

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°20'51"E	34.75
L2	S30°27'10"E	28.21
L3	S14°16'51"W	5.06
L4	S44°55'40"W	21.28

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENG
C1	1,965.00'	551.59'	S83°35'44"E	549.78'
C2	230.00'	57.92'	S07°15'50"W	57.77'

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
MARCH 27, 2019

ENGINEER:

OWNER:  
BOB SMITH MANAGEMENT  
COMPANY, LTD.  
3811 TURTLE CREEK BLVD  
SUITE 200  
DALLAS, TX 75219  
214-521-3461  
ATTN: SALLY MASHBURN

GreenbergFarrow

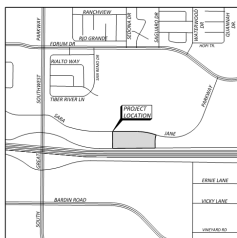
7300 LONE STAR DRIVE, SUITE 200  
PLANO, TEXAS 75024  
(682) 552-1572  
ATTN: YELENA FIESTER

**SURVEYOR:**  
 **SPOONER & ASSOCIATES**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
**OVER 25 YEARS OF SERVICE**  
309 BYERS STREET, STUITE 100, EULESS, TEXAS 76039  
(817) 685-8448 WWW.SPOONERSURVEYORS.CO  
ATTN: ERIC SPOONER - S & A Job No. 18-063  
TPLS FIRM NO. 10054900

PRELIMINARY PLAT  
LOTS 1 thru 4, BLOCK A  
**SMITH I-20 ADDITION**

BEING A PRELIMINARY PLAT OF A 9.5377 ACRE TRACT OF LAND LOCATED IN THE CHARLES D. BALL SURVEY, ABSTRACT NO. 197, AND THE CHARLES D. BALL SURVEY, ABSTRACT NO. 1699, CITY OF GRAND PRAIRIE, TARRANT AND DALLAS COUNTY, TEXAS, SAID 9.5377 ACRE TRACT OF LAND BEING A PORTION OF THE REMAINDER OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO BOB SMITH MANAGEMENT COMPANY, LTD. BY THE DEED THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D197233948, D197233949, D197233951, D197233953, AND D197233956, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

4 LOTS - 9.5377 ACRES CASE NO. P190402



**\* VICINITY MAP \***  
(NOT TO SCALE)

\* LEGEND \*

GRF	IRON ROD FOUND WITH CAP	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
SRF	SRF IRON ROD W/ CAP STAMPED "SPOONER & ASSOC." SET	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
RF	IRON ROD FOUND	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
PRM	PIESER & MANION CONTROLLING MONUMENT	6	CENTER LINE
(CM)		ESMT.	EASEMENT
PG	PAGE	EX	EXISTING
D.C.C.I. NO.	DALLAS COUNTY CLERK'S INSTRUMENT NUMBER	S.S.	SANITARY SEWER
T.C.C.I. NO.	TARRANT COUNTY CLERK'S INSTRUMENT NUMBER	1 & 5.07'	ARC LENGTH OF 5.07'

SEE PAGE 2 OF 2 FOR OWNER'S  
DEDICATION, OWNER'S CERTIFICATE  
SURVEYOR'S STATEMENT AND  
GENERAL NOTES

0 20' 40' 80'

GRAPHIC SCALE IN FEET

APPROXIMATE LOCATION

Exhibit B - Preliminary Plat  
Page 2 of 2

\* OWNER'S CERTIFICATION \*

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, BOB SMITH MANAGEMENT COMPANY, LTD., is the sole owner of a 9.5377 acre tract of land located in the Charles D. Ball Survey, Abstract No. 197, and the Charles D. Ball Survey, Abstract No. 1099, City of Grand Prairie, Dallas and Tarrant County, Texas, said 9.5377 acre tract of land being a portion of the remainder of those certain tracts of land conveyed to BOB SMITH MANAGEMENT COMPANY, LTD., by the deeds thereof filed for record in Tarrant County Clerk's Instrument No. D197233948, D197233949, D197233951, D197233953 and D197233956, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 9.5377 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) on the north right-of-way line of Interstate Highway No. 20 (being a variable width right-of-way with controlled access, a portion of said right-of-way being conveyed to the State of Texas, by deed thereof filed for record in Volume 4912, Page 787, Deed Records, Tarrant County, Texas), said iron rod set also being at the southeast property corner of a called 2.751 acre tract of land conveyed to Infinite Hospitality Management Development, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D218281837, O.P.R.T.C.T., from which a 5/8 inch iron rod found (Controlling Monument) at the southwest property corner of the said 2.751 acre tract bears South 89°30'13" West, a distance of 335.21 feet;

**THENCE** North 00°30'27" West, departing the said right-of-way line, over and across the said Bob Smith Management tract, and along the east property line of the said 2.751 acre tract, a distance of 363.61 feet to an iron rod set at the northeast property corner of the said 2.751 acre tract, said iron rod set also being on the south right-of-way line of Sara Jane Parkway (being a variable width public right-of-way, a portion of said right-of-way being conveyed to the City of Grand Prairie, by the deeds thereof filed for record in Tarrant County Clerk's Instrument No. D212138855, O.P.R.T.C.T., and Dallas County Clerk's Instrument No. 201200165519, O.P.R.D.C.T.), from which a 1/2 inch iron rod with a cap stamped "BRITTAIN & CRAWFORD" found at a north property corner of the said 2.751 acre tract bears South 88°23'48" West, a distance of 133.87 feet;

**THENCE** along the said south right-of-way line of Sara Jane Parkway the following courses and distances:

North 88°23'48" East, a distance of 569.92 feet to a 1/2 inch iron rod found (Controlling Monument) at the beginning of a curve to the right having a radius of 1,965.00 feet;

Along said curve to the right, an arc length of 551.59 feet, and across a chord which bears South 83°35'44" East, a chord length of 549.78 feet to a 1/2 inch iron rod with a cap stamped "FIESTER & MANION" found (Controlling Monument - hereinafter referred to as a 1/2 inch capped iron rod found);

South 75°20'51" East, a distance of 34.75 feet to a 1/2 inch capped iron rod found at the northerly end of a corner clip located at the intersection of the said south right-of-way line with the west right-of-way line of Bob Smith Parkway (being a 60 feet wide public right-of-way, said right-of-way being conveyed to the City of Grand Prairie, by the deeds thereof filed for record in Dallas County Clerk's Instrument No. 201200165519, O.P.R.D.C.T., and Tarrant County Clerk's Instrument No. D212138855, O.P.R.T.C.T.);

**THENCE** South 30°27'10" East, along the said corner clip, a distance of 28.21 feet to a 1/2 inch capped iron rod found at the southerly end of the said corner clip;

**THENCE** along the said west right-of-way line of Bob Smith Parkway the following courses and distances:

South 14°16'51" East, a distance of 5.06 feet to a 1/2 inch capped iron rod found at the beginning of a curve to the left having a radius of 230.00 feet;

Along said curve to the left, an arc length of 57.92 feet, and across a chord which bears South 07°15'50" West, a chord length of 57.77 feet to a 1/2 inch capped iron rod found;

South 00°00'51" West, a distance of 197.98 feet to a 1/2 inch capped iron rod found at the northerly end of a corner clip located at the intersection of the said west right-of-way line of Bob Smith Parkway and the said north right-of-way line of Interstate Highway No. 20;

**THENCE** South 44°55'40" West, along the said corner clip, a distance of 71.28 feet to a 1/2 inch iron rod found (Controlling Monument) at the southerly end of the said corner clip;

**THENCE** South 89°30'13" West, along the said north right-of-way line of Interstate Highway No. 20, a distance of 1,137.16 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **9.5377 acres (415,463 square feet)** of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, BOB SMITH MANAGEMENT COMPANY, LTD., do hereby adopt this plat designating the herein-above described property as LOTS 1 thru 4, BLOCK A, SMITH 1-20 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 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 \_\_\_\_\_, 2019.

BOB SMITH MANAGEMENT COMPANY, LTD.

By: \_\_\_\_\_

Printed Name and Title

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 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, on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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.

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
MARCH 27, 2019

Eric S. Spooner, R.P.L.S. Date  
Texas Registration No. 5922

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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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: 6,932,435.31 E: 2,418,441.92, using a combined scale factor of 1.0001306084, 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. 48439C0370 K; map revised September 25, 2009 for Tarrant County and incorporated areas. 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. 48439C0370 K, dated September 25, 2009.
- 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. and Commitment No. NC5-910360-COL, having and effective date of June 27, 2018, and issued July 10, 2018, 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 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise herein.
- 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.
- Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
- The purpose of this plat is to create three non-residential lots for commercial development.

PRELIMINARY PLAT  
LOTS 1 thru 4, BLOCK A  
SMITH 1-20 ADDITION

BEING A PRELIMINARY PLAT OF A 9.5377 ACRE TRACT OF LAND LOCATED IN THE CHARLES D. BALL SURVEY, ABSTRACT NO. 197, AND THE CHARLES D. BALL SURVEY, ABSTRACT NO. 1099, CITY OF GRAND PRAIRIE, TARRANT AND DALLAS COUNTY, TEXAS, SAID 9.5377 ACRE TRACT OF LAND BEING A PORTION OF THE REMAINDER OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO BOB SMITH MANAGEMENT COMPANY, LTD. BY THE DEED THEREOF FILED FOR RECORD IN TARRANT COUNTY CLERK'S INSTRUMENT NO. D197233948, D197233949, D197233951, D197233953, AND D197233956, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

4 LOTS - 9.5377 ACRES CASE NO. P190402  
SHEET 2 OF 2

OWNER:  
BOB SMITH MANAGEMENT  
COMPANY, LTD.  
3811 TURTLE CREEK BLVD.  
SUITE 200  
DALLAS, TX 75219  
214-521-3461  
ATTN: SALLY WASHBURN

ENGINEER:  
  
7300 LONE STAR DRIVE, SUITE 200  
PLANO, TEXAS 75024  
(972) 552-1572  
ATTN: YELENA FIESTER

SURVEYOR:  
  
3190 VIEWS STREET, SUITE 100, EL DORADO, TEXAS 76039  
817-716-0440 WWW.SPOONERANDASSOCIATES.COM  
ATTN: ERIC SPOONER ~ S & A Job No. 19-063  
TNS-A-PIN No. 1004602