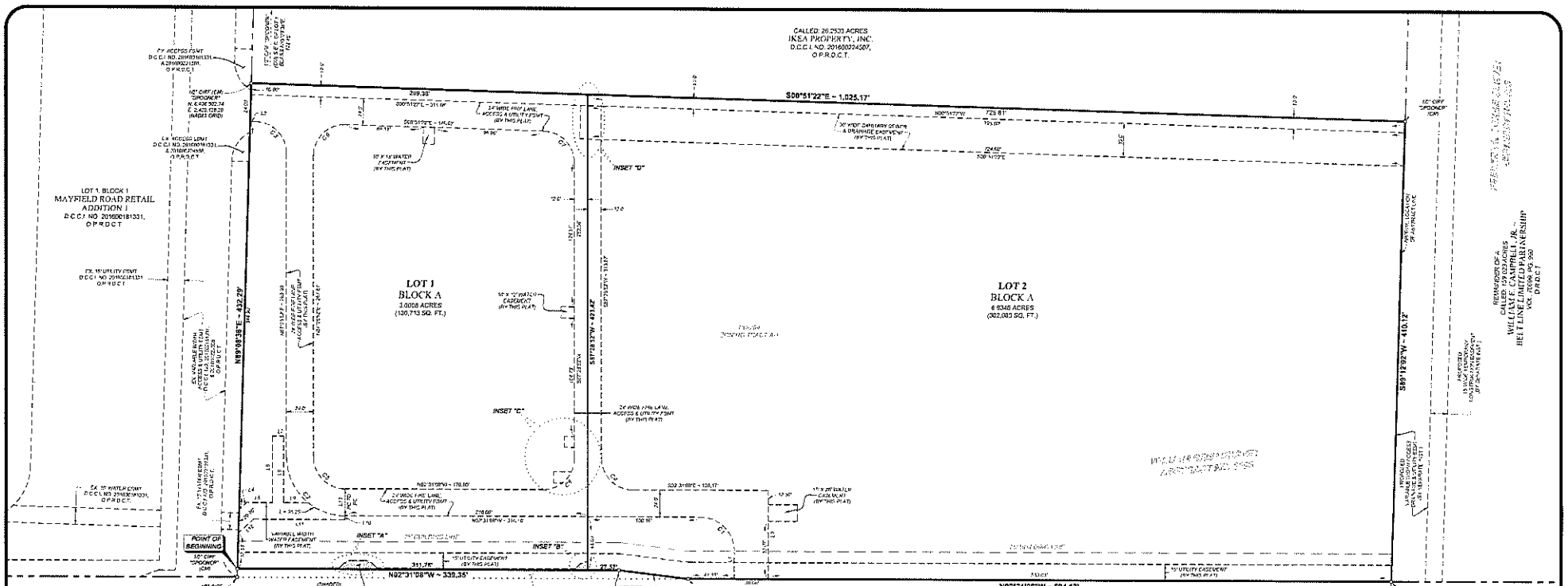

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°28'52"E	25.07'
L2	N89°51'22"W	5.04'
L3	S87°28'52"W	79.57'
L4	S44°57'14"E	8.11'
L5	S02°31'08"E	23.00'
L6	S87°28'52"W	59.22'
L7	N02°31'08"W	16.00'
L8	S87°28'52"W	59.22'
L9	S02°31'08"E	27.88'
L10	N87°28'52"E	3.00'
L11	S02°31'08"E	61.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S44°57'14"E	17.79'
L13	N87°28'52"E	24.00'
L14	N02°31'08"W	9.02'
L15	S87°28'52"W	10.00'
L16	S02°31'08"E	9.02'
L17	N02°31'08"W	15.52'
L18	S87°28'52"W	10.00'
L19	S02°31'08"E	7.52'
L20	S47°31'08"E	5.34'
L21	S02°31'08"E	11.00'
L22	S42°28'52"W	5.34'
L23	S47°31'08"E	5.34'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	30.00'	47.12'	N42°28'52"E	42.43'
C2	52.00'	81.68'	N42°28'52"E	73.56'
C3	28.00'	43.97'	N43°18'45"E	39.60'
C4	28.00'	43.98'	S42°28'52"W	39.60'
C5	28.00'	43.98'	N42°28'52"E	39.60'
C6	28.00'	44.79'	N48°41'15"W	40.17'
C7	28.00'	43.97'	N43°18'45"E	39.60'
C8	28.00'	43.98'	N47°31'08"W	39.60'
C9	11.00'	8.64'	N25°01'05"W	8.42'
C10	11.00'	8.64'	N19°58'52"E	8.42'
C11	11.00'	8.64'	N25°01'05"W	8.42'

NOTE: SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, SURVEYOR'S STATEMENT & GENERAL NOTES

THIS DOCUMENT IS HEREBY RELEASED FOR REVIEW PURPOSES ONLY
EPIC B. SPOONER, R.P.L.S.
APRIL 19, 2017

PRELIMINARY PLAT OF
LOTS 1 & 2, BLOCK A
161 TOLL ROAD RETAIL CORNERS

BEING A PLAT OF A 9.9356 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1292, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 9.9356 ACRE TRACT OF LAND BEING ALL OF A CALLED 9.9356 ACRE TRACT OF LAND CONVEYED TO TA MCA 30, LP, BY DEED THEREOF FILED FOR RECORD IN DALLAS COUNTY CLERK'S INSTRUMENT NO. 201605058745, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

2 LOTS ~ 9.9356 ACRES

CASE NO. P170504
SHEET 1 OF 2

OWNER:
TA MCA 30, LP
4151 N. LONG BLVD.
DALLAS, TEXAS 75205
PH: 214-475-1500
ATTN: CHARLES ANDERSON

ENGINEER:
Stantec
3310 HARVESTER HILL ROAD, SUITE 200
DALLAS, TEXAS 75220
PH: 972-478-9671
ATTN: TRAVIS MONTGOMERY, P.E.

SURVEYOR:
SPOONER & ASSOCIATES
A MULTI-DISCIPLINARY LAND SURVEYING
OVER 25 YEARS OF SERVICE
399 DHONS STREET, STATE 130, CULLEN, TEXAS 77026
PH: 713-644-4141 WWW.SPOONERASSOCIATES.NET
ATTN: ERIC SPOONER ~ 24 HOUR SERVICE
TBPLS ~ FIRM NO. 10194400

Planning Department

APR 25 2017

Received

" OWNER'S CERTIFICATION "

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, TA IKEA 10, LP, is the sole owner of a 9.9356 acre tract of land located in the William Reed Survey, Abstract No. 1393, City of Grand Prairie, Dallas County, Texas, said 9.9356 acre tract of land being all of a called 9.9356 acre tract of land conveyed to **TA IKEA 10, LP,** by deed thereof filed for record in Dallas County Clerk's Instrument No. 201600364745, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 9.9356 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPOONER" found (Controlling Monument - hereinafter referred to as an iron rod found) at the northwest property corner of the said 9.9356 acre tract, same being on the south lot line of Lot 1, Block 1, Mayfield Road Retail Addition 1, being an Addition to the said City and State, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201600281331, O.P.R.D.C.T., said iron rod found also being at the northeast property corner of a right-of-way dedication, conveyed to the State of Texas, by deed thereof filed for record in Dallas County Clerk's Instrument No. 201600171171, O.P.R.D.C.T.;

THENCE North 89°08'38" East, along the north property line of the said 9.9356 acre tract and along the said south lot line, a distance of 432.29 feet to a 1/2 inch iron rod at the northeast property corner of the said 9.9356 acre tract, from which an iron rod found at the southeast lot corner of said lot 1 bears North 89°08'38" East, a distance of 722.46 feet;

THENCE South 00°51'22" East, departing the said lot line, and along the east property line of the said 9.9356 acre tract, a distance of 1,025.17 feet to an iron rod found (Controlling Monument) at the southeast property corner of the said 9.9356 acre tract, same being on the north property line of the remainder of a called 159.023 acre tract of land conveyed to William E. Campbell, Jr - Belt Line Limited Partnership, by deed thereof filed for record in Volume 70099, Page 950, Deed Records, Dallas County, Texas;

THENCE South 89°12'02" West, along the south property line of the said 9.9356 acre tract and along the said north property line of the 159.023 acre tract, a distance of 410.12 feet to an iron rod found (Controlling Monument) at the southwest property corner of the said 9.9356 acre tract, said iron rod found also being on the east right-of-way line of State Highway No. 161 (being a 400 feet wide right-of-way at this point, a portion of said right-of-way being conveyed to the State of Texas, by deed thereof filed for record in Volume 2004207, Page 5233, O.R.D.C.T.);

THENCE along the west property line of the said 9.9356 acre tract and along the said east right-of-way line the following courses and distances:

North 02°31'08" West, a distance of 624.13 feet to an iron rod found (Controlling Monument) at the south property corner of the aforesaid right-of-way dedication;

North 04°30'10" East, a distance of 61.96 feet to an iron rod found (Controlling Monument);

North 02°31'08" West, a distance of 399.35 feet to the **POINT OF BEGINNING.**

The hereinabove described tract of land contains a computed area of **9.9356 acres (432,796 square feet)** of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TA IKEA 10, LP, do hereby adopt this plat designating the hereon-above described property as LOTS 1 & 2, BLOCK 1, 161 TOLL ROAD RETAIL CORNERS, 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 building 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 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 _____, _____ County, _____, this the _____ day of _____, 2017.

TA IKEA 10, LP

By:_____

Charlie Anderson

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 CHARLIE ANDERSON, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

_____

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the City of Grand Prairie.

_____

Eric S. Spooner, R.P.L.S. Date

Texas Registration No. 5922

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S APRIL 19, 2017

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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 and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2017.

_____

Notary Public, State of Texas

" GENERAL NOTES "

- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N 6,956,070.85 E 2,423,757.33, using a combined scale factor of 1.0001288937, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems)
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48113C0435 L and 48113C0445 K, maps revised July 7, 2014, for Dallas County and Incorporated Area. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- The subject property is not located within the 100 year floodplain per FIRM Panel No. 48113C0435 L and 48113C0445 K, dated July 7, 2014
- This plat is based off an ALTA/ACSM Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. 1807-1972441-RTT, Commitment No 1807-1972441-RTT, having an effective date of December 1, 2016, and issued December 23, 2016, and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of the said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise hereon
- 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 for the zoning indicated.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- The purpose of this preliminary plat is to provide for the general layout and location of proposed lots, streets, access approaches, easements, and other requirements prior to full civil engineering necessary for a final plat.
- It is further the purpose of this preliminary plat to establish the development framework necessary to ensure the delivery of services to each lot, including but not limited to water, sewer, storm drain, utilities, and signals/signs to the public road system

OWNER:
TA IKEA 10, LP
1001 YALONDALE LANE
DALLAS, TEXAS 75208
PH: 214-915-0501
ATTN: CHARLIE ANDERSON

ENGINEER:
Stantec
3030 LAWYER'S RIDGE, SUITE 290
DALLAS, TEXAS 75234
PH: 972-487-9001
ATTN: TRAVIS WENTRCK, P.E.

SURVEYOR:
SPOONER & ASSOCIATES
OVER 35 YEARS OF SERVICE
201 SYCAMORE STREET, SUITE 100, DALLAS, TEXAS 75204
(817) 336-6400 WWW.SPOONERSURVEYORS.COM
ATTN: ERIC S. SPOONER - R.P.L.S. (TEXAS) 5922
TBPLS FIRM NO. 10194900

PRELIMINARY PLAT OF

LOTS 1 & 2, BLOCK A

161 TOLL ROAD RETAIL CORNERS

BEING A PLAT OF A 9.9356 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1393, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 9.9356 ACRE TRACT OF LAND BEING ALL OF A CALLED 9.9356 ACRE TRACT OF LAND, CONVEYED TO TA IKEA 10, LP, BY DEED THEREOF FILED FOR RECORD IN DALLAS COUNTY CLERK'S INSTRUMENT NO. 201600364745, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

2 LOTS ~ 9.9356 ACRES

CASE NO P170504
SHEET 2 OF 2

Planning Department
APR 25 2017
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