

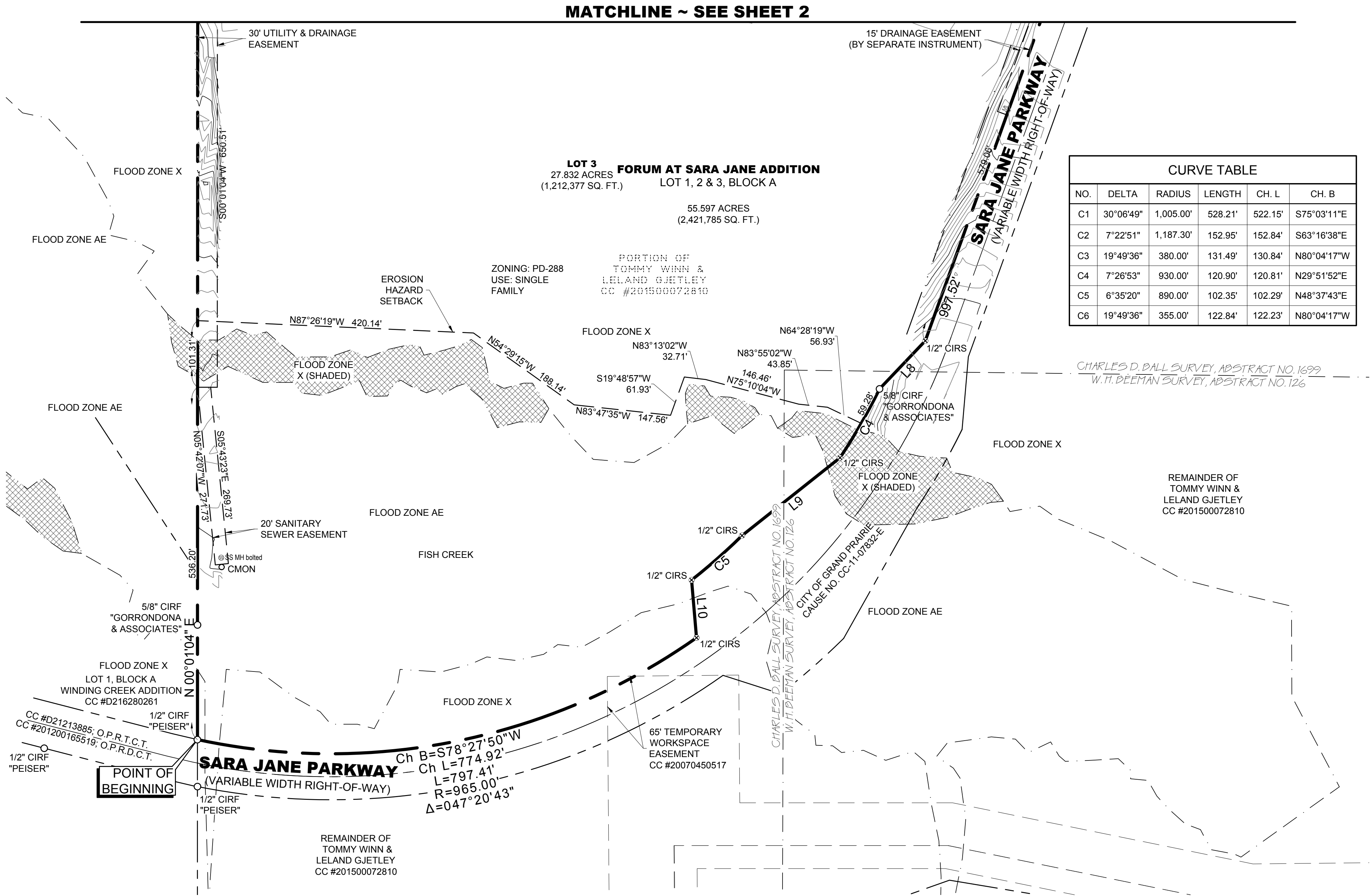
VICINITY MAP  
NOT TO SCALE

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
MAG	MAG-NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET

NOTE:  
LOT 3 IS INTENDED FOR SINGLE  
FAMILY USE. THE PRELIMINARY PLAT  
WILL NEED TO BE AMENDED FOR  
THE DEVELOPMENT OF THAT LOT.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	30°06'49"	1,005.00'	528.21'	522.15'	S75°03'11"E
C2	7°22'51"	1,187.30'	152.95'	152.84'	S63°16'38"E
C3	19°49'36"	380.00'	131.49'	130.84'	N80°04'17"W
C4	7°28'53"	930.00'	120.90'	120.81'	N29°51'52"E
C5	6°35'20"	890.00'	102.35'	102.29'	N48°37'43"E
C6	19°49'36"	355.00'	122.84'	122.23'	N80°04'17"W



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0445K, dated July 7, 2014, this property is within Flood Zone X (Shaded), AE, and floodway.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

**SURVEYOR**  
Winkelmann & Assoc.  
6750 Hillcrest Plaza Drive  
Suite 325  
Dallas, Texas 75230  
ph 972-490-7090


**CLIENT**  
The Wolff Company  
6710 Camelback Road, Suite 100  
Scottsdale, Arizona 85251

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

This Plat filed in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_, Date \_\_\_\_\_.

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY

APPROV.		 <b>Winkelmann &amp; Associates, Inc.</b> CIVIL ENGINEERS 6750 HILLCREST PLAZA, SUITE 325 DALLAS, TEXAS 75230 Phone: 972-490-7090 Fax: 972-490-7099 E-mail: info@winkelmann.com
REVISION		
No.	DATE	
PRELIMINARY PLAT		CHARLES D. BALL SURVEY, ABSTRACT NO. 1699 AND THE W. H. BEEMAN SURVEY, ABSTRACT NO. 126 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
<b>FORUM AT SARA JANE ADDITION</b>		THE WOLFF COMPANY 6710 CAMELBACK ROAD, SUITE 100 SCOTTSDALE, ARIZONA 85251
Date : 01.02.18 Scale : 1" = 100' File : 74801-PPLT Project No. : 74801		
<b>SHEET 1 of 3</b>		



