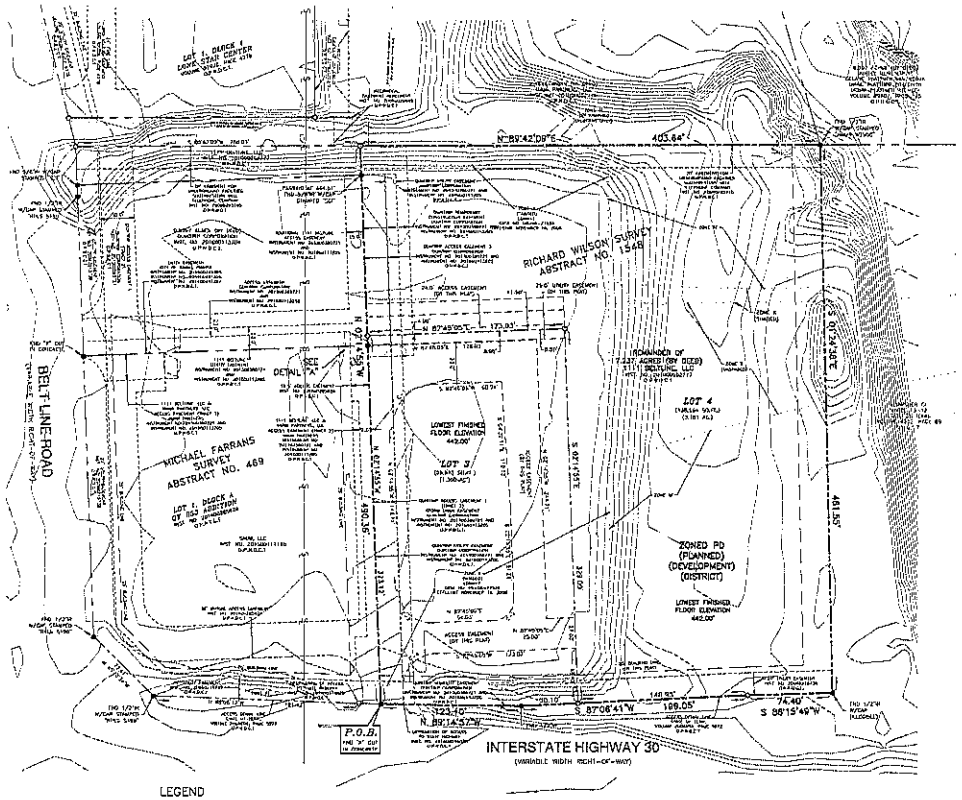
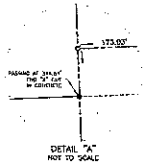
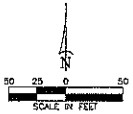






LEGEND

●	SET 5/8"IR W/CAP STAMPED "GORRONDONA & ASSOC"
●	FOUND MONUMENT (SIZE AND TYPE NOTED)
○	CALCULATED POINT
O.P.R.O.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
P.O.B.	POINT OF BEGINNING
	BOUNDARY / RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	FEMA ZONE LINE
	SURVEY LINE

LAND USE TABLE
DEVELOPMENT YIELD GROSS SITE AREA (ACREAGE). 4.481 TOTAL NUMBER LOTS: 2
TOTAL RESIDENTIAL LOTS SINGLE FAMILY DETACHED 0/0 SINGLE FAMILY ATTACHED 0/0 TWO FAMILY LOTS 0/0 MULTIFAMILY LOTS 0/0
TOTAL No. DWELLING UNITS: 0
TOTAL NON-RESIDENTIAL LOTS COMMERCIAL LOTS: 2/4.481 INDUSTRIAL LOTS 0/0 OPEN SPACE LOTS 0/0 RIGHT-OF-WAY 0/0

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	30.00'	90°00'00"	N 42°43'03"E	49.50'	54.98'
C-2	19.00'	00°00'00"	S 42°43'55"W	25.42'	218.27'
C-3	28.00'	90°00'00"	N 47°14'55"W	39.60'	43.98'
C-4	30.00'	90°00'00"	S 42°43'25"W	42.43'	47.12'

SURVEYOR'S CERTIFICATE

THAT I, SHAUN MARVIN PIEPKORN, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5432, LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY ON-THE-GROUND UNDER MY SUPERVISION.

DATE OF SURVEY:

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SHAUN PIPKORN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5432
TEXAS FIRM No. 10106903

NOTES:

1.) BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83(2011), NORTH CENTRAL ZONE (4202). DISTANCES AND AREAS ARE SURFACE UTILIZING A TXDOT DALLAS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.000136505.

2.) A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48472 0315 K, MAP No. 48113C0315K, DATED JULY 7, 2014. REVISED TO REFLECT LOMR-F CASE NO. 08-06-2752A, EFFECTIVE NOVEMBER 18, 2008. ALSO REVISED TO REFLECT LOMR 16-06-1079P, EFFECTIVE SEPTEMBER 12, 2016.

3.) THE FLOODPLAIN AREAS ZONE X (SHADED) AND ZONE AE SHALL BE DEDICATED TO THE CITY AS STORMWATER MANAGEMENT AREAS.

4.) EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

5.) 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.

6.) STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY TO THE PROPERTY OWNER.

Description of Property

Being a 4.481 acre tract of land situated in the Richard Wilson Survey, Abstract No. 1548, City of Grand Prairie, Dallas County, Texas, and being a remainder of a 7.237 acre tract of land (by deed) conveyed to 1111 Beltline, LLC as recorded in Instrument No. 201000052777 of the Official Public Records of Dallas County, Texas, said 4.481 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the southeast corner of Lot 1, Block A of GT 653 Addition, an addition to the City of Grand Prairie, Dallas County, Texas as recorded in Instrument No. 201400285024 of said Official Public Records of Dallas County, Texas, said "X" cut in concrete being in the south line of said 7.237 acre tract of land and in the north right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE North 02 degrees 14 minutes 55 seconds West, with the east line of said Lot 1, passing at a distance of 314.81 feet, an "X" cut in concrete found for the northeast corner of said Lot 1 and the southeast corner of a 0.8597 acre tract of land (by deed) conveyed to Quatrip Corporation as recorded in Instrument No. 201600113204 of said Official Public Records of Dallas County, Texas, and also passing at a distance of 494.61 feet, a 5/8 inch iron rod with cap stamped "SCI" found for the northeast corner of said 0.8597 acre tract of land, in all, a distance of 499.38 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOC" set for corner in the north line of said 7.237 acre tract of land, said 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOC" being in the south line of an 8.4646 acre tract of land (by deed) conveyed to Miami Partners, LLC as recorded in Instrument No. 201000052778 of said Official Public Records of Dallas County, Texas;

THENCE North 89 degrees 42 minutes 09 seconds East, with the north line of said 7.237 acre tract of land and with the south line of said 8.4646 acre tract of land, a distance of 403.64 feet to a 1/2 inch iron rod with cap stamped "HALFF ASSOC" found for the northeast corner of said 7.237 acre tract of land and the southeast corner of said 8.4646 acre tract of land, said 1/2 inch iron rod with cap stamped "HALFF ASSOC" being the southwest corner of a 8.553 acre tract of land (by deed) conveyed to Junell Reist Ernst, Delane Plattner Van Scoyk, Diana Plattner Eddleman and Debra Plattner Atchley as recorded in Volume 89207, Page 323 of said Official Public Records of Dallas County, Texas;

THENCE South 01 degrees 24 minutes 38 seconds East, with the east line of said 7.237 acre tract of land, a distance of 481.55 feet to a 1/2 inch iron rod with cap (illegible) found for the southeast corner of said 7.237 acre tract of land, said 1/2 inch iron rod with cap (illegible) being in the north right-of-way line of said Interstate Highway 30;

THENCE South 88 degrees 15 minutes 49 seconds West, with the south line of said 7.237 acre tract of land and with the north right-of-way line of said Interstate Highway 30, a distance of 74.40 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOC" set for corner;

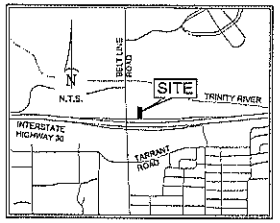
THENCE South 87 degrees 06 minutes 41 seconds West, with the south line of said 7.237 acre tract of land and with the north right-of-way line of said Interstate Highway 30, a distance of 189.05 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 14 minutes 57 seconds West, with the south line of said 7.237 acre tract of land and with the north right-of-way line of said Interstate Highway 30, a distance of 123.10 feet to the POINT OF BEGINNING, and containing 195,177 square feet or 4.481 acres of land, more or less.

OWNER
MIAMI PARTNERS, LLC
P O BOX 601344
DALLAS, TEXAS 75360
PHONE 214-995-9116

ENGINEER
JACOBS
911 CENTRAL PARKWAY NORTH
SUITE 425
SAN ANTONIO, TEXAS 78232
PHONE 210-494-0088
FAX 210-494-4525

FILING DATA



VICINITY MAP

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Miami Partners, LLC does hereby adopt this plat designating the hereon-above described property as Lots 3 & 4, Block A, Beltline Road & IH 30 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 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 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 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 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.

By: Miami Partners, LLC

Witness under my hand this _____day of _____, 20_____.

_____

State of Texas §

County of Dallas §

Before me, the undersigned, a Notary Public in and for said county and state on this day personally appeared _____, known to me to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she 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 _____, 20_____.

_____

Notary Public in and for the State of Texas

_____

Printed Name of Notary

My commission expires on the _____day of _____, 20_____.

Planning Department
Received
2-8-2016

CASE NUMBER P161201

FINAL PLAT

OF

BELTLINE ROAD & IH 30 ADDITION

LOTS 3 & 4, BLOCK A

4.481 ACRES

SITUATED IN THE

RICHARD WILSON SURVEY, ABSTRACT NO. 1548

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

SURVEYOR

GORRONDONA & ASSOCIATES, INC.

1701 NORTH MARKET STREET
SUITE 450, LB 5
DALLAS, TEXAS 75202
PHONE 214.712.0600 FAX 214.712.0604
TEXAS FIRM NO. 10106903

CGA JOB NO. JAC81502.00	DATE: SEPTEMBER 28, 2015	CHK BY: CR	DWN BY: RK