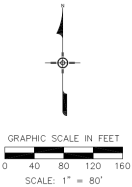


VICINITY MAP
(NOT TO SCALE)
MAPSCO 61K



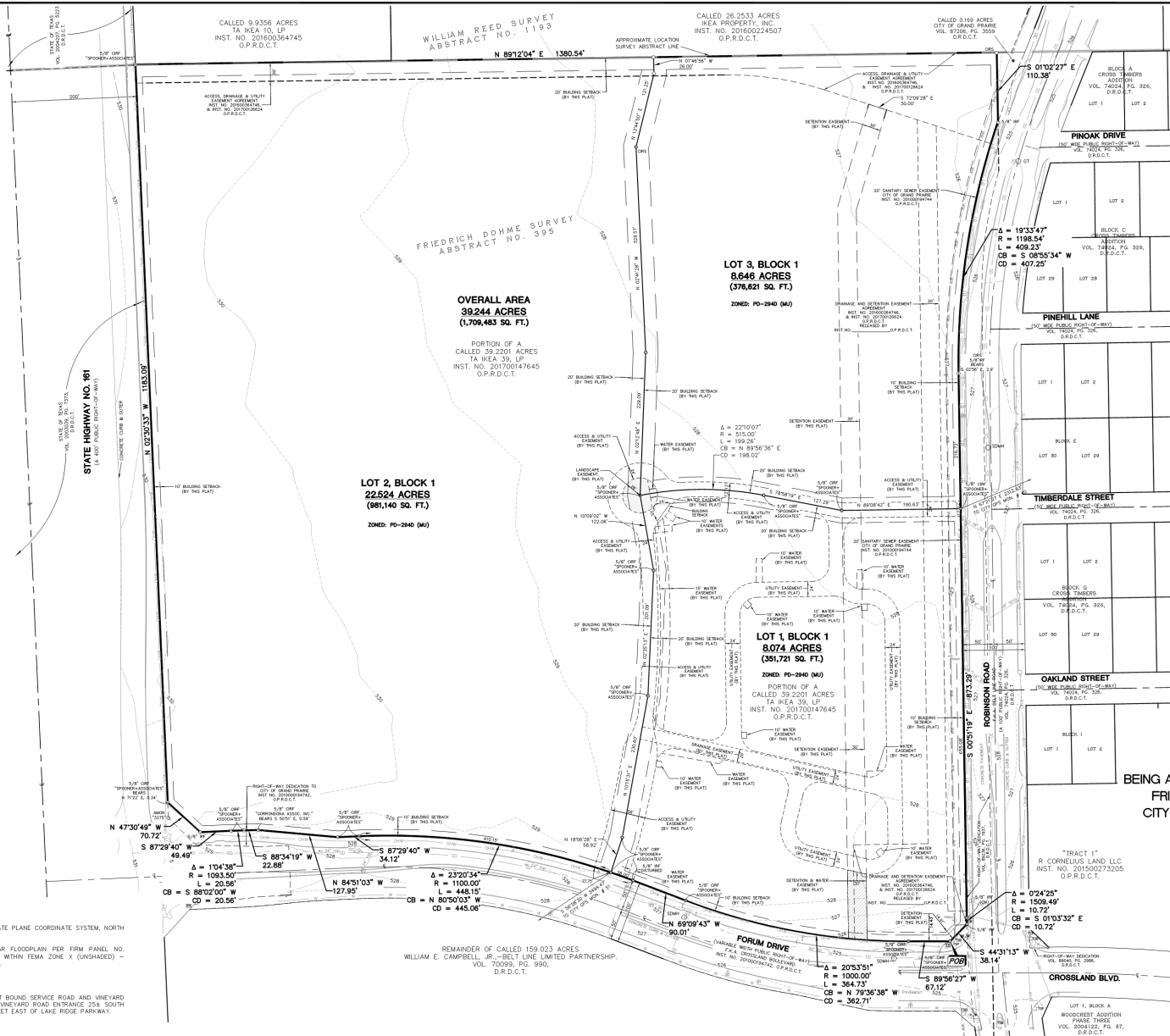
LEGEND

CHW	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SPONKER & ASSOCIATES" FOUND (UNLESS OTHERWISE NOTED)
CHS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STATTEC" SET
D.R.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
F.K.A.	FORMERLY KNOWN AS
A.K.A.	ALSO KNOWN AS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
CI	CURB INLET
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
X/W	CROSSWALK SIGNAL
CB	CABLE BOX
—W—	UNDERGROUND WATER LINE
—WW—	UNDERGROUND WASTEWATER LINE
—SD—	UNDERGROUND STORM DRAINAGE LINE
—UT—	UNDERGROUND TELEPHONE LINE
—H—	OVERHEAD WIRE
—S—	CONTOUR LABEL
⊙	CENTERLINE
⊙MMH	WASTEWATER MANHOLE
⊙SMH	STORM DRAINAGE MANHOLE
⊙	SONG
⊙	LIGHT POLE
⊙	POWER POLE
—	GUY WIRE
⊙	FIRE HYDRANT
⊙	WATER VALVE
⊙	WATER METER
⊙	ELECTRIC BOX

GENERAL NOTES

- BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO. 48130AHK, DATED JULY 7, 2014. THE PROPERTY IS LOCATED WITHIN FEMA ZONE X (UNSHADED) - DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- REFERENCE BENCHMARK: CITY OF GRAND PRAIRIE OPS MONUMENT 18 ALUMINUM MONUMENT FOUND AT THE INTERSECTION OF IH 20, EAST BOUND SERVICE ROAD AND VINEYARD ROAD APPROXIMATE 9 FEET WEST OF THE END BACK OF CURB OF VINEYARD ROAD ENTRANCE 254 SOUTH OF THE EAST BOUND SERVICE ROAD OF IH 20 APPROXIMATE 600 FEET EAST OF LAKE RIDGE PARKWAY. REFERENCE ELEVATION: 520.49'
- ZONING: PD-2940 "PLANNED DEVELOPMENT FOR GENERAL RETAIL AND MULTI-FAMILY USES" ORDINANCE NO. 1024-2017. INTENDED LAND USE: LOT 1, BLOCK 1 MULTI-FAMILY; LOT 2, BLOCK 1 MIXED USE. "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."

V:\22250\ac-w\222511089\survey\11089\p\dwg mod\Ref by substation on Nov 27, 18 7:44 AM



PRELIMINARY PLAT
THE SUTHERLAND
LOTS 1, 2 & 3, BLOCK 1

BEING A 39,244 ACRE TRACT OF LAND SITUATED IN THE
FRIEDRICH DOHME SURVEY, ABSTRACT NO. 395
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

3 LOTS - 39,244 ACRES

CASE NUMBER P181201

NOVEMBER 27, 2018

PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY

OWNER:

TA IEA 39, LP
4801 WEST LOVERS LANE
DALLAS, TEXAS 75254
PH: (214) 445-5059
CONTACT: CHARLES W. ANDERSON
EMAIL: ANDCWME@COM

APPLICANT:

CARLETON DEVELOPMENT, LTD.
6485 BELT LINE ROAD, SUITE 300
DALLAS, TEXAS 75254
PH: (972) 990-9810, EXT 104
CONTACT: JULENCHER@CARLETONRP.COM
EMAIL: JULENCHER@CARLETONRP.COM

SURVEYOR:

STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: DAVID J. DE WEIRD, R.P.L.S.
EMAIL: DAVID.DEWEIRD@STANTEC.COM
TBPLS FIRM NO. 10154229

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **TA IEKA 39, LP** IS THE OWNER OF A 39.244 ACRE TRACT OF LAND SITUATED IN THE FREDRICH DOHME SURVEY, ABSTRACT NO. 395, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING ALL OF A CALLED 39.2201 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TA IEKA 39, RECORDED IN INSTRUMENT NUMBER 201700147645, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY (O.P.R.D.C.I.), SAID 39.244 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SPOONER & ASSOCIATES" (HEREINAFTER REFERRED TO AS "SPOONER CAP FOUND") FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF FORUM DRIVE, (FORMERLY KNOWN AS CROSSLAND BOULEVARD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF ROBINSON ROAD, (FORMERLY KNOWN AS BELT LINE ROAD, A 100-FOOT PUBLIC RIGHT-OF-WAY), SAME BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 39.2201 ACRE TRACT OF LAND;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FORUM DRIVE, THE FOLLOWING CALLS:

SOUTH 89°56'27" WEST, A DISTANCE OF 67.12 FEET TO A SPOONER CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2°03'51" FOR AN ARC LENGTH OF 364.73 FEET, A CHORD BEARING OF NORTH 79°38'38" WEST AND A CHORD DISTANCE OF 362.71 FEET TO A SPOONER CAP FOUND FOR THE POINT OF TANGENCY;

NORTH 69°09'43" WEST, A DISTANCE OF 90.01 FEET TO A 5/8-INCH IRON ROD FOUND (DISTURBED) FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,100.00 FEET;

NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°20'34" FOR AN ARC LENGTH OF 448.15 FEET, A CHORD BEARING OF NORTH 80°50'03" WEST AND A CHORD DISTANCE OF 445.06 FEET TO A SPOONER CAP FOUND FOR THE POINT OF TANGENCY;

SOUTH 87°29'40" WEST, A DISTANCE OF 34.12 FEET TO A SPOONER CAP FOUND FOR CORNER;

NORTH 84°51'03" WEST, A DISTANCE OF 127.95 FEET TO AN ANGLE POINT FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "GORRONDONA ASSOC. INC." FOUND BEARS SOUTH 50°51" EAST, A DISTANCE OF 0.59 FEET;

SOUTH 88°34'19" WEST, A DISTANCE OF 22.88 FEET TO A SPOONER CAP FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,093.50 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°10'43"8" FOR AN ARC LENGTH OF 20.56 FEET, A CHORD BEARING OF SOUTH 88°02'00" WEST AND A CHORD DISTANCE OF 20.56 FEET TO A SPOONER CAP FOUND FOR THE POINT OF TANGENCY;

SOUTH 87°29'40" WEST, A DISTANCE OF 49.49 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FORUM DRIVE WITH THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 161, (A CALLED 400-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 39.2201 ACRE TRACT OF LAND;

THENCE NORTH 47°30'49" WEST ALONG SAID CORNER CLIP IN SAID EAST RIGHT-OF-WAY, A DISTANCE OF 70.72 FEET TO THE NORTH END OF SAID CORNER CLIP, FROM WHICH A SPOONER CAP FOUND BEARS NORTH 71°22" EAST, A DISTANCE OF 0.34 FEET;

THENCE NORTH 02°30'33" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,183.09 FEET TO A SPOONER CAP FOUND FOR THE NORTHWEST CORNER OF SAID 39.2201 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 9.9356 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TA IEKA 10, LP RECORDED IN INSTRUMENT NUMBER 20160024507, O.P.R.D.C.I., A DISTANCE OF 1,380.54 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHEAST CORNER OF SAID 39.2201 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.169 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO THE CITY OF GRAND PRAIRIE RECORDED IN VOLUME 87206, PAGE 3559, DEED RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.I.), AND BEING AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ROBINSON ROAD;

THENCE NORTH 89°12'04" EAST ALONG THE COMMON LINE OF SAID 39.2201 ACRE TRACT OF LAND AND SAID 9.9356 ACRE TRACT OF LAND AND THE SOUTH LINE OF THAT CALLED 26.2533 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO IEKA PROPERTY, INC. RECORDED IN INSTRUMENT NUMBER 20160024507, O.P.R.D.C.I., A DISTANCE OF 1,380.54 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHEAST CORNER OF SAID 39.2201 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.169 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED TO THE CITY OF GRAND PRAIRIE RECORDED IN VOLUME 87206, PAGE 3559, DEED RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.I.), AND BEING AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ROBINSON ROAD;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID ROBINSON ROAD, THE FOLLOWING CALLS:

SOUTH 01°02'27" EAST, A DISTANCE OF 110.38 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS POINT WHICH BEARS SOUTH 71°17'32" EAST, A DISTANCE OF 1198.54 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°33'47" FOR AN ARC LENGTH OF 409.23 FEET, A CHORD BEARING OF SOUTH 08°55'34" WEST AND A CHORD DISTANCE OF 407.25 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF TANGENCY, AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 02°56" EAST, A DISTANCE OF 2.9 FEET;

SOUTH 00°51'19" EAST, A DISTANCE OF 873.29 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 809.49 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 80°24'25" FOR AN ARC LENGTH OF 10.72 FEET, A CHORD BEARING OF SOUTH 01°03'32" EAST AND A CHORD DISTANCE OF 10.72 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTH END OF THE AFOREMENTIONED CORNER CLIP AT THE INTERSECTION OF SAID ROBINSON ROAD AND SAID FORUM DRIVE;

THENCE SOUTH 44°31'13" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 38.14 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,709,483 SQUARE FEET OR 39.244 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **TA IEKA 39, LP** DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **THE SUTHERLAND**, 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, 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 ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS MY HAND AT _____, COUNTY, TEXAS THIS _____ DAY OF _____, 2018.

TA IEKA 39, LP, A DELAWARE LIMITED PARTNERSHIP
BY: CWA IEKA 39 OP, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS: MANAGING GENERAL PARTNER

BY: _____ CHARLES W. ANDERSON, MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES W. ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE.

DATED THIS THE _____ DAY OF _____, 2018.

DAVID J. DE WEIRD
REGISTERED PROFESSIONAL LAND SURVEYOR 5066

Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
For Review Purposes Only
David J. De Weird, R.P.L.S.
Registration No. 5066
NOVEMBER 27, 2018

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVID J. DE WEIRD, 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 EXPRESSED AND UNDER OATH STATED THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

THE SUTHERLAND

LOTS 1, 2 & 3, BLOCK 1

BEING A 39.244 ACRE TRACT OF LAND SITUATED IN THE
FREDRICH DOHME SURVEY, ABSTRACT NO. 395
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

3 LOTS - 39.244 ACRES
CASE NUMBER P181201

NOVEMBER 27, 2018

PRELIMINARY PLAT
FOR INSPECTION PURPOSES ONLY

OWNER:

TA IEKA 39, LP
4801 WEST LOVERS LANE
DALLAS, TEXAS 75209
PH. (214) 445-5059
CONTACT: CHARLES W. ANDERSON
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APPLICANT:

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5485 BELT LINE ROAD, SUITE 300
DALLAS, TEXAS 75254
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EMAIL: JFULENCHER@CARLETONRP.COM

SURVEYOR:

STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
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EMAIL: DAVID.DEWEIRD@STANTEC.COM
TBPLS FIRM NO. 10194229