



Page 2 of 2

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 37°25'00"E	53.42"
L2	S 82°24'24"E	38.11"
L3	N 52°35'00"W	48.20"
L4	N 00°37'50"E	48.22"
L5	S 23°59'00"E	48.22"
L6	S 89°54'28"W	45.95"
L7	N 52°35'12"E	79.68"
L8	N 00°05'33"E	53.75"
L9	S 00°05'32"E	44.20"
L10	S 00°05'21"E	36.83"
L11	S 60°41'36"W	49.73"
L12	N 29°18'24"E	5.00"
L13	N 00°05'22"E	46.60"
L14	N 00°05'22"E	38.30"
L15	N 89°54'28"W	23.46"
L16	N 00°05'32"E	36.75"
L17	N 89°54'28"W	7.23"
L18	N 89°54'28"W	77.24"
L19	N 00°05'32"E	17.32"
L20	S 24°10'53"W	51.18"
L21	N 47°49'07"E	39.60"
L22	N 42°10'53"E	5.00"
L23	S 47°49'07"E	25.60"
L24	S 42°10'53"E	44.20"
L25	N 00°05'32"E	16.92"
L26	S 62°04'24"W	23.53"
L27	S 42°10'53"W	99.35"
L28	S 53°45'28"E	49.01"
L29	N 36°14'31"E	5.00"
L30	S 53°45'29"E	48.50"
L31	S 42°10'53"E	54.09"
L32	S 89°54'28"W	7.23"
L33	N 00°05'35"W	27.64"
L34	N 89°54'25"E	45.05"
L35	N 00°05'35"W	18.00"
L36	N 89°54'25"E	40.17"
L37	N 00°05'35"W	5.00"
L38	N 89°54'25"E	65.35"
L39	S 00°05'34"E	48.00"
L40	N 89°54'25"E	48.05"
L41	S 00°05'35"E	22.64"
L42	N 89°54'25"E	62.84"
L43	S 44°54'27"E	10.00"
L44	N 89°54'28"E	33.58"
L45	N 00°05'29"W	61.96"
L46	N 89°53'53"E	5.00"
L47	S 44°54'25"E	10.00"
L48	N 89°54'28"E	40.92"
L49	N 44°54'31"E	4.95"
L50	N 89°54'28"E	47.04"
L51	S 44°54'25"E	25.48"
L52	N 89°54'28"E	5.00"
L53	S 00°05'32"E	56.96"
L54	N 89°54'28"E	5.00"
L55	N 89°54'28"E	5.00"
L56	N 89°54'28"E	174.83"
L57	N 00°05'32"E	55.85"
L58	S 59°52'27"E	5.00"
L59	NORTH	9.00"
L60	N 89°59'58"E	100.75"
L61	S 00°05'32"E	66.84"
L62	N 00°12'24"E	10.00"
L63	N 44°54'28"E	4.95"
L64	N 89°54'28"E	46.14"
L65	S 45°05'35"E	4.95"
L66	N 89°54'28"E	21.36"
L67	N 00°05'32"E	55.70"
L68	N 89°54'28"E	96.19"
L69	N 00°05'32"E	5.00"
L70	N 89°54'28"E	171.19"
L71	S 00°05'32"E	60.70"
L72	N 89°54'28"E	105.89"
L73	N 89°54'28"E	4.95"
L74	N 89°54'28"E	46.14"
L75	S 45°05'34"E	4.95"
L76	N 89°52'51"E	19.70"
L77	S 00°05'32"E	12.14"
L78	N 89°54'28"W	94.20"
L79	N 00°05'32"E	9.00"
L80	N 89°54'28"E	55.20"
L81	N 00°12'24"E	10.00"
L82	N 89°54'28"E	6.28"
L83	N 00°05'32"E	2.49"
L84	N 89°54'28"E	4.95"
L85	S 00°05'32"E	10.00"
L86	N 89°54'28"E	10.00"
L87	N 00°05'32"E	2.50"
L88	N 89°54'28"E	4.95"
L89	S 00°05'32"E	38.89"
L90	S 00°05'32"E	135.69"
L91	S 89°55'17"E	5.00"
L92	S 00°05'32"E	18.50"
L93	S 89°47'36"E	53.52"
L94	S 00°12'24"E	87.98"
L95	S 89°47'36"E	3.50"
L96	S 00°12'24"E	19.18"
L97	N 89°47'36"E	48.31"
L98	N 00°12'24"E	66.83"
L99	N 89°47'36"E	11.80"
L100	S 00°12'30"E	11.81"

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L101	S 89°47'36"W	5.00"
L102	S 00°12'24"E	99.47"
L103	S 89°47'36"W	52.81"
L104	S 00°12'24"E	69.69"
L105	S 13°39'52"E	18.90"
L106	S 89°54'28"W	45.95"
L107	N 00°12'24"E	5.20"
L108	N 89°47'36"E	5.00"
L109	N 00°12'24"E	66.33"
L110	N 89°47'36"E	4.99"
L111	N 00°12'24"E	10.00"
L112	S 89°47'36"E	5.00"
L113	N 00°12'24"E	46.60"
L114	S 89°47'36"E	5.00"
L115	N 00°12'24"E	102.72"
L116	S 89°50'31"W	7.67"
L117	S 89°48'04"E	5.15"
L118	N 65°36'04"E	3.81"
L119	S 24°23'56"E	48.00"
L120	S 70°45'12"E	60.55"
L121	S 19°14'48"W	5.00"
L122	N 70°45'12"E	66.02"
L123	S 24°23'56"E	53.47"
L124	N 65°38'04"E	42.20"
L125	N 25°49'58"E	3.72"
L126	S 27°48'26"E	61.06"
L127	N 61°11'34"W	5.00"
L128	S 27°48'26"E	61.08"
L129	S 77°40'52"E	5.00"
L130	N 66°46'33"W	5.90"
L131	S 33°13'27"E	48.47"
L132	S 89°51'54"E	49.17"
L133	S 33°29'52"E	5.00"
L134	N 68°30'08"W	54.14"
L135	N 33°13'27"E	53.45"
L136	S 89°54'25"E	40.17"
L137	S 35°12'01"E	49.72"
L138	S 07°35'00"E	6.31"
L139	S 89°54'28"E	54.76"
L140	N 36°37'00"E	52.73"
L141	N 07°35'00"E	6.24"
L142	N 35°12'01"E	55.42"
L143	S 36°47'59"E	59.81"
L144	S 53°12'51"E	6.00"
L145	N 86°47'59"E	54.81"
L146	S 35°12'01"E	18.49"
L147	S 54°07'58"E	10.00"
L148	S 35°12'01"E	22.06"
L149	S 66°46'33"E	43.80"
L150	N 77°40'52"E	5.00"
L151	S 25°49'58"E	18.49"
L152	S 64°10'25"E	10.00"
L153	S 25°49'58"E	22.09"
L154	S 65°38'04"E	43.90"
L155	N 89°49'44"E	5.00"
L156	N 89°47'36"E	7.87"
L157	N 00°12'24"E	69.09"
L158	S 82°56'27"E	52.75"
L159	N 13°39'52"E	23.63"
L160	N 00°12'24"E	70.28"
L161	S 89°47'36"E	18.50"
L162	N 07°12'52"E	10.00"
L163	N 89°52'53"E	22.00"
L164	N 00°12'24"E	74.09"
L165	S 89°47'36"E	56.00"
L166	N 00°12'24"E	5.00"
L167	S 89°45'19"E	65.09"
L168	S 00°14'41"E	86.75"
L169	S 89°45'17"E	5.00"
L170	N 00°14'41"E	171.32"
L171	N 89°45'19"E	5.00"
L172	S 00°14'41"E	79.57"
L173	N 89°45'19"E	48.14"
L174	N 00°12'24"E	89.83"
L175	N 89°45'19"E	5.00"
L176	S 00°12'24"E	87.74"
L177	S 00°05'34"E	12.14"
L178	N 89°47'36"E	52.50"
L179	N 00°12'24"E	82.98"
L180	N 89°47'36"E	18.50"
L181	N 00°12'24"E	10.00"
L182	N 89°47'36"E	21.46"
L183	N 00°12'24"E	83.64"
L184	N 57°02'15"E	33.88"
L185	N 89°54'28"E	22.78"
L186	N 00°19'20"E	61.00"
L187	S 89°54'28"E	24.27"
L188	N 45°05'34"E	4.95"
L189	S 89°54'28"E	42.00"
L190	S 44°54'28"E	4.95"
L191	S 89°54'28"E	102.94"
L192	S 00°05'32"E	18.50"
L193	S 89°54'28"E	10.00"
L194	N 00°05'32"E	18.50"
L195	S 89°54'28"E	8.40"
L196	S 00°05'32"E	46.41"
L197	S 00°05'32"E	9.09"
L198	S 89°54'28"E	4.04"
L199	S 00°14'41"E	11.15"
L200	N 89°45'19"E	89.47"

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	39°42'34"	77.50	53.71	N 42°13'07"W	52.64
C2	40°28'14"	72.50	51.21	S 41°50'17"E	50.15
C3	08°51'11"	107.50	30.52	S 04°31'07"E	30.49
C4	08°08'15"	202.50	28.80	S 04°52'17"E	28.77
C5	08°08'19"	197.50	28.05	N 04°52'34"W	28.03
C6	01°09'51"	202.50	4.09	N 08°21'52"E	4.09
C7	20°22'17"	273.38	87.20	N 78°09'35"W	86.69
C8	01°59'47"	1126.60	38.93	N 03°10'58"W	38.93
C9	03°50'56"	1126.60	76.35	N 59°59'51"W	76.34
C10	01°40'05"	1126.60	32.80	N 54°11'40"W	32.80
C11	01°55'25"	1121.80	37.67	S 54°04'03"E	37.66
C12	05°07'52"	1121.80	116.76	N 06°50'05"E	116.73
C13	01°08'42"	1121.80	22.42	S 67°24'16"E	22.42
C14	20°19'40"	266.50	95.26	S 78°08'27"E	94.76
C15	01°02'28"	1126.60	20.48	S 67°27'23"E	20.48

OWNERS CERTIFICATION

WHEREAS NEXMETRO HERITAGE, L.P. is the owner of a tract of land located in the City of Grand Prairie, Dallas County, Texas, part of the Charles D. Ball Survey, Abstract No. 1699, being all of that called 13,425.46 acre tract of land described in deed to NEXMETRO HERITAGE, L.P., as recorded as Instrument No. 201700338151, Official Public Records, Dallas County, Texas, being part of a called 133,861 acre tract of land described in deed to Tommy Joe Winn and Leland Givley as recorded in Volume 040653, Page 3064, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Mycoskie & McInnis" found for the northeast corner of said 133,861 acre tract, said point located in the west line of a called 26,060 acre tract of land described in deed to Slink Holdings LLC-Series 360P as recorded as Instrument No. 201600054759, Official Public Records, Dallas County, Texas, said point also being the west line of a called 159,023 acre tract of land described in deed to William A. Campbell, Jr.-Bell Line Limited Partnership as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas, from which a 5/8" iron rod with cap stamped "Campbell" found for the southeast corner of said 159,023 acre tract, said point also being the southeast corner of Grand Prairie as recorded in Volume 20100354, Page 83, Deed Records, Dallas County, Texas bears South 80 degrees 54 degrees 31 minutes West, a distance of 15.40 feet;

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NEXMETRO HERITAGE, L.P. does hereby adopt this plat designating the hereon above described property as **AVILLA HERITAGE 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, GPS 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 growths, 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 condition, 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 providing permission of the property owner. Any 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.

BY: NEXMETRO HERITAGE, L.P.

BY: _____

([AUTHORIZED SIGNATURE])

STATE OF _____

COUNTY OF _____

North 52 degrees 35 minutes 00 seconds West, a distance of 401.68 feet to a 5/8" iron rod with cap stamped "SCI" set;

North 47 degrees 48 minutes 55 seconds West, a distance of 127.26 feet to a 5/8" iron rod with cap stamped "MSC-2617" found;

North 54 degrees 48 minutes 46 seconds West, a distance of 39.69 feet to a 5/8" iron rod found for the beginning of a curve to the right;

Along said curve to the right through a central angle of 02 degrees 11 minutes 47 seconds, a radius of 1009.50 feet, an arc length of 38.70 feet, a chord bearing of North 53 degrees 33 minutes 00 seconds West and a chord distance of 39.69 feet to a 5/8" iron rod with cap stamped "Gorrdonna & Associates" found;

North 52 degrees 39 minutes 09 seconds West, a distance of 60.04 feet to a 5/8" iron rod with cap stamped "Gorrdonna & Associates" found, being the southeast end of a right-of-way corner clip;

THENCE, along said right-of-way corner, North 10 degrees 20 minutes 31 seconds west, a distance of 50.46 feet to a 5/8" iron rod with cap stamped "Gorrdonna & Associates" found for the northwest end of said corner clip, being in the easterly right-of-way line of Waterwood Drive (01' R.O.W.) as described in deed recorded in Volume 2002079, Page 39, Deed Records, Dallas County, Texas;

THENCE, along the easterly right-of-way line of Waterwood Drive as follows:

North 33 degrees 40 minutes 57 seconds East, a distance of 7.33 feet to a 5/8" iron rod with cap stamped "C & B" found for the beginning of a curve to the left;

Along said curve to the left through a central angle of 07 degrees 50 minutes 57 seconds, a radius of 640.50 feet, an arc length of 87.74 feet and a chord bearing of North 29 degrees 33 minutes 47 seconds East and a chord distance of 87.68 feet to a 5/8" iron rod with cap stamped "C & B" found for the beginning of a compound curve to the left;

Along said curve to the left through a central angle of 09 degrees 47 minutes 56.66 seconds, a radius of 312.50 feet, an arc length of 55.45 feet, a chord bearing of North 20 degrees 42 minutes 51.33 seconds East and a chord distance of 55.38 feet to a 5/8" iron rod with cap stamped "C & B" found in the north line of said 133,861 acre tract, being the southeast corner of Lot 1, Block J, aforementioned Cimarron Estates Phase 3C;

THENCE, along the north line of said 133,861 acre tract, North 89 degrees 54 minutes 31 seconds East, passing at a distance of 1,002.35 feet the southeast corner of said Cimarron Estates, Phase 3C, continuing for a total distance of 1017.45 feet to the **POINT OF BEGINNING** and containing 594,806 square feet or 13.42538 acres of land more or less.

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared **DOUGLAS S. LOOMIS**, 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.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for the State of Texas

CASE NO. _____

FINAL PLAT

AVILLA HERITAGE ADDITION

LOT 1, BLOCK A

13.42538 ACRES

out of the

C.D. BALL SURVEY, ABSTRACT NO. 1699

PROJECT INFORMATION
Date of Survey: 10/11/2017
Job Number: 1717915
Drawn By: W.J.J.
Date of Drawing: 06/06/2018
File 1717915 Plat Prelim.Dwg
SHEET 2 OF 2

**SCI**
Survey Consultants, Inc.

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