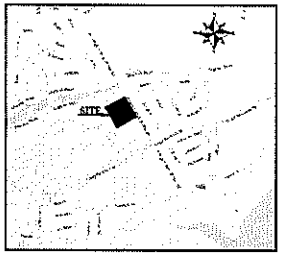
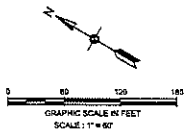
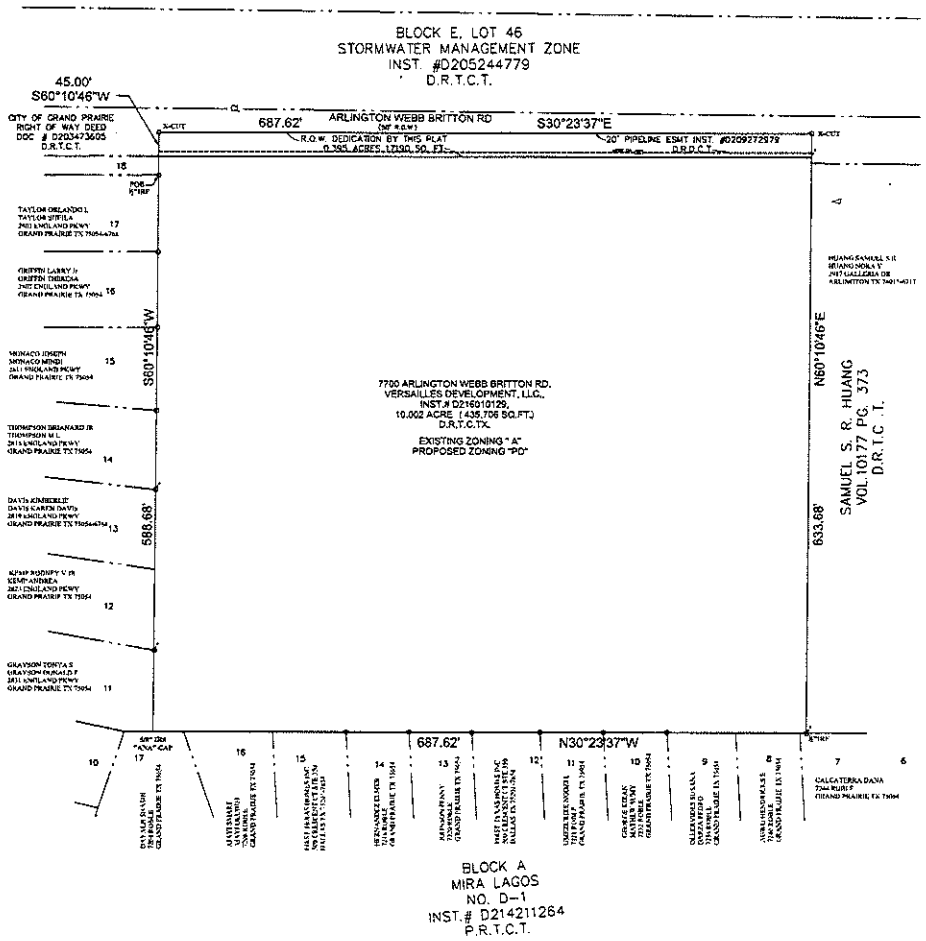


VICINITY MAP
NOT TO SCALE





PROPERTY DESCRIPTION

BEING A 10.002 ACRE TRACT OF LAND SITUATED IN THE R. McCOY SURVEY, ABSTRACT NUMBER 1104, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT DESCRIBED BY DEED TO VERSAILLES DEVELOPMENT, LLC., RECORDED IN INSTRUMENT NUMBER D216010129, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF LOT 17, BLOCK B, BELLA VISTA AT MIRA LAGOS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN INSTRUMENT NUMBER D206094590, PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND THE SOUTH CORNER OF LOT 16, OF SAID BLOCK E;

THENCE NORTH 60 DEGREES 10 MINUTES 46 SECONDS EAST, 45.00 FEET WITH THE SOUTHEAST LINE OF SAID BLOCK E, TO A "X" CUT IN CONCRETE SET FOR THE NORTH CORNER OF SAID 10.002 ACRE TRACT IN THE CENTERLINE OF ARLINGTON WEBB BRITTON ROAD (80 FOOT RIGHT-OF-WAY);

THENCE SOUTH 30 DEGREES 23 MINUTES 37 SECONDS EAST, 687.62 FEET WITH SAID CENTERLINE, TO A "X" CUT IN CONCRETE SET FOR THE EAST CORNER OF SAID 10.002 ACRE TRACT;

THENCE SOUTH 60 DEGREES 10 MINUTES 46 SECONDS WEST, 633.68 FEET WITH THE SOUTHEAST LINE OF SAID 10.002 ACRE TRACT AND THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN DEED TO SAMUEL S. R. HUANG, AS RECORDED IN VOLUME 10177, PAGE 373, OF SAID DEED RECORDS, TO THE SOUTH CORNER OF SAID 10.002 ACRE TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST LINE OF BLOCK A, MIRA LAGOS NO. D-1, AS RECORDED IN INSTRUMENT NUMBER D214211264, OF SAID PLAT RECORDS, BEARS SOUTH 30 DEGREES 23 MINUTES 36 SECONDS WEST, 104.19 FEET;

THENCE NORTH 30 DEGREES 23 MINUTES 37 SECONDS WEST, 687.62 FEET WITH THE NORTHEAST LINE OF SAID BLOCK A, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ANA" SET FOR THE WEST LINE OF SAID 10.002 ACRE TRACT AND THE SOUTH CORNER OF LOT 11, OF SAID BLOCK E;

THENCE NORTH 60 DEGREES 10 MINUTES 46 SECONDS EAST, 588.68 FEET WITH THE SOUTHEAST LINE OF SAID BLOCK E, TO THE POINT OF BEGINNING AND CONTAINING 435,706 SQUARE FEET OR 10.002 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, I Versailles Development, LLC., do hereby adopt this plat designating the hereinabove described property as Lots 1-20, Block 1, Lots 1-5, Block 2, and Lots 1-10, Block 3, Versailles Estates, 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 monumentation and fire lane easements shall be open to the public and private utilities for each purposes 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 or growth, 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 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 to or removing all or parts of its respective systems without the necessity at any time or 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 _____ day of _____, 2016.

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, 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 purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

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

_____
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: _____

CERTIFICATION

I, EDWARD K. KHALIL, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND SUPERVISION IN FEBRUARY, 2013 AND THAT ALL CORNERS ARE AS SHOWN.

_____
EDWARD K. KHALIL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5951

DATE SIGNED: _____

STATE OF TEXAS
REGISTERED
EDWARD K. KHALIL
5951
PROFESSIONAL
LAND SURVEYOR

NOTE: SURVEYED ON THE GROUND JANUARY 2015
NOTE: BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD 83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

BY GRAPHIC SCALE THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, PANEL NO. 445 OF 725, MAP NO. 48251C0125J EFFECTIVE DATE DECEMBER 04, 2012.

BENCH MARK
CITY OF GRAND PRAIRIE G.P.S. MONUMENTS:
G.P.S. 70, ELEV.=621.49
G.P.S. 23, ELEV.=476.32

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ENGINEER / SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER
VERSAILLES DEVELOPMENT, LLC
P.O. BOX 7777
FORT WORTH, TX 76111
TEL. (817) 295-0033
FAX (817) 377-2820
E-MAIL (robertshelton47@yahoo.com)

CASE Z151101/ CP151101

ZONING EXHIBIT
FOR
VERSAILLES ESTATES

BEING 10.002 ACRES OF LAND IN THE
THE ROBERT MCCOY SURVEY, ABST. NUMBER 1104
SITUATED IN
THE CITY OF GRAND PRAIRIE, TARRANT
COUNTY, TEXAS

Planning Department

PREPARED DECEMBER 2015

A.N.A. JOB NUMBER 150800

PROJECT NO.	15-0800	DATE	REVISIONS
DRAWN BY	JSR		
APPROVED BY	DCK		
DATE	09-24-2014		

ZONING EXHIBIT
FOR
VERSAILLES ESTATES
35 LOTS, RESIDENTIAL LOTS

5000 Thompson Terrace
Colleyville, TX 76034
(817)335-9900
FAX:(817)335-9955

SHEET 1 OF 1

MAR 03 2016

Received

Exhibit "A"