



PROPERTY DESCRIPTION NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT Tommy Winn and Leland Gjetley do hereby adopt this plat designating the hereon-above described property as STATE OF TEXAS FORUM AT SARA JANE ADDITION, an addition to the City of Grand Prairie, Texas, and do hereby dedicate to the COUNTY OF DALLAS § 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 WHEREAS, We, Tommy Winn and Leland Gjetley, are the sole owners of a tract of land situated in the CHARLES D. monuments and fire lane easements shall be open to the public and private utilities for each particular use. The BALL SURVEY, ABSTRACT NO. 1699 and the W. H. BEEMAN SURVEY, ABSTRACT NO. 126, in the City of Grand maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No Prairie, Dallas County, Texas, and being a portion of a tract of land described in Property Agreement and Deed Without buildings or other improvements, including fences, shall be permitted in an erosion hazard easement. No buildings or Warranty to Tommy Winn and Leland Gjetley as recorded in County Clerk's Instrument No. 201500072810, Official Public other improvements or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be Records, Dallas County, Texas, and being more particularly described as follows: 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 BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PEISER" found for the Southeast corner of Lot 1, Block A, shall have the right to remove and keep removed all or parts of the encroachments allowed above which in any way Winding Creek Addition, an addition to the City of Grand Prairie, Dallas and Tarrant County, Texas, according to the Plat endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all thereof recorded in County Clerk's Instrument No. 201600005052, Official Public Records, Dallas County, Texas, and the public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the Plat thereof recorded in County Clerk's Instrument No. D216280261, Official Public Records, Tarrant County, Texas, said purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its point also being on the Northwest corner of Sara Jane Parkway as described in Agreed Final Judgement styled City of respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have Grand Prairie, Texas, Plaintiff, v. Tommy Winn and Leland Gjetley, Defendants, in the County Court at Law No. 5, Dallas the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service County, Texas, Cause No. CC-11-07832-E; required or ordinarily performed by that utility. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated FHENCE North 00 deg 01 min 04 sec East, departing the North right-of-way of said Sara Jane Parkway, along the West on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and line of said Winn and Gjetley tract, a distance of 2,334.40 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI" does not represent a vested right to the zoning indicated. set for corner at the intersection of the West line of said Winn and Gjetley tract with the South line of Forum Drive, a variable width right-of-way as described in City of Grand Prairie Right-of-Way Deed as recorded in Volume 2002079, This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas. Page 0039, Official Public Records, Dallas County, Texas; WITNESS MY HAND THIS THE______ DAY OF ______, 2018. THENCE departing the West line of said Winn and Gjetley tract, along the Southerly lines of said Forum Drive as described in said City of Grand Prairie Right-of-Way Deed, the following courses and distances: By: The Wolff Company North 89 deg 53 min 25 sec East, a distance of 68.03 feet to a point for corner from which a 5/8-inch iron rod with plastic cap stamped "CARTER & BURGESS" found bears South 43 deg 47 min 20 sec West, a distance of 0.43 feet, said point being the beginning of a curve to the right having a radius of 1,005.00 feet, a central angle of 30 deg 06 min 49 sec, a chord bearing of South 75 deg 03 min 11 sec East, and a chord length of 522.15 feet; Owners name Along said curve to the right, an arc distance of 528.21 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner; South 12 deg 59 min 13 sec East, a distance of 27.56 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" COUNTY OF _____ set for corner; BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared South 33 deg 27 min 13 sec West, a distance of 12.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" , known to me to be the person and officer whose name is subscribed to the set for corner; foregoing instrument and acknowledged to me that the same was the act of the said The Wolff Company and that he executed the same as the act of such The Wolff Company for the purpose and consideration therein expressed, and in South 56 deg 32 min 47 sec East, a distance of 81.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" the capacity therein stated. set for corner; GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ North 33 deg 27 min 13 sec East, a distance of 11.77 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner; Notary Public in and for State of North 79 deg 53 min 47 sec East, a distance of 20.72 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" My Commission Expires:__ set for corner at the most Westerly Southwest corner of a right-of-way dedication of Forum Drive per Judgement styled City of Grand Prairie, Texas. Plaintiff, v. Tommy Winn and Leland Gjetley, Defendants, in the County Court at Law No. 5, Dallas County, Texas, Cause No. CC-11-01785-E as evidenced by deed to the City of Grand Prairie as recorded in County Clerk's Instrument No. 201100162022, Official Public Records, Dallas County, Texas; SURVEYORS CERTIFICATE I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that THENCE continuing along the Southerly right-of-way of said Forum Drive as described in said Judgement, the following the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the courses and distances: ordinances of the City of Grand Prairie, Texas. South 52 deg 35 min 20 sec East, a distance of 665.46 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied set for corner; upon as a final survey document. South 50 deg 20 min 13 sec East, a distance of 127.94 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" Leonard J. Lueker set for corner and the beginning of a non-tangent curve to the left, having a radius of 1,187.30 feet, a central angle Registered Professional Land Surveyor of 07 deg 22 min 51 sec, a chord bearing of South 63 deg 16 min 38 sec East, and a chord length of 152.84 feet; Texas Registration No. 5714 Winkelmann & Associates, Inc. Along said non-tangent curve to the left, an arc distance of 152.95 feet to a 1/2-inch iron rod with red plastic cap 6750 Hillcrest Plaza Drive, Suite 325 stamped "WAI" set for corner at the Northwesterly end of a corner clip at the intersection of the Southerly Dallas, Texas 75230 right-of-way of said Forum Drive with the Northwest right-of-way of Sara Jane Parkway, a variable width right-of-way; (972) 490-7090 STATE OF TEXAS THENCE South 25 deg 09 min 37 sec East, along said corner clip, a distance of 35.33 feet to a 1/2-inch iron rod with COUNTY OF DALLAS § red plastic cap stamped "WAI" set for corner at the Southeasterly end of said corner clip; BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared THENCE South 19 deg 50 min 31 sec West, along the Westerly right-of-way of said Sara Jane Parkway as described in Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and said Agreed Final Judgement (Cause No. CC-11-07832-E) and in said Judgement (Cause No. CC-11-07832-E) to the acknowledged to me that he executed the same for the purposes and considerations therein. City of Grand Prairie, a distance of 997.52 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner; WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ____ THENCE continuing along the Westerly and Northerly right-of-way of said Sara Jane Parkway, the following courses and distances: Notary Public in and for the State of Texas South 43 deg 33 min 31 sec West, a distance of 100.97 feet to a 5/8-inch iron rod with a plastic cap stamped "GORRONDONA & ASSOCIATES" found for corner, said point being the beginning of a non-tangent curve to the right having a radius of 930.00 feet, a central angle of 007 deg 26 min 53 sec, a chord bearing of South 29 deg 51 My Commission Expires on: min 52 sec West, and a chord length of 120.81 feet; Along said non-tangent curve to the right, an arc distance of 120.90 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 51 deg 31 min 20 sec West, a distance of 190.43 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 890.00 feet, a central angle of 006 deg 35 min 20 sec, a chord bearing of South 48 deg 37 min 43 sec West, and a chord length

Along said non-tangent curve to the right, an arc distance of 102.35 feet to a 1/2-inch iron rod with red plastic cap

South 04 deg 54 min 33 sec East, a distance of 88.16 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said point being the beginning of a non-tangent curve to the right having a radius of 965.00 feet, a central angle of 047 deg 20 min 43 sec, a chord bearing of South 78 deg 27 min 50 sec West, and a chord length of

THENCE along said non-tangent curve to the right and the Northerly right-of-way of said Sara Jane Parkway, an arc

CONTAINING within these metes and bounds 2,421,785 square feet or 55.597 acres of land, more or less. Bearings

utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values

shown hereon are based upon an on-the-ground Survey performed in the field on the 20th day of November, 2017,

of 102.29 feet;

stamped "WAI" set for corner;

distance of 797.41 feet to the POINT OF BEGINNING.

from the City of Grand Prairie, GPS Monument No. 51 and Monument No. 38.

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PRELIMINARY PLAT

FORUM AT SARA JANE ADDITION

LOTS 1, 2 & 3, BLOCK A BEING 55.597 ACRES (2,421,785 SQ. FT.) OUT OF THE CHARLES D. BALL SURVEY, ABSTRACT NO. 1699 AND THE W. H. BEEMAN SURVEY, ABSTRACT NO. 126, OUT OF THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS CASE NO. P180303

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

Scottsdale, Arizona 85251

6710 Camelback Road, Suite 100

The Wolff Company

SURVEYOR

Suite 325

This Plat filed in Cabinet

Winkelmann & Assoc.

Dallas, Texas 75230

ph 972-490-7090

6750 Hillcrest Plaza Drive