Legend of Symbols & Abbreviations

× NG 415.40	NATURAL GROUND	× COC 415.31	EDGE OF CONCRETE
× CLF 416.35	CHAIN LINK FENCE	× EOA 413.38	EDGE OF ASPHALT
× TOC 411.43	TOP OF CONCRETE	× UGC 420.19	UNDERGROUND CABLE
× WDF 411.43	WOOD FENCE	× UGG 414.27	UNDERGROUND GAS
△ CP 417.19	CONTROL POINT	× UGT 448.13	UNDERGROUND TELEPHONE
× TOE 415.04	TOE OF BANK	SS MH	SANITARY SEWER MANHOLE
× TB 409.80	TOP OF BANK	FH	FIRE HYDRANT
× FL 402.79	FLOW LINE	LD	LID
PP	POWER POLE	WV 412.05	WATER VALVE
LP	LIGHT POLE	48" RCP	48" R.C.P.
CO	CLEANOUT	ELEC MH	ELECTRIC MANHOLE
WMH	WATER MANHOLE	410.34 WALL	WALL
GUY	GUY WIRE	TSPB	TRAFFIC SIGNAL BOX
× HDG 407.79	HEDGE	WM	WATER METER
× TC 410.04	TOP OF CURB	POST	POST
× G 409.68	GUTTER	TREE	TREE
SDMH	STORM MANHOLE	EB	ELECTRIC BOX
× TOA 409.86	TOP OF ASPHALT	1/2" IRS	SET 1/2" IRON ROD STAMPED "SGI RPLS 3664" UNLESS OTHERWISE NOTED.
1/2" IRF	1/2" IRON ROD FOUND		
HWT	HACKBERRY TREE	ET	ELM TREE
CT	CEDAR TREE	HCY	HICKORY TREE
CMT	CREPE MYRTLE	OT	OAK TREE

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LODGE REALTY PARTNERS LLP, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN-ABOVE DESCRIBED PROPERTY AS LODGE REALTY ADDITION, NO. 2, 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 THE 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 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 IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

WITNESS MY HAND AT GRAND PRAIRIE, TEXAS, THIS THE ______ DAY OF ______________, 2017.

____
AGENT FOR THE ARLINGTON JUBILEE CHRISTIAN CHURCH

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE ______ DAY OF ______________, 2017.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, LOUIS SALCEDO, 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 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

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.

____
LOUIS M. SALCEDO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3664

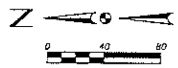
____
DATE

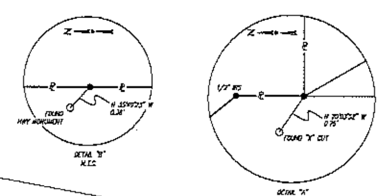
STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, 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 EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE DAY OF ______________, 2017.

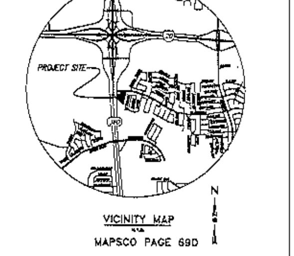
____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

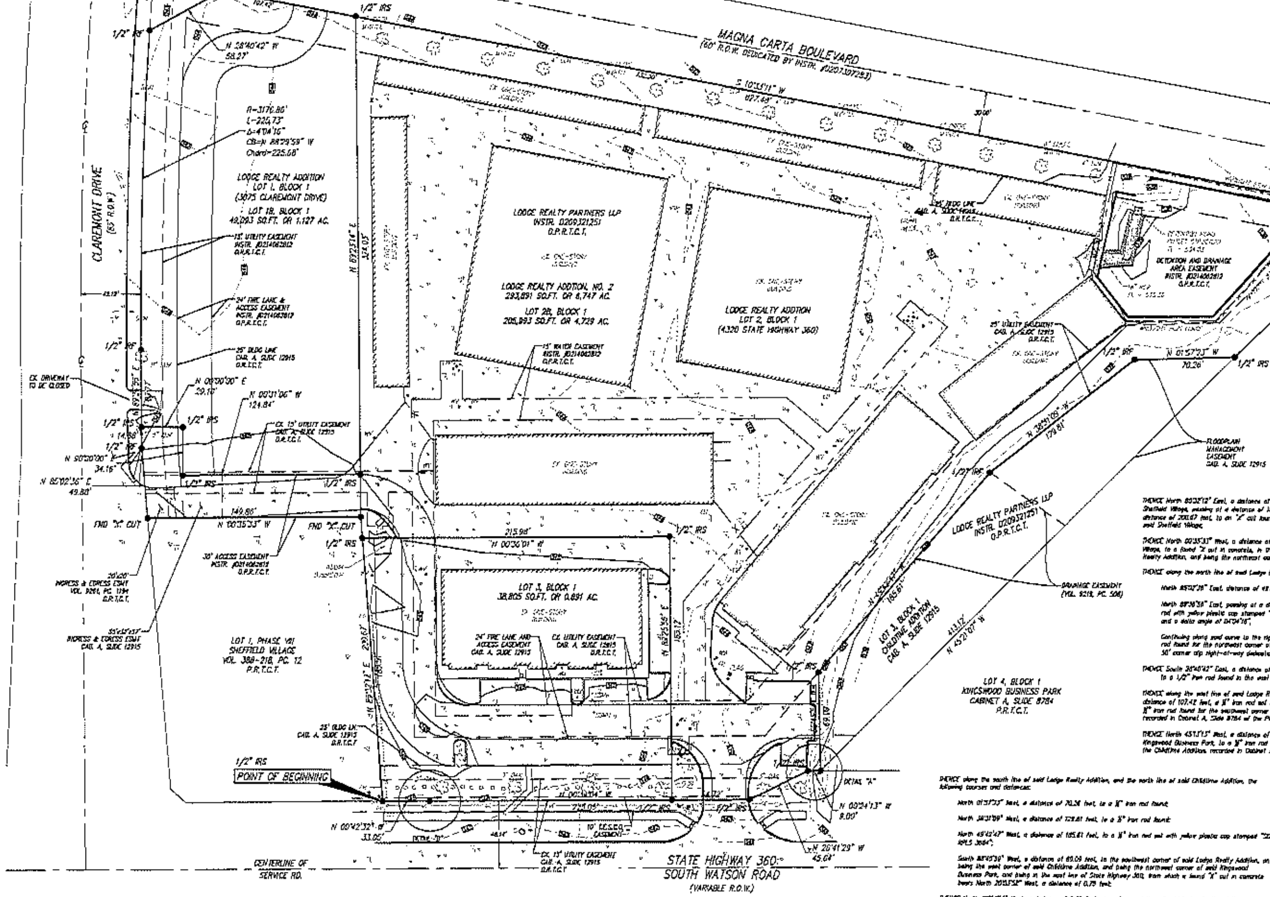




GENERAL NOTES:

1. BASIS OF BEARING: NAD 1983 STATE PLANE COORDINATES, TEXAS NORTH CENTRAL, 4202 (2011). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 12/21/16
2. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
3. BENCHMARKS:
   3.1. CITY OF GRAND PRAIRIE GPS MONUMENT #51: 3 1/2" ALUMINUM DISK – STATION IS LOCATED IN THE CENTER MEDIAN OF CLAREMONT DRIVE AT THE INTERSECTION OF THE EAST FRONTAGE ROAD OF S.H. 360, 20 FEET EAST FROM THE BACK OF CURB AND 36' NORTH FROM THE BACK OF CURB. MAPSCO 86T. ELEVATION = 547.737
   3.2. CITY OF GRAND PRAIRIE GPS MONUMENT #26: 3 1/4" ALUMINUM DISK – STATION IS LOCATED ON THE NORTH SIDE OF WEST CAMP WISDOM ROAD, APPROXIMATELY 400 FEET WEST OF LAKE RIDGE PARKWAY. ELEVATION = 557.642
5. THE PURPOSE OF THIS PLAT IS TO CREATE A THREE LOT SUBDIVISION.
6. 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.
7. EXISTING AND FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
8. STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OF HOME OWNERS ASSOCIATION (HOA).
9. THERE ARE NO KNOWN ACTIVE OR ABANDONED WATER WELLS ON THE PROPERTY.





OWNER
LODGE REALTY PARTNERS LLP
222 W. MAIN STREET #B
ARLINGTON, TX 76010

SURVEYOR
SALCEDO GROUP, INC.
400 S. ZANG BLVD., SUITE 1420
DALLAS, TEXAS 75208
(214) 941-8610

TARRANT COUNTY:

FLOOD STATEMENT: According to Community Panel No. 48439C0370K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate
City of Grand Prairie
State of Texas
County of Tarrant

WHEREAS Lodge Realty Partners LLP, is the owner of a 293,891 square feet or 6.747 acre tract of land out of the John Moody Survey, Abstract No. 1007, in the City of Grand Prairie, Tarrant County, Texas, being all of the Lodge Realty Addition recorded in Instrument Number D214062812 of the Official Public Records of Tarrant County, all of a tract of land conveyed to Lodge Realty Partners, LLP, recorded in Instrument No. D209321251, of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set for the northwest corner of said Lodge Realty Addition, and being in the east line of State Highway 360 (Variable Width Right-of-Way), and being the southeast corner of Lot 1, Phase VII Sheffield Village, recorded in Volume 388-218, Page 12 of the Plat Records of Tarrant County, Texas;

THENCE North 80°02'12" East, a distance of 200.67 feet, along the north line of said Lodge Realty Addition, and the common south line of said Sheffield Village, passing at a distance of 165.51 a ½" iron rod set with a yellow plastic cap stamped "SGI RPLS 3664", and continuing for a total distance of 200.67 feet, to an "X" cut found in concrete, and being an interior corner of said Lodge Realty Addition, and being the southeast corner of said Sheffield Village;

THENCE North 00°35'33" West, a distance of 149.86 feet, along the west line of said Lodge Realty Addition, and the common east line of said Sheffield Village, to a found "X" cut in concrete, in the south line of Claremont Drive (65' Right-of-Way), and being the northwest corner of said of said Lodge Realty Addition, and being the northeast corner of said Sheffield Village;

THENCE along the north line of said Lodge Realty Addition and the common south line of Claremont Drive, the following courses and distances:

North 85°02'26" East, distance of 49.80 feet, to a ½" iron rod found;

North 89°38'38" East, passing at a distance of 14.88 feet, a ½" iron rod found, and continuing for a total distance of 69.77 feet, to a ½" iron rod with yellow plastic cap stamped "SGI RPLS 3664" set in the beginning of a non-tangent curve to the right, having a radius of 3176.86 feet and a delta angle of 04°04'16";

Continuing along said curve to the right, a distance of 225.73 feet (chord bears: South 88°29'59" East, a distance of 225.68 feet), to a ½" iron rod found for the northeast corner of said Lodge Realty Addition, and being in the south line of Claremont Drive, and being in the west line of a 50' corner clip right-of-way dedication, recorded in Instrument Number D214062812;

THENCE South 28°40'42" East, a distance of 58.27 feet, along the east line of said Lodge Realty Addition, same being the west line of said corner clip, to a 1/2" iron rod found in the west line of Magna Carta Boulevard (60' Right-of-Way);

THENCE along the east line of said Lodge Realty Addition, same being the west line of Magna Carta Boulevard, South 10°33'11" West, passing at a distance of 107.42 feet, a ½" iron rod set with yellow plastic cap stamped "SGI RPLS 3664", and continuing for a total distance of 827.46 feet to a ½" iron rod found for the southeast corner of said Lodge Realty Addition, and being the northeast corner of Lot 4, Block 1 Kingswood Business Park, recorded in Cabinet A, Slide 8784 of the Plat Records of Tarrant County, Texas;

THENCE North 45°13'15" West, a distance of 144.94 feet, along the south line of said Lodge Realty Addition, and the common north line of said Kingswood Business Park, to a ½" iron rod set with yellow plastic cap stamped "SGI RPLS 3664", and being the southeast corner of Lot 1, Block 1 of the Childtime Addition, recorded in Cabinet A, Slide 12915 of the Plat Records of Tarrant County Texas;

THENCE along the south line of said Lodge Realty Addition, and the north line of said Childtime Addition, the following courses and distances:

North 01°57'23" West, a distance of 70.26 feet, to a ½" iron rod found;

North 38°31'09" West, a distance of 129.81 feet, to a ½" iron rod found;

North 45°45'47" West, a distance of 185.61 feet, to a ½" iron rod set with yellow plastic cap stamped "SGI RPLS 3664";

South 88°45'39" West, a distance of 69.09 feet, to the southwest corner of said Lodge Realty Addition, and being the west corner of said Childtime Addition, and being the northwest corner of said Kingswood Business Park, and being in the east line of State Highway 360, from which a found "X" cut in concrete bears North 20°53'52" West, a distance of 0.75 feet;

THENCE North 00°24'13" West, a distance of 9.00 feet, along the west line of said Lodge Realty Addition, same being the east line of State Highway 360, to a ½" iron rod set with yellow plastic cap stamped "SGI RPLS 3664";

THENCE along the west line of said Lodge Realty Addition and the common east line of State Highway 360, the following courses and distances:

North 26°41'29" West, a distance of 45.64 feet, to a ½" iron rod found;

North 00°34'04" West, passing at a distance of 54.72 feet, a ½" iron rod with yellow plastic cap stamped "SGI RPLS 3664", and continuing for a total distance of 223.03 feet, to a point for corner, from which a TxDOT monument bears North 35°05'25" West, a distance of 0.38 feet;

THENCE North 00°42'32" West, a distance [illegible] being the east line of State Highway 360, to [illegible] 6.747 acres, more or less.

FINAL PLAT

LOTS 1B, 2B AND 3, BLOCK 1
LODGE REALTY ADDITION, NO. 2
6.747 AC.

A 6.747 ACRE TRACT OF LAND OUT OF
JOHN MOODY SURVEY, ABSTRACT No. 1007
IN THE
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

SGI Salcedo Group, Inc.
SALCEDO GROUP, INC. F-5482
400 S. ZANG BLVD., SUITE 1420
DALLAS, TX 75208
PHONE: (214)-941-8610
Texas TBPLS Firm License 10070800

SHEET 1 OF 1

03-01-17

Planning Department
MAR 01 2017
Received