



That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

State of Texas §
County of Tarrant §

Notary Public in and for the State of Texas

My Commission expires: _____

LEGEND

N
S
E
W
+ DEGREES
+ MINUTES/FEET
+ SECONDS/INCHES

O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

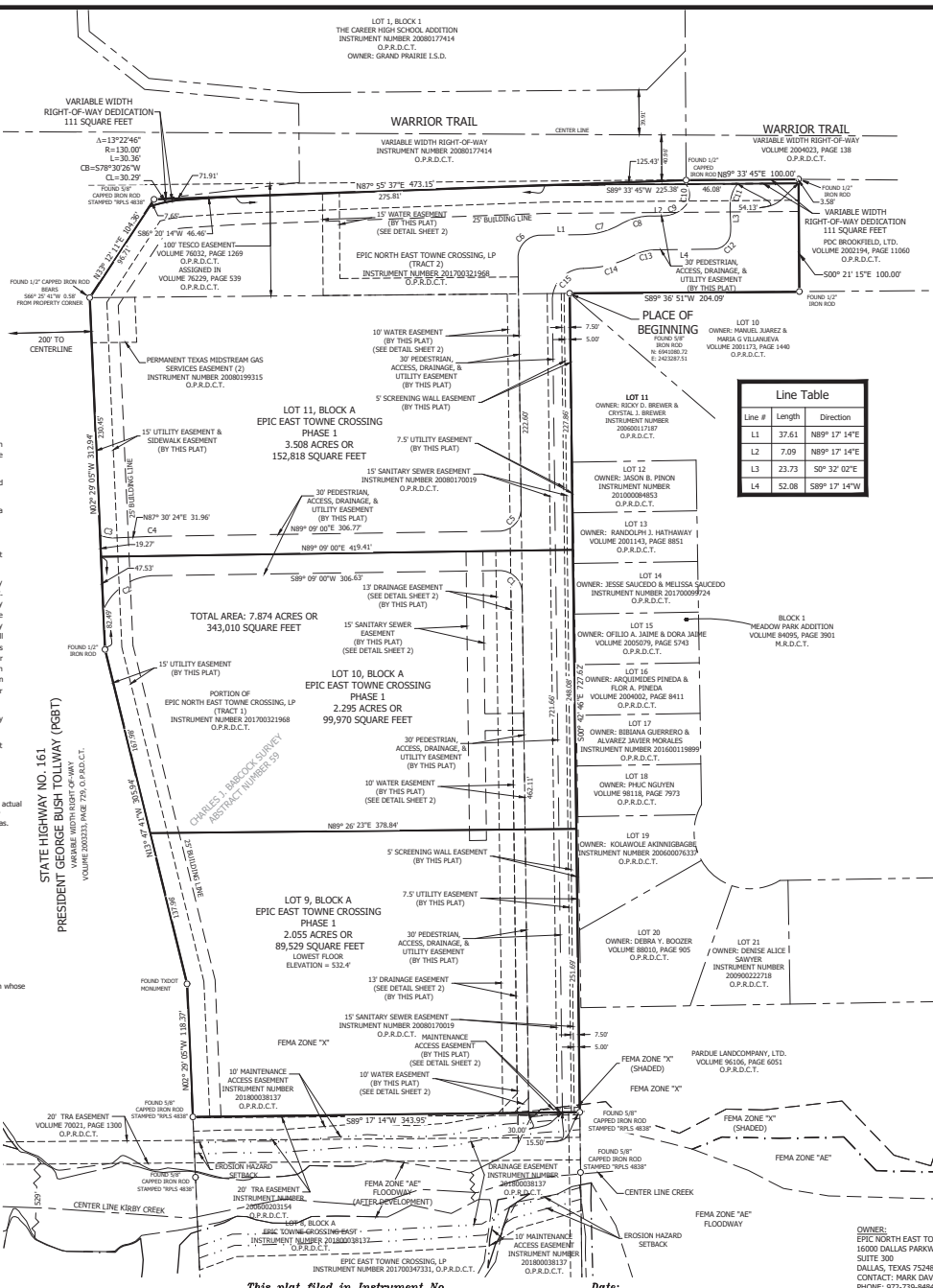
M.R.D.C.T.
MAP RECORDS
DALLAS COUNTY, TEXAS

IRS = 5/8" IRON ROD WITH
CAP STAMPED "TRPLS
4838" SET

GRAPHIC SCALE

0 20 40 60 80 100

(IN FEET)
1 inch = 50 ft.



THENCE South 89 degrees 36 minutes 51 seconds West with the common line between said Tract 2 and said Meadow Park Addition, a distance of 204.09 feet to

Line #	Length	Direction
L1	37.61	N89° 17' 14"E
L2	7.09	N89° 17' 14"E
L3	23.73	S0° 32' 02"E
L4	52.08	S89° 17' 14"W

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

Witness, my hand this _____ day of _____, 2018.

By: Weber Epic GP, Inc.

its: authorized General Partner

By: _____
John P. Weber, President

State of Texas §
County of Dallas §

Before me, the undersigned authority, on this day personally appeared **John P. Weber, President**, 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 this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission expires: _____

Case: SD# P180304
FINAL PLAT

EPIC EAST TOWNE CROSSING

EPIC EAST TOWNE CROSSING
BLADE 1

PHASE I

LOTS 9-11, BLOCK A
3 Lots

7.874 acres out of the

Charles J. Babcock Survey, Abstract No. 59

City of Grand Prairie, Dallas County, Texas

Date Prepared: January 2018

SHEET 1 OF 2

ENGINEER / SURVEYOR:
BRANNISTER ENGINEERING, LLC

240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063

CONTACT: MIKE DAVIS, RPLS
PHONE: 817-842-2094
Mike@hannco.com

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax

PRINCE@uafinstitute.org TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 151-17-02

15.01' N87° 55' 37"E 473.15' 182.94'

15' WATER EASEMENT (BY THIS PLAT)

500° 22' 31"W 76.29'

N89° 29' 08"E 158.52'

589° 29' 08"W 163.61'

LOT 11, BLOCK A
EPIC EAST TOWNE CROSSING
PHASE 1
3.508 ACRES OR
152,818 SQUARE FEET

LOT 10, BLOCK A
EPIC EAST TOWNE CROSSING
PHASE 1
2.295 ACRES OR
99,970 SQUARE FEET

LOT 9, BLOCK A
EPIC EAST TOWNE CROSSING
PHASE 1
2.055 ACRES OR
89,529 SQUARE FEET
LOWEST FLOOR
ELEVATION = 532.4'

10' WATER EASEMENT (BY THIS PLAT)

N44° 17' 14"E 24.32'

589° 17' 14"W 343.95'

544° 17' 14"W 18.46'

14.14'

38.50'

N002° 42' 48"W 216.62'

S00° 02' 46"E 72.73'

S00° 42' 46"E 727.82'

[illegible]

NB 89° 55' 37" E 473.15'

LOT 11, BLOCK A
 EPIC EAST TOWNE CROSSING
 PHASE 1
 3.508 ACRES OR
 152,818 SQUARE FEET

891.02 S. 89° 29' 38" E

5.89° 05' 00" W
 55.50'

NB 89° 00' E 13.00'

LOT 10, BLOCK A
 EPIC EAST TOWNE CROSSING
 PHASE 1
 2.295 ACRES OR
 99,970 SQUARE FEET

5.00° 42' 46" E 69.63'
 5.00° 42' 46" E 69.63'
 5.00° 42' 46" E 69.63'

5.00° 42' 46" E 69.63'

LOT 9, BLOCK A
 EPIC EAST TOWNE CROSSING
 PHASE 1
 2.055 ACRES OR
 89,529 SQUARE FEET
 LOWEST FLOOR
 ELEVATION = 531.4'

13' DRAINAGE EASEMENT
 (BY THIS PLAT)

589° 17' 14" W 343.95'

13.00'

53.50'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.46	20.00	90°08'14"	R45° 56' 53"W	28.32
C2	57.97	50.00	66°25'59"	S55° 56' 00"E	54.78
C3	13.75	30.00	26°15'08"	S79° 22' 02"E	13.63
C4	24.44	85.00	1°38'35"	N88° 19' 14"E	24.44
C5	31.37	20.00	89°51'17"	N44° 20' 21"E	28.28
C6	31.42	20.00	90°00'00"	N44° 17' 14"E	28.25
C7	33.36	65.58	27°28'00"	N75° 33' 14"E	33.04
C8	33.34	66.48	34°14'15"	N75° 33' 14"E	32.04
C9	21.68	28.00	44°22'13"	N67° 06' 08"E	21.15
C10	21.92	15.00	83°42'34"	N37° 02' 50"E	20.02
C11	20.69	30.00	39°30'31"	S19° 13' 13"W	20.28
C12	23.52	15.00	89°49'17"	S44° 22' 36"W	21.11
C13	19.18	40.00	22°28'00"	S75° 33' 14"E	18.99
C14	43.43	99.58	27°17'34"	S75° 28' 01"E	39.94
C15	47.90	28.00	84°49'34"	S44° 12' 01"W	36.59

SHEET 2 OF 2

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