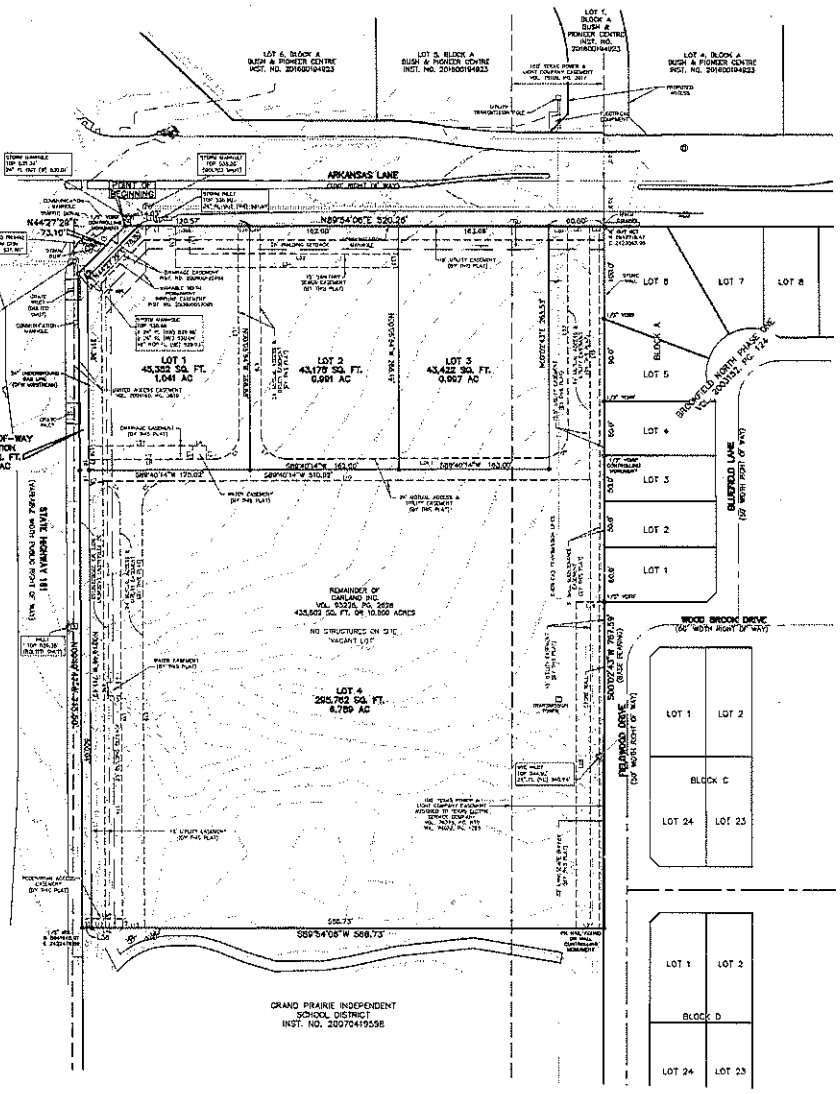

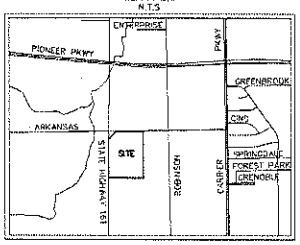

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.23'	N 89°54'06" E
L2	227.64'	N 00°05'54" W
L3	14.89'	S 00°18'37" E
L4	15.00'	S 89°41'23" W
L5	15.00'	S 00°18'37" E
L6	130.24'	N 89°40'14" E
L7	107.23'	S 89°40'14" W
L8	12.41'	S 00°19'46" E
L9	17.28'	S 00°19'46" E
L10	527.27'	S 89°40'14" W
L11	490.17'	S 00°19'46" E
L12	43.50'	N 89°53'56" E
L13	25.00'	N 89°54'41" E
L14	252.44'	N 00°19'46" W
L15	15.00'	N 89°40'14" E
L16	15.00'	S 00°19'46" E
L17	15.00'	N 89°40'14" E
L18	460.50'	S 00°19'46" E
L19	277.48'	S 00°02'43" W
L20	20.50'	N 89°54'06" E
L21	24.00'	N 89°54'06" E
L22	15.50'	N 89°54'23" E
L23	228.83'	S 00°02'43" W
L24	267.60'	S 89°40'14" W
L25	12.00'	N 89°54'06" E
L26	12.00'	N 89°54'06" E
L27	30.00'	S 89°54'06" W
L28	356.88'	N 00°02'43" E
L29	30.00'	N 89°57'17" W
L30	15.00'	N 89°54'06" E
L31	30.00'	S 00°05'54" E
L32	228.84'	N 89°54'06" E
L33	15.00'	S 00°05'54" E
L34	241.84'	S 89°54'06" W
L35	45.00'	N 00°05'54" W
L36	14.50'	N 00°19'46" W
L37	112.67'	S 89°40'14" W
L38	18.00'	N 89°54'06" E
L39	18.00'	N 00°19'46" W
L40	33.50'	N 89°54'06" E
L41	18.00'	S 00°19'46" E
L42	33.50'	S 89°53'54" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	43.87'	28.00'	89°46'08"	N 44°47'10" E	39.52'
C2	4.95'	30.00'	09°28'19"	S 85°35'37" E	4.95'
C3	18.07'	30.00'	34°31'06"	S 72°24'41" W	17.80'
C4	35.94'	28.00'	73°40'30"	N 41°01'30" W	35.87'
C5	43.99'	28.00'	90°00'08"	S 44°40'49" W	39.60'
C6	43.89'	28.00'	89°37'31"	N 44°31'28" E	39.47'
C7	44.10'	28.00'	90°13'52"	S 45°12'00" E	39.68'

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set with "Peiser & Mankin Surv" red plastic cap
3. Basis of Bearing – Based on the East line (South 00 deg. 02 min. 43 sec. West) of that land conveyed to Carland, Inc., by Special Warranty Deed recorded in Volume 93225, Page 2628, Deed Records, Dallas County, Texas.
4. Elevations shown hereon refer to North American Vertical Datum of 1988 (NAVD88), as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.

ZONING: PD 773-A
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.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to be within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/14 Community Panel No. 48113C0435L
Subject lot is located in Zone "X"
If this site is not within an identified 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 Flood Statement shall not create liability on the part of the Surveyor.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Carland Inc. is the sole owner of a 10.00 acre tract out of a called 103.73 acre tract of land in the City of Grand Prairie, located in D.R. Cameron Survey, Abstract No. 295, and being a portion of that certain tract of land conveyed to Carland, Inc., by Special Warranty Deed recorded in Volume 93225, Page 2628, Deed Records, Dallas County, Texas, and being particularly described as follows;

BEGINNING at a 1/2 inch iron rod with yellow cap found for the most northerly northwest corner of the herein described tract, same being the north end of a corner clip at the southeast intersection of Arkansas Lane (a variable width right of way) and State Highway 161 (a variable width right of way);

THENCE North 89 deg. 54 min. 06 sec. East, along the common line of the remainder of said Carland tract and said Arkansas Lane, a distance of 520.26 feet to an "X" cut set for the northeast corner of the herein described tract, same being the northeast corner of the remainder of said Carland tract, same being the northwest corner Block A of Brookfield North Phase One, an Addition to the City of Grand Prairie, Dallas County, Texas, by map recorded in Volume 2003152, Page 124, Map Records, Dallas County, Texas;

THENCE South 00 deg. 02 min. 43 sec. West, along the common line of the remainder of said Carland tract and said Block A, passing a 1/2 inch capped iron rod found for the southwest corner of said Block A, same being northwest intersection of Wood Brook Drive (a 60 foot right of way) and Bluewood Drive (a 60 foot right of way), continuing along the common line of the remainder of said Carland tract and said Bluewood Drive, a total distance of 267.89 feet to a PK nail found on wall for the southeast corner of the herein described tract, same being the northeast corner of that certain tract of land conveyed to Grand Prairie Independent School District by deed recorded in Instrument Number 20070419598, Official Public Records, Dallas County, Texas;

THENCE South 89 deg. 54 min. 00 sec. West, along the common line of said Carland tract and said Grand Prairie Independent School District tract, a distance of 566.73 feet to a 1/2 inch iron rod set with PEISER & MANKIN SURV." red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the southwest corner of the herein described tract, same being in the east right of way line of aforesaid State Highway 161;

THENCE North 00 deg. 18 min. 47 sec. West, along the common line of the remainder of said Carland tract and said State Highway 161, a distance of 715.50 feet to a 1/2 inch iron rod set for the south end of aforesaid corner clip at the southeast intersection of said State Highway 161 and aforesaid Arkansas Lane, same being the most easterly northeasterly corner of the herein described tract;

THENCE North 44 deg. 27 min. 28 sec East, along said corner clip, a distance of 73.10 feet to the POINT OF BEGINNING and containing 435,602 square feet or 10.000 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF TARRANT)(

That I, Timothy R. Mankin, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City plan Commission of the City of Grand Prairie.

PRELIMINARY–FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE

TIMOTHY R. MANKIN, R.P.L.S. 5222

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, 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 expressed.

Given under my hand and seal of the office this the ____ day of _____, 2016.

NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CARLAND INC** does hereby adopt this plat designating the herein above described property as **SE SH161 AND ARKANSAS LANE 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, CPS 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 growth, except fences, vegetation, driveways, and sidewalks less than 8 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 improvements 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 ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS, my hand this the ____ day of _____, 2016.

_____ OWNER

STATE OF TEXAS:
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant 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 expressed.

Given under my hand and seal at the office this ____ day of _____, 2016.

NOTARY PUBLIC in and for _____ County, Texas

The purpose of this preliminary plat is to provide for the initial layout and location of proposed lots, streets, alleys, easements, and utility and drainage improvements, and other infrastructure necessary for development prior to final plat approval as required by the platting ordinance. Subject to the provisions of the Subdivision and Development Ordinance, including but not limited to, all conditions of approval, the final plat shall be prepared and filed for record with the Dallas County Clerk upon completion of the construction and acceptance of the public improvements, and the execution of a development agreement by the owner and the City of Grand Prairie, if required, and shall conform to the approved preliminary plat. The final plat shall be prepared in accordance with the platting ordinance and other standards of the Unified Development Code, as amended.

PRELIMINARY PLAT
SE SH161 AND ARKANSAS LANE ADDITION
LOTS 1–4, BLOCK A
4 LOTS
BEING 10.000 ACRES OF LAND OUT OF THE
WILLIAM D.R. CAMERON SURVEY, ABSTRACT NO. 295
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. P160801
THIS PLAT FILED IN INSTRUMENT NO. _____

ENGINEER:
VASQUEZ ENGINEERING, LLC
CONTACT: BYRON WADDEY
1919 S. SHILOH ROAD,
SUITE 440, LB 44
CARLAND, TX 75042
PHONE: 972-278-2348

OWNER:
CARLAND INC
3933 SANDPAPER LANE
PLANO, TEXAS 75075

DEVELOPER:
GRAND PRAIRIE ARKANSAS, LLC
MR. TEX SMALL
15 WASHINGTON PARK
GREENVILLE, SC 29601
843-352-9710

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
523 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
FIRM NO. 100999-00
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member
JOB NO. 15-0916
DATE: 5/19/2016
REV. 6/8/2016
REV. 7/20/2016
SCALE 1" = 80'
DRAWN BY J.D.W.
CHECKED BY T.R.M.
SHEET 1 OF 1

Planning Department
JUL 27 2016
Received