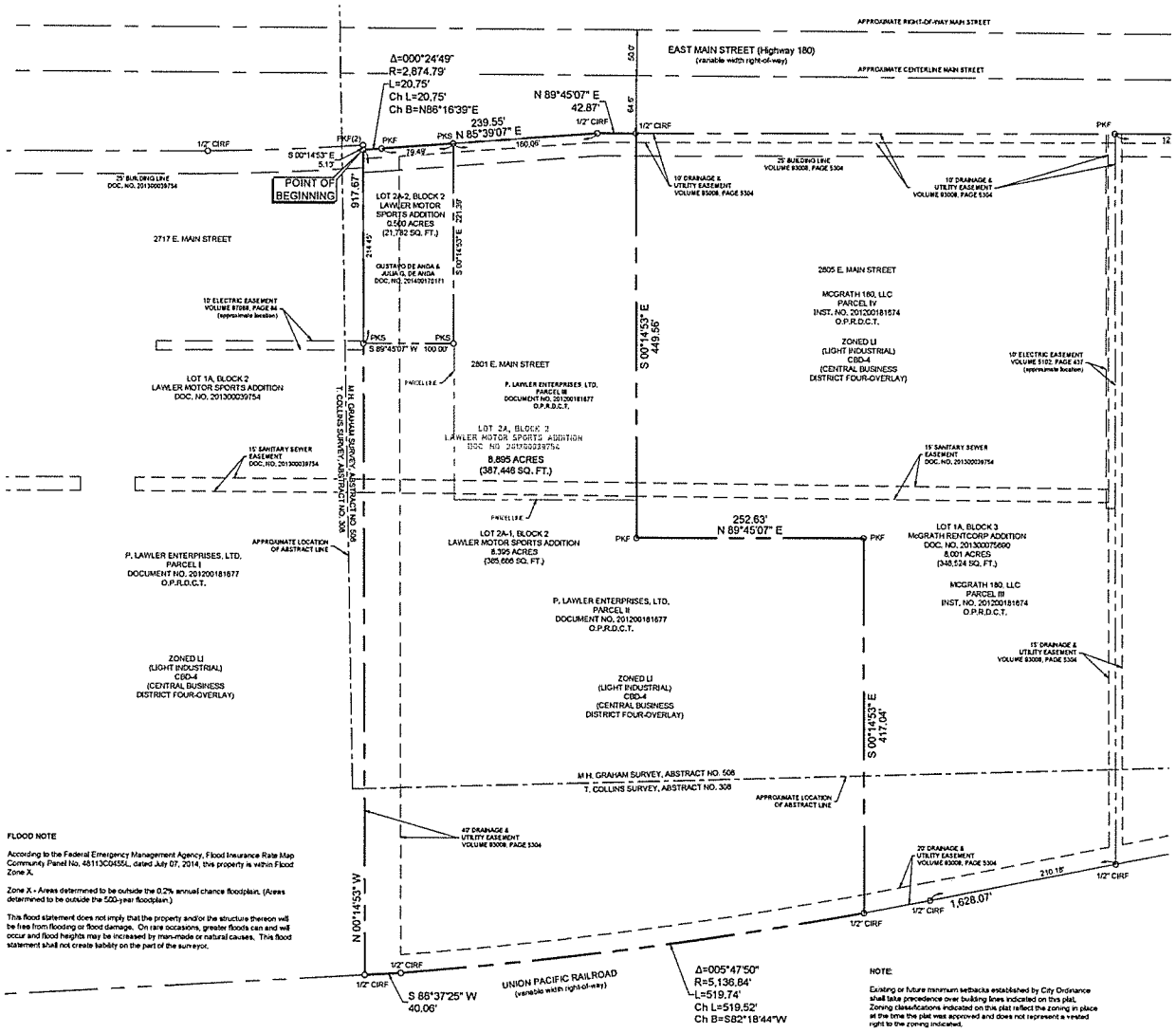
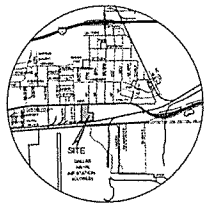
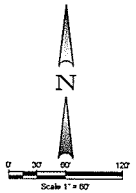




VICINITY MAP
NOT TO SCALE



ABBREVIATION LEGEND

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

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0455L, dated July 07, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year 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.

NOTE:

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.

FINAL PLAT

LOT 2A-1 AND LOT 2A-2, BLOCK 2
LAWLER MOTOR SPORTS ADDITION

BEING A REPLAT OF LOT 2A, LAWLER MOTOR SPORTS ADDITION, DOCUMENT NO. 201300039754, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
8.895 ACRES OUT OF THE T. COLLINS SURVEY, ABSTRACT No. 308 AND THE M.H. GRAHAM SURVEY, ABSTRACT NO. 508
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
LAWLER ENTERPRISES LTD
2801 E. MAIN STREET
GRAND PRAIRIE, TX 75050

SURVEYOR
WINKELMANN & ASSOCIATES, INC.
[illegible]
DALLAS, TEXAS 75230
[illegible]

CASE # RP141001

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
FIRM REGISTRATION NO. F-1439
[illegible]

M.H. GRAHAM SURVEY, ABSTRACT NO. 508 &
T. COLLINS SURVEY, ABSTRACT NO. 308
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PATRICK LAWLER
2801 E. MAIN STREET
GRAND PRAIRIE, TEXAS 75050

FINAL PLAT
8.895 ACRES

Date : 07-09-14
Scale : 1" = 60'
File : 65002-0-LAW-REPLAT
Project No. : 65002-0

SHEET 1 OF 2

G:\65002\0\Survey\Plat\65002-0-LAW-REPLAT.dwg

OWNER'S CERTIFICATION

§ STATE OF TEXAS
§ COUNTY OF DALLAS

LOTS 2A-1 AND 2A-2, BLOCK 2

WHEREAS LAWLER ENTERPRISES, LTD., is the owner of a tract of land situated in the M.H. Graham Survey, Abstract No. 508 and the T. Collins Survey, Abstract No. 308, City of Grand Prairie, Dallas County, Texas, and being all of Lot 2A, Block 2, Lawler Motor Sports Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Document No. 201300039754, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of Parcels II and III described in deed to P. Lawler Enterprises, Ltd., recorded in Document No. 201200181877, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a P.K. nail found for corner, said P.K. nail being the northwest corner of said Lot 2A, Block 2, Lawler Motor Sports Addition and being situated in the south right-of-way line of East Main Street (variable width right-of-way) and being the beginning of a curve to the left having a radius of 2,874.79 feet, a central angle of 00 deg 24 min 49 sec, a chord bearing of North 88 deg 18 min 39 sec East and a chord length of 20.75 feet;

THENCE along said south right-of-way line, a north line of said Lot 1 and said curve to the left, an arc distance of 20.75 feet to a P.K. nail found for corner;

THENCE North 85 deg 39 min 07 sec East, continuing along said south right-of-way line, a distance of 239.55 feet to a 1/2 inch iron rod with red plastic cap stamped "WA" found for corner;

THENCE North 89 deg 45 min 07 sec East, continuing along said south right-of-way line, a distance of 42.87 feet to a 1/2 inch iron rod with red plastic cap stamped "WA" found for corner;

THENCE South 00 deg 14 min 43 sec East, departing said south right-of-way line, a distance of 449.56 feet to a P.K. nail found for corner;

THENCE North 89 deg 45 min 07 sec East, a distance of 252.63 feet to a P.K. nail found for corner;

THENCE South 00 deg 14 min 53 sec East, a distance of 417.04 feet to a 1/2 inch iron rod with red plastic cap stamped "WA" found for corner, being situated in the north right-of-way line of the Union Pacific Railroad (variable width right-of-way) and the south line of aforementioned Lot 2A, Block 2, said iron rod also being the beginning of a non-tangent curve to the right having a radius of 5,136.84 feet, a central angle of 05 deg 47 min 50 sec, a chord bearing of South 82 deg 18 min 44 sec West and a chord length of 519.52 feet;

THENCE continuing along said north right-of-way line, the south line of said Lot 2A, Block 2 and said non-tangent curve to the right, an arc distance of 519.74 feet to a 1/2 inch iron rod with red plastic cap stamped "WA" found for corner;

THENCE South 86 deg 37 min 25 sec West, continuing along said north right-of-way line and the south line of said Lot 2A, Block 2, a distance of 40.06 feet to a 1/2 inch iron rod with red plastic cap stamped "WA" found for corner, said iron rod being the southwest corner of said Lot 2A, Block 2;

THENCE North 00 deg 14 min 53 sec West, departing said north right-of-way line and along the west line of said Lot 2A, Block 2, a distance of 917.67 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.895 acres or 387,446 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of February, 2012, utilizing City of Grand Prairie G.P.S. Monuments Nos. 50 and 56, related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83 (Grid Bearings).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT P. LAWLER ENTERPRISES, LTD., does hereby adopt this plat designating the hereon-above described property as Lawler Motor Sports Addition, Lots 2A-1 and 2A-2, Block 2, 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 8 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.

_____
Grand Prairie, LLC
PATRICK LAWLER, President

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Patrick Lawler, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2014.

_____
Notary Public in and for the State of _____.

_____
GUSTAVO DE ANDA

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Gustavo De Anda, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2014.

_____
Notary Public in and for the State of _____.

_____
JULIA G. DE ANDA

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Julia G. De Anda, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2014.

_____
Notary Public in and for the State of _____.

SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that the plat hereon, depicts and describes the results of an actual on the ground survey made under my supervision, and all corners were as found or set in accordance with the City of Grand Prairie platting rules and regulations.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____, 2014.

_____
Notary Public in and for the State of Texas.

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230 (972) 490-7090
Texas Engineer Registration No. F-1439
Texas Surveyor Registration No. 10194074
Texas Board of Professional Engineers and Land Surveyors Firm Registration No. 10194074

M.H. GRAHAM SURVEY, ABSTRACT NO. 508, &
T. COLLINS SURVEY, ABSTRACT NO. 308
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

OWNER:
PATRICK LAWLER
7000 E. MAIN STREET
GRAND PRAIRIE, TEXAS 75050

FINAL PLAT
8.895 ACRES

Date : 7/9/2014
Scale : N/A
File : 650226-LAWREPLAT
Project No. : 650226

SHEET 2 OF 2

FINAL PLAT
LOT 2A-1 AND LOT 2A-2, BLOCK 2
LAWLER MOTOR SPORTS ADDITION
BEING A REPLAT OF LOT 2A, LAWLER MOTOR SPORTS ADDITION, DOCUMENT NO. 201300039754, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
8.895 ACRES OUT OF THE T. COLLINS SURVEY, ABSTRACT No. 308 AND THE M.H. GRAHAM SURVEY, ABSTRACT NO. 508
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

OWNER/OWNER
LAWLER ENTERPRISES LTD.
7000 E. MAIN STREET
GRAND PRAIRIE, TX 75050

SURVEYOR
WINKELMANN & ASSOCIATES, INC.
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090

CASE # RP141001

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