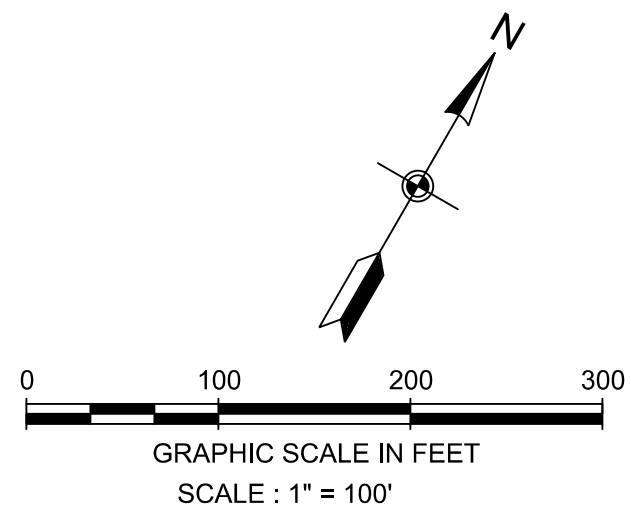


LOCATION MAP  
NTS



#### LOT TABULATION

BLOCK	LOT	LOT SIZE (SF)	BLOCK	LOT	LOT SIZE (SF)
BLOCK 1	1	8,165	BLOCK 3	1	9,277
	2	8,097		2	8,140
	3	8,100		3	10,997 *
	4	8,100		4	8,308
	5	8,100		5	8,322
	6	9,720 *		6	8,322
	7	8,100		7	8,322
	8	8,100		8	8,323
	9	8,086		9	8,079
	10	7,888		10	11,343
	11	7,612		11	8,159
	12	7,337		12	7,203
	13	7,201		13	7,389
	14	8,640 *		14	7,823
	15	7,208		15	7,571
	16	7,328		16	10,305
	17	10,185 *		A	34,524
BLOCK 2	A	4,460	BLOCK 4	1	10,246 *
	1	8,856		2	7,896
	2	7,619		3	9,013
	3	7,619		4	9,051
	4	7,530		5	7,803
	5	8,163		6	7,805
	6	10,490		7	7,832
	7	10,902		8	8,206
	8	9,364		9	8,549
	9	9,317		A	92,750
	10	7,980		BK 100	A 2,400
	11	7,801		BK 200	A 645
	12	7,800			
	13	9,050			

\* LOTS WITH "J-SWING" GARAGE

NOTES: Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time the plat was approved and does not represent a vested right to the zoning indicated.

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.

A 15 FOOT UTILITY EASEMENT IS ADJACENT TO ALL STREET RIGHT OF WAYS.

Note: Surveyed on the ground February 2014

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.

The subject property (is) located within (unshaded Zone X) as delineated on the (Dallas) County, Texas and Incorporated Areas Flood Insurance Rate Map Number (48113C0445K, dated July 7, 2014), as published by the Federal Emergency Management Agency. Unshaded Zone ("X") is defined as ("Areas determined to be outside the 0.2% annual chance floodplain.")

BENCH MARK

CITY OF GRAND PRAIRIE G.P.S. MONUMENTS:  
G.P.S. 73, ELEV.=521.49  
G.P.S. 23, ELEV.=476.32

#### R.O.W. LINE DATA

NUMBER	LENGTH	BEARING
L1	21.21'	S14°34'25"W
L2	21.22'	N75°25'35"W
L3	14.47'	N13°13'16"E
L4	14.30'	S13°53'28"W
L5	14.04'	S75°49'25"E
L6	14.14'	S75°25'35"E
L7	14.14'	N14°34'25"E
L8	16.92'	S27°21'56"W
L9	14.05'	S75°02'05"E
L10	14.24'	N14°57'55"E
L11	21.35'	S39°36'04"W
L12	21.30'	S51°08'38"E

#### CL CURVE DATA

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CH.L.
C1	329.35	03°08'42"	6000.00	164.71	N 58°00'42" E	329.31
C2	56.23	64°26'15"	50.00	31.51	N 27°21'56" E	53.32
C3	129.86	24°48'01"	300.00	65.96	N 17°15'13" W	128.84
C4	22.98	04°23'17"	300.00	11.49	S 77°23'25" W	22.97
C5	38.29	04°23'17"	500.00	19.16	N 57°23'25" E	38.28
C6	104.26	29°52'02"	200.00	53.34	S 74°31'04" W	103.08
C7	132.84	25°22'13"	300.00	67.53	N 72°16'10" E	131.76

#### R.O.W. CURVE DATA

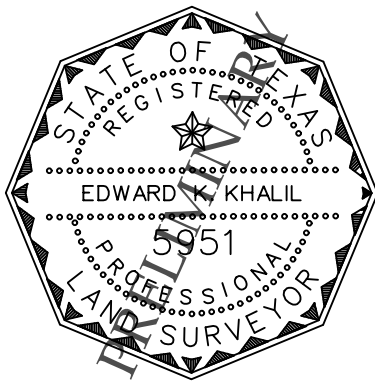
NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CH.L.
C8	15.90	36°26'03"	25.00	8.23	N 77°48'05" E	15.63
C9	116.95	134°01'03"	50.00	117.84	S 29°00'35" W	92.06
C10	14.46	33°08'44"	25.00	7.44	N 21°25'34" W	14.26
C11	78.23	32°00'51"	140.00	40.16	S 75°35'29" W	77.21
C12	25.48	14°36'00"	100.00	12.81	N 84°17'54" E	25.41
C13	23.89	05°15'55"	260.00	11.96	N 79°37'52" E	23.88
C14	32.62	05°29'52"	340.00	16.32	N 80°07'26" E	32.61
C15	41.54	23°47'58"	100.00	21.07	S 65°39'08" W	41.24
C16	39.14	11°53'53"	188.50	19.64	S 59°42'05" W	39.07
C17	18.70	42°51'41"	25.00	9.81	S 81°00'54" W	18.27
C18	65.04	74°31'49"	50.00	38.04	S 65°10'50" W	60.55
C19	123.15	141°07'25"	50.00	141.68	N 77°02'23" E	94.30
C20	23.17	53°06'23"	25.00	12.49	N 33°01'52" E	22.35
C21	47.80	36°30'58"	75.00	24.74	S 75°24'27" W	46.99
C22	130.83	149°55'24"	50.00	186.10	S 18°42'14" W	96.58
C23	22.55	25°50'31"	50.00	11.47	N 43°20'12" W	22.36
C24	108.11	05°34'29"	1111.09	54.10	S 09°31'35" E	108.06

#### 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.

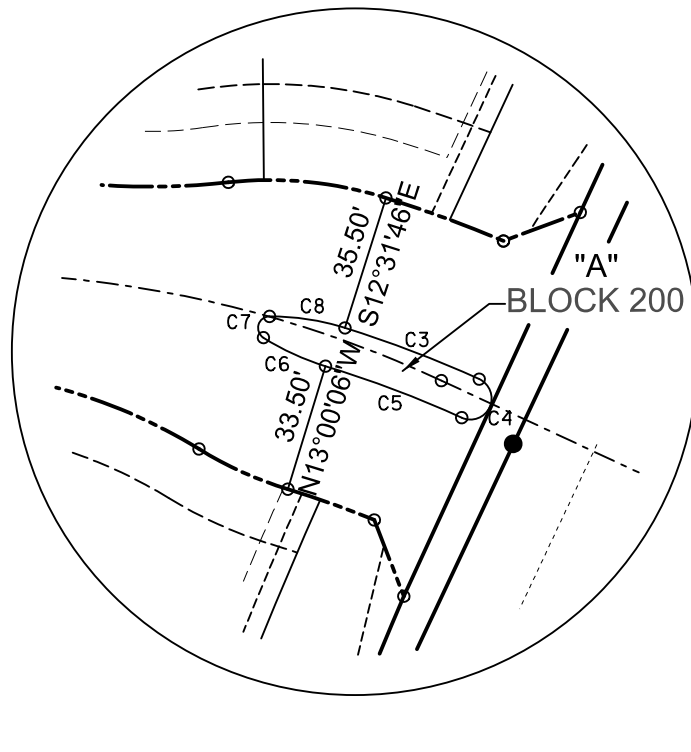
EDWARD K. KHALIL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5951

DATE SIGNED: \_\_\_\_\_



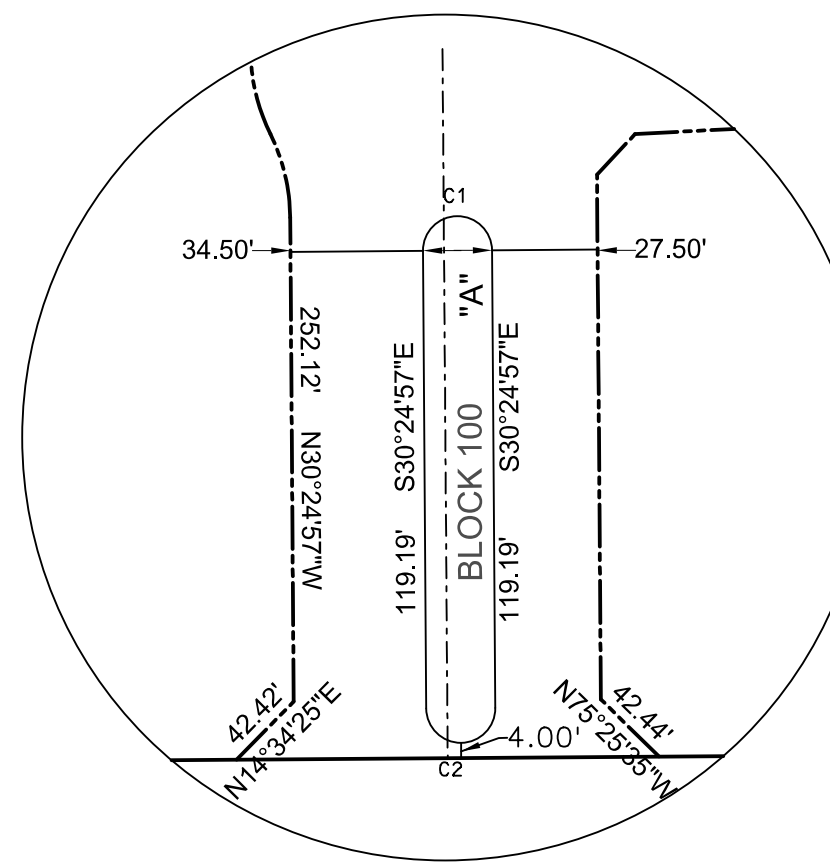
#### INSERT "A"

SCALE : 1" = 50'



#### INSERT "B"

SCALE : 1" = 50'



#### 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

WESTCHESTER CROSSING, LP.

9409 ALDRIDGE CT.  
CROWLEY, TX. 76036

TEL. (817) 295-0033  
FAX (817) 377-2820

Owner's Certification

WHEREAS, WESTCHESTER CROSSING, LP. is the owner of the following described property, to wit:

BEING THREE TRACTS OF LAND SITUATED IN THOMAS J. TONE SURVEY, ABSTRACT NUMBER 1460, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING DESCRIBED AS TRACT I (CALLED 12.559 ACRES), TRACT II (CALLED 4.00 ACRES), AND TRACT III (CALLED 0.909 ACRES), AS CONVEYED TO WESTCHESTER CROSSING, L.P. A TEXAS LIMITED PARTNERSHIP, BY DEED RECORDED IN INSTRUMENT NUMBER 201400190651, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 12, BLOCK L, WESTCHESTER VALLEY, PHASE 3, AS RECORDED IN INSTRUMENT NUMBER 200214200095, PLAT RECORDS, DALLAS COUNTY, TEXAS, IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 177215, PAGE 2868, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID TRACT III AND THE SUBJECT PROPERTY;

THENCE NORTH 59 DEGREES, 35 MINUTES, 04 SECONDS EAST, AT 1108.23 FEET PASSING "X" CUT FOUND FOR THE SOUTHEAST CORNER OF LOT 42, OF SAID BLOCK L, IN ALL 1120.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT II, ON THE WEST RIGHT-OF-WAY LINE OF CARRIER PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 04 DEGREES, 46 MINUTES 57 SECONDS EAST, AT 211.34 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT II, CONTINUE IN ALL 732.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, AND BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID CARRIER PARKWAY AND THE NORTHWEST RIGHT-OF-WAY LINE OF CAMP WISDOM ROAD (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF CITY OF GRAND PRAIRIE 20 FOOT RIGHT-OF-WAY DEDICATION AS RECORDED IN INSTRUMENT NUMBER 200201851228, OF SAID DEED RECORDS, BEARS SOUTH 04 DEGREES, 46 MINUTES, 57 SECONDS EAST, 21.47 FEET;

THENCE SOUTH 59 DEGREES, 35 MINUTES, 11 SECONDS WEST, 1117.35 FEET, WITH THE NORTHWESTERLY LINE OF SAID CAMP WISDOM ROAD AS DESCRIBED IN THE CITY OF GRAND PRAIRIE RIGHT-OF-WAY DEDICATION AS RECORDED IN INSTRUMENT NUMBER 20080354902, OF SAID DEED RECORDS TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY FROM WHICH A 3/4 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, BEARS SOUTH 03 DEGREES, 33 MINUTES, 43 SECONDS EAST, 21.92 FEET;

THENCE NORTH 05 DEGREES, 00 MINUTES, 56 SECONDS WEST, 519.40 FEET, WITH THE COMMON LINE OF SAID TRACT I, AND SAID GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT TRACT, TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT I, AND THE SOUTHWEST CORNER OF SAID TRACT III;

THENCE NORTH 04 DEGREES, 51 MINUTES, 11 SECONDS WEST, 212.27 FEET, WITH THE COMMON LINE OF SAID TRACT III, AND SAID GRAND PRAIRIE INDEPENDENT SCHOOL DISTRICT TRACT TO THE POINT OF BEGINNING AND CONTAINING 16.9713 ACRES OR 739,271 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WESTCHESTER CROSSING, LP. A TEXAS LIMITED PARTNERSHIP does hereby adopt this plat designating the herein, above described property as WESTCHESTER CROSSING 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 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 AT \_\_\_\_\_, TEXAS,  
this \_\_\_\_ day of \_\_\_\_\_, 2015  
WESTCHESTER CROSSING, LP.

By: \_\_\_\_\_  
Signature of Owner ( )

STATE OF TEXAS \$  
COUNTY OF DALLAS \$

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared

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 and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

#### CASE P150101

#### FINAL PLAT FOR

#### WESTCHESTER CROSSING ADDITION

BLOCK 1, LOTS 1-17, AND LOT A  
BLOCK 2, LOTS 1-13  
BLOCK 3, LOTS 1-16, AND LOT A  
BLOCK 4, LOTS 1-9, AND LOT A  
BLOCK 100, LOT 1 AND BLOCK 200, LOT A  
(CREATING 55 RESIDENTIAL LOTS  
AND 5 COMMON LOTS)

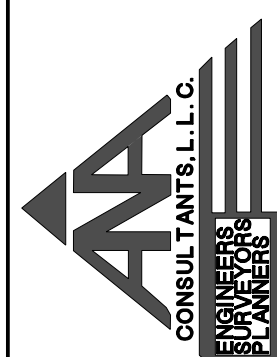
AN ADDITION TO  
CITY OF GRAND PRAIRIE, TEXAS  
DALLAS COUNTY, TEXAS  
BEING 16.9713 ACRES OF LAND  
SITUATED IN  
THOMAS J. TONE SURVEY,  
ABSTRACT NO. 1460,  
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PREPARED DECEMBER 2014

PROJECT NO.	DATE	REVISIONS
14-0030	12-14-2014	
DRAWN BY	JSW	
APPROVED BY	EKK	
DATE		

## FINAL PLAT FOR WESTCHESTER CROSSING ADDITION 55 LOTS, RESIDENTIAL LOTS & 5 OPEN SPACES

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



SHEET 1 OF 1

A.N.A. JOB NUMBER 140030