

VICINITY MAP
NOT TO SCALE
GRAND PRAIRIE, TEXAS

GENERAL NOTES

1. According to surveyor's flood insurance information shown on the National Flood Insurance Program ("NFIP") "Flood Insurance Rate Map" ("FIRM"), Community Panel No. 48113C0413J, dated July 7, 2014. The property appears to lie within Zone "X", defined as "Areas determined to be outside the 0.2% annual chance floodplain" and within Zone "AE", defined as "Based Flood Elevations determined," and within Floodway, defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height." zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

2. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

3. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202) and are relative to the City of Grand Prairie GNS Control System. All distances shown herein are surface distances.

5. Ownership references shown hereon are based on the Dallas Central Appraisal District's web page data (www.dallascad.org).

6. The property is currently Zoned Planned Development 364 (PD-364) District.

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.

7. No structure can be located, constructed or maintained in the area encompassing the erosion hazard setback. The City of Grand Prairie is not responsible for the operation or maintenance of the area encompassing the erosion hazard setback. Owners shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, agents, representatives, contractors, subcontractors, consultants, and vendors, from and against all claims, damages, losses, costs, expenses, and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the erosion hazard setback, including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the erosion hazard setback. All of the above shall survive the covered party's death. The City of Grand Prairie shall not be liable. Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the erosion hazard setback. It is also expressly contemplated that Owner shall impose these covenants upon any successor, assigns, or heirs in the interest of full obligation and responsibility of maintaining and operating the erosion hazard setback. Owners shall be jointly and severally liable for the erosion hazard setback. Owner shall accept full responsibility and liability for the erosion hazard setback. All of the above shall be covenants running with the land."

9. Access Easements shall be provided by Covenants, Conditions and Restrictions document recorded in Instrument Number 201800016682, Official Public Records Dallas County, Texas.

LEGEND

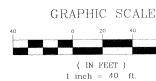
N NORTH
S SOUTH
E EAST
W WEST
* DEGREES
* MINUTES/FEET
* SECONDS/INCHES

O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS

D.R.T.C.T.
DEED RECORDS
TARRANT COUNTY, TEXAS

M.R.D.C.T.
MAP RECORDS
DALLAS COUNTY, TEXAS

IRS ~ 3/8" IRON ROD WITH
CAP STAMPED "RPLS
838" SET



Line #	Length	Direction
L1	24.11	N89° 09' 00"W
L2	10.00	S0° 51' 00"E
L3	24.11	S89° 09' 00"W
L4	69.94	N0° 51' 00"W
L5	34.09	N45° 51' 00"W
L6	14.14	N0° 51' 00"W
L7	48.23	S45° 51' 00"W

This plat filed in Instrument No. _____, Date: _____

Date:

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MIKE DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBDI S REGISTRATION NO. 10193823 PROJECT NO.: 151-17-02

Case: SD# P170903
FINAL PLAT

EPIC EAST TOWNE CROSSING PHASE 1

LOTS 1-8, BLOCK A
8 Lots

22.685 acres out of the
Charles J. Babcock Survey, Abstract No. 59
City of Grand Prairie, Dallas County, Texas

Date Prepared: August 2017

SHEET 1 OF 6

OWNER:
EPIC EAST TOWNE CROSSING, L.P.
16000 DALLAS PARKWAY
SUITE 300
DALLAS, TEXAS 75248
CONTACT: MARK DAVIS
PHONE: 972-739-8484