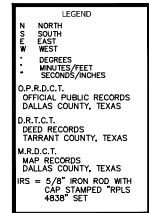
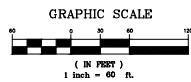


**GENERAL NOTES:**

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), Community Panel No. 48130D435, dated July 7, 2014. The property appears to be within Zone "X", defined as "Areas determined to be outside the 1% 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 shown or addressed as a result of the "NFIP".
3. All coordinates and bearings shown herein are Texas State Plane Coordinate System, NAD83 (GCRS), Texas North Central Zone (4202) and are relative to the City of Grand Prairie GPS Control System. All distances shown herein are surface distances.
4. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
5. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown herein are deemed to be controlling monuments.
6. Ownership references shown herein are based on the Dallas Central Appraisal District's web page data ([www.dalascad.org](http://www.dalascad.org)).
7. The property is currently Zoned Planned Development 354 (PD-354) District.
8. 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.
9. It is the further purpose of this preliminary plat to establish the development framework necessary to ensure the delivery of services to each lot, including, but not necessary limited to: water, sewer, storm drain, utilities, and ingress/egress to the public road system.
10. 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. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense 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 be covenants running with the land. It is expressly contemplated that 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. 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 be covenants running with the land.
11. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association.



**PRELIMINARY PLAT**  
**EPIC WEST TOWNE CROSSING**  
**PHASE 1**

LOT 1, BLOCK A, LOTS 1-11, BLOCK B  
LOT 1, BLOCK C, & LOT 1, BLOCK D  
10 Lots

55,427 acres out of the  
Charles J. Babcock Survey, Abstract No. 59,  
J. C. Turner Survey, Abstract No. 1739 and  
D. R. Cameron Survey, Abstract No. 295  
City of Grand Prairie, Dallas County, Texas

Date Prepared: June 2017

SHEET 1 OF 4

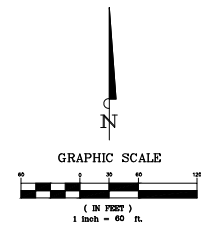
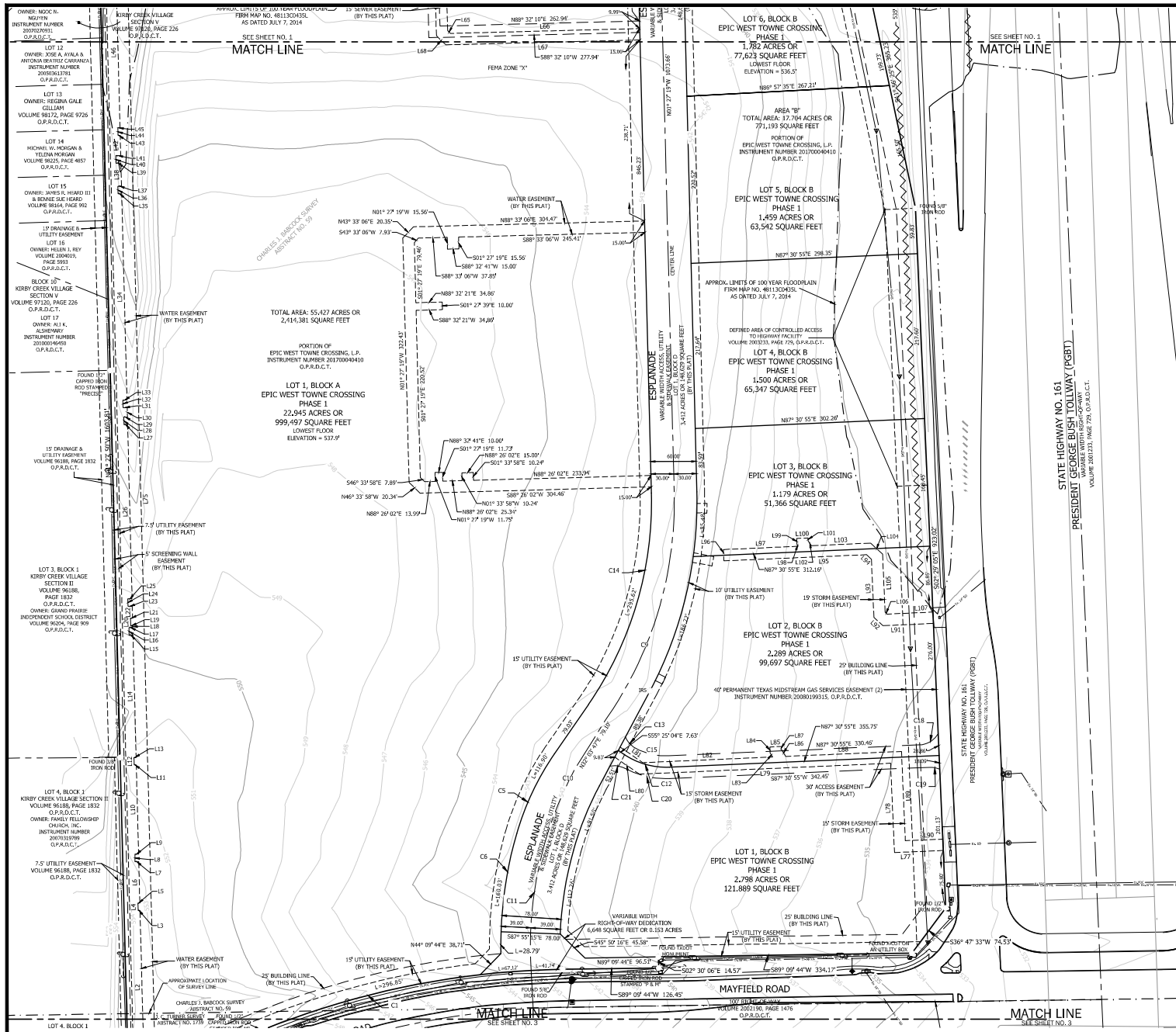
ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-442-2094  
Mikes@bannistereng.com

OWNER:  
EPIC WEST TOWNE CROSSING, L.P.  
1600 DALLAS PARKWAY,  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8484

OWNER:  
BOB SMITH MANAGEMENT COMPANY, LTD.  
3813 TURTLE CREEK BOULEVARD,  
SUITE 2150  
DALLAS, TEXAS 75219  
CONTACT: SALLY SMITH MASHBURN  
PHONE: 214-521-3663



This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_



**LEGEND**

- NORTH
- SOUTH
- EAST
- WEST
- DEGREES
- MINUTES/FEET
- SECONDS/INCHES

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

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

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

IRS = 1/8" IRON ROD WITH CAP STAMPED "RPLS 4638" SET

Case: SD# P170805

**PRELIMINARY PLAT  
EPIC WEST TOWNE CROSSING  
PHASE 1**

LOT 1, BLOCK A, LOTS 1-11, BLOCK B  
LOT 1, BLOCK C, & LOT 1, BLOCK D  
10 Lots

55,427 acres out of the  
Charles J. Babcock Survey, Abstract No. 59,  
J. C. Turner Survey, Abstract No. 1739 and  
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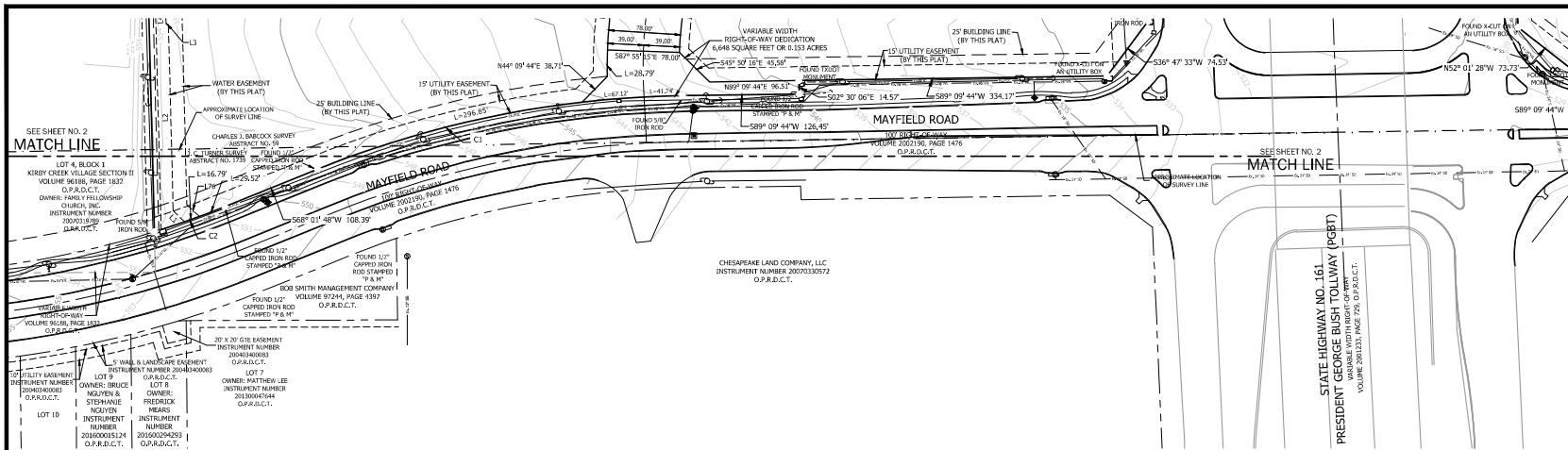
Date Prepared: June 2017

SHEET 2 OF 4

ENGINEER / SURVEYOR: BANNISTER ENGINEERING, LLC 240 NORTH MITCHELL ROAD MANSFIELD, TEXAS 76063 CONTACT: MIKE DAVIS, RPLS PHONE: 817-482-2094 Mike@bannistereng.com	OWNER: EPIC WEST TOWNE CROSSING, L.P. 1600 DALLAS PARKWAY, SUITE 300 DALLAS, TEXAS 75248 CONTACT: MARK DAVIS PHONE: 972-739-8484	OWNER: BOB SMITH MANAGEMENT COMPANY, LTD. 3811 TURTLE CREEK BOULEVARD, SUITE 2150 DALLAS, TEXAS 75219 CONTACT: SALLY SMITH MASHBURN PHONE: 214-521-3463
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This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_



CHESAPEAKE LAND COMPANY, LLC  
INSTRUMENT NUMBER 2007030572  
O.P.R.D.C.T.

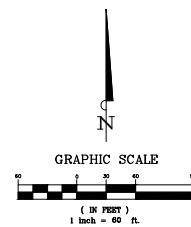
STATE HIGHWAY NO. 161  
PRESIDENT GEORGE BUSH TOLLWAY (PBRT)  
VARIABLE WIDTH RIGHT-OF-WAY  
VOLUME 2001231, PAGE 750, O.P.R.D.C.T.

Line #	Length	Direction
L1	17.32	N46° 27' 50"W
L2	202.31	N1° 27' 50"W
L3	2.49	S88° 32' 10"W
L4	10.00	N1° 27' 50"W
L5	2.49	N88° 32' 10"E
L6	54.48	N1° 27' 50"W
L7	4.93	S88° 32' 10"W
L8	10.00	N1° 27' 50"W
L9	4.93	N88° 32' 10"E
L10	117.53	N1° 27' 50"W
L11	2.66	S88° 32' 10"W
L12	10.00	N1° 27' 50"W
L13	2.66	N88° 32' 10"E
L14	161.19	N1° 27' 50"W
L15	5.09	S88° 32' 10"W
L16	10.00	N1° 27' 50"W
L17	5.09	N88° 32' 10"E
L18	2.30	N1° 27' 50"W
L19	2.65	S88° 32' 10"W
L20	10.00	N1° 27' 50"W
L21	2.65	N88° 32' 10"E
L22	15.68	N1° 27' 50"W
L23	5.59	S88° 32' 10"W
L24	10.00	N1° 27' 50"W
L25	5.59	N88° 32' 10"E
L26	229.49	N1° 27' 50"W
L27	4.72	S88° 32' 10"W
L28	10.00	N1° 27' 50"W
L29	4.72	N88° 32' 10"E
L30	12.51	N1° 27' 50"W
L31	5.39	S88° 32' 10"W
L32	10.00	N1° 27' 50"W
L33	5.39	N88° 32' 10"E
L34	271.86	N1° 27' 50"W
L35	4.68	S88° 32' 10"W
L36	10.00	N1° 27' 50"W
L37	4.68	N88° 32' 10"E
L38	30.23	N1° 27' 50"W

Line #	Length	Direction
L39	6.45	S88° 32' 10"W
L40	10.00	N1° 27' 50"W
L41	6.45	N88° 32' 10"E
L42	26.56	N1° 27' 50"W
L43	2.96	S88° 32' 10"W
L44	10.00	N1° 27' 50"W
L45	2.96	N88° 32' 10"E
L46	199.22	N1° 27' 50"W
L47	4.72	S88° 32' 10"W
L48	10.00	N1° 27' 50"W
L49	4.72	N88° 32' 10"E
L50	20.52	N1° 27' 50"W
L51	4.46	S88° 32' 10"W
L52	10.00	N1° 27' 50"W
L53	4.46	N88° 32' 10"E
L54	14.36	N1° 27' 50"W
L55	23.89	N43° 32' 41"E
L56	230.83	N88° 32' 41"E
L57	48.99	S46° 22' 17"E
L58	23.17	N88° 32' 10"E
L59	15.56	N1° 27' 50"W
L60	10.00	N88° 32' 10"E
L61	15.56	S1° 27' 50"E
L62	109.83	N88° 32' 10"E
L63	13.28	S46° 22' 50"E
L64	110.07	S1° 27' 50"E
L65	5.00	S46° 22' 50"E
L66	249.41	N88° 32' 02"E
L67	255.62	S88° 32' 02"W
L68	17.43	N46° 27' 50"W
L69	110.07	N1° 27' 50"W
L70	0.86	N46° 27' 50"W
L71	143.00	S88° 32' 10"E
L72	48.99	N46° 27' 17"W
L73	218.40	S88° 32' 43"W
L74	11.46	S43° 32' 41"W
L75	1475.93	S1° 27' 50"E
L76	18.64	S46° 27' 50"E

Line #	Length	Direction
L77	64.40	S87° 30' 55"W
L78	117.83	N2° 29' 05"W
L79	331.14	S77° 30' 55"W
L80	39.54	N55° 25' 04"W
L81	36.25	S55° 25' 04"E
L82	171.25	N87° 30' 55"E
L83	6.34	N32° 29' 05"W
L84	7.84	N2° 29' 05"W
L85	15.00	N87° 30' 55"E
L86	10.98	S32° 29' 05"E
L87	3.82	S2° 29' 05"E
L88	152.54	N87° 30' 55"E
L89	117.83	S2° 29' 05"E
L90	49.40	N87° 30' 55"E
L91	66.54	S87° 30' 55"W
L92	16.21	N47° 29' 05"W
L93	76.67	N2° 29' 06"W
L94	8.79	N47° 29' 05"W
L95	188.05	S87° 30' 55"W
L96	15.00	N2° 29' 05"W
L97	96.62	N87° 30' 55"E
L98	2.88	N32° 29' 05"W
L99	7.84	N2° 29' 05"W
L100	15.00	N87° 30' 55"E
L101	3.82	S2° 29' 05"E
L102	7.52	S32° 29' 05"E
L103	78.32	N87° 30' 55"E
L104	21.21	S47° 29' 05"E
L105	76.67	S2° 29' 06"E
L106	3.79	S47° 29' 05"E
L107	60.32	N87° 30' 55"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	405.71	1100.00	21°0'56"	S78° 35' 46"W	403.41
C2	81.13	1000.00	4°38'55"	S70° 11' 15"W	81.11
C3	127.23	538.00	13°11'28"	S75° 13' 38"E	126.03
C4	165.69	411.00	23°05'55"	S25° 32' 10"E	164.57
C5	116.90	361.00	18°33'11"	S25° 18' 20"W	116.39
C6	160.03	539.00	17°00'41"	S7° 31' 25"W	159.44
C7	227.35	500.00	26°03'07"	N13° 29' 17"W	225.39
C8	218.71	500.00	25°03'43"	N13° 58' 59"W	216.97
C9	314.49	500.00	36°02'15"	N16° 33' 48"E	309.33
C10	105.06	478.00	12°35'33"	N22° 12' 32"E	104.84
C11	171.34	500.00	19°38'04"	N6° 12' 43"E	170.51
C12	64.69	100.00	37°04'13"	S73° 50' 05"E	63.57
C13	30.53	30.00	39°12'58"	S42° 20' 01"E	20.13
C14	295.62	476.00	36°02'15"	S16° 33' 49"W	290.77
C15	45.32	85.00	30°33'01"	S77° 12' 33"E	44.79
C18	30.08	30.00	57°27'12"	N58° 47' 19"E	28.84
C19	13.77	30.37	25°58'35"	N79° 25' 01"W	13.65
C20	61.20	115.00	30°29'30"	N77° 14' 20"W	60.48
C21	20.59	30.00	39°19'56"	N81° 39' 33"W	20.19



Case: SD# P170805

PRELIMINARY PLAT  
EPIC WEST TOWNE CROSSING  
PHASE 1

LOT 1, BLOCK A, LOTS 1-11, BLOCK B  
LOT 1, BLOCK C, & LOT 1, BLOCK D  
10 Lots

55,427 acres out of the  
Charles J. Babcock Survey, Abstract No. 59,  
J. C. Turner Survey, Abstract No. 1739 and  
D. R. Cameron Survey, Abstract No. 295  
City of Grand Prairie, Dallas County, Texas

Date Prepared: June 2017

SHEET 3 OF 4

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-442-2094  
Mde@bannistereng.com

OWNER:  
EPIC WEST TOWNE  
CROSSING, L.P.  
1600 DALLAS PARKWAY,  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8484

OWNER:  
BOB SMITH MANAGEMENT COMPANY,  
LTD.  
3813 TURTLE CREEK BOULEVARD,  
SUITE 2150  
DALLAS, TEXAS 75219  
CONTACT: SALLY SMITH MASH-BURN  
PHONE: 214-521-3463



240 North Mitchell Road | Mansfield, TX 76063 | 817.442.2094 | 617.442.2095 fax  
TPLS REGISTRATION NO. 10193823 PROJECT NO. 151-17-01

This plat filed in Instrument No. \_\_\_\_\_ Date: \_\_\_\_\_

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 = 5/8" IRON ROD WITH  
CAP STAMPED "MPLS  
4838" SET

**OWNER'S CERTIFICATE:**

WHEREAS, **EPIC WEST TOWNE CROSSING, L.P.**, and **BOB SMITH MANAGEMENT COMPANY, LTD.**, are the sole owners of that certain tract of land being 55.427 acres (2,414,381 square feet) of land in the Charles J. Babcock Survey, Abstract No. 59, D. R. Cameron Survey, Abstract No. 295, and J. C. Turner Survey, Abstract No. 1739, City of Grand Prairie, Dallas County, Texas; said 55.427 acres (2,414,381 square feet) of land being a portion of that certain tract of land described in a General Warranty Deed to Bob Smith Management Company (hereinafter referred to as Smith Tract), as recorded in Volume 97246, Page 4397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.); said 55.427 acres (2,414,381 square feet) of land being a portion of that certain tract of land described in a Correction Special Warranty Deed to Epic West Towne Crossing, L.P. (hereinafter referred to as Epic West Towne Crossing tract), as recorded in Instrument Number 20070270292, O.P.R.D.C.T.; said 55.427 acres (2,414,381 square feet) of land being more particularly described, by metes and bounds, as follows:

**BEGINNING** at a fence post found for the Northwest corner of said Smith tract, same being an inner-half corner of that certain tract of land described as Lot 1R, Block 9, Kirby Creek Village, Section IV (hereinafter referred to as Lot 1R), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 20020022770, O.P.R.D.C.T.;

**THENCE** North 89 degrees 29 minutes 08 seconds East with the common line between said Smith tract and said Lot 1R, a distance of 43.05 feet to a five-eighths inch iron rod with plastic cap stamped "9RLS 4838" set for the Southwest corner of that certain tract of land described as Lot 1, Block 9, Central Park Addition (hereinafter referred to as Lot 1), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Instrument Number 200900026373, O.P.R.D.C.T., same being the Easterly Southeast corner of said Lot 1R;

**THENCE** North 89 degrees 29 minutes 08 seconds East with the common line between said Lot 1 and said Smith tract, pass at a distance of 949.64 feet, the Southeast corner of said Lot 1, same being the Southwest corner of that certain tract of land described in a deed to City of Grand Prairie (hereinafter referred to as Grand Prairie tract), as recorded in Instrument number 20070270292, O.P.R.D.C.T., and continue with said course for a total distance of 973.23 feet to a Texas Department of Transportation monument found for East corner of the remainder of said Grand Prairie tract;

**THENCE** with the common line between the remainder of said Smith tract and the existing West right-of-way line of said State Highway No. 161 for the following 4 courses:

- 1. South 47 degrees 14 minutes 03 seconds East, a distance of 38.04 feet to a Texas Department of Transportation monument found for corner;
- 2. South 02 degrees 29 minutes 05 seconds East, a distance of 300.61 feet to a one-half inch iron rod found for corner;
- 3. South 06 degrees 49 minutes 31 seconds West, a distance of 305.94 feet to a one-half inch iron rod found for corner;
- 4. South 02 degrees 29 minutes 05 seconds East, a distance of 179.16 feet to a five-eighths inch iron rod with plastic cap stamped "9RLS 4838" set for the Southeast corner of the remainder of said Smith tract, same being the Northeast corner of the aforesaid Epic West Towne Crossing tract;

**THENCE** with the common line between said Epic West Towne Crossing tract and the existing West right-of-way line of said State Highway No. 161 for the following 4 courses:

- 1. South 02 degrees 29 minutes 05 seconds East, a distance of 120.84 feet to a Texas Department of Transportation monument found for corner;
- 2. South 11 degrees 56 minutes 25 seconds East, a distance of 365.23 feet to a five-eighths inch iron rod found for corner;
- 3. South 02 degrees 29 minutes 05 seconds East, a distance of 923.02 feet to a one-half inch iron rod found for the Easterly Southeast corner of said Epic West Towne Crossing tract;
- 4. South 36 degrees 47 minutes 33 seconds West, a distance of 74.53 feet to an "X" cut found on an utility box for the intersection of the existing West right-of-way line of said State Highway No. 161 with the existing North right-of-way line of Mayfield Road (100' right-of-way), as recorded in Volume 200300, Page 1476, O.P.R.D.C.T., same being the Southern Southeast corner of said Epic West Towne Crossing tract;

**THENCE** with the common line between said Epic West Towne Crossing tract and the existing North right-of-way line of said Mayfield Road for the following 6 courses:

- 1. South 89 degrees 09 minutes 44 seconds West, a distance of 334.17 feet to a Texas Department of Transportation monument found for corner
- 2. South 02 degrees 30 minutes 06 seconds East, a distance of 14.57 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for corner;
- 3. South 89 degrees 09 minutes 44 seconds West, a distance of 104.76 feet to a five-eighths inch iron rod found for the beginning of a curve to the left, whose long chord bears South 76 degrees 35 minutes 46 seconds West, a distance of 403.41 feet;
- 4. Westerly with the common line between said Epic West Towne Crossing tract and the existing North right-of-way line of said Mayfield Road, and with said non-tangent curve to the left having a radius of 1100.00 feet, through a central angle of 21 degrees 07 minutes 56 seconds, for an arc distance of 405.71 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for corner;
- 5. South 68 degrees 01 minute 48 seconds West, continue with the common line between said Epic West Towne Crossing tract and the existing North right-of-way line of said Mayfield Road, a distance of 108.39 feet to a one-half inch iron rod with plastic cap stamped "P & M" found for the beginning of a curve to the right, whose long chord bears South 79 degrees 21 minutes 15 seconds West, a distance of 81.11 feet;
- 6. Southwesterly, with the common line between said Epic West Towne Crossing tract and the existing North right-of-way line of said Mayfield Road and with said curve to the right having a radius of 1000.00 feet, through a central angle of 04 degrees 38 minutes 55 seconds, for an arc distance of 81.13 feet to a five-eighths inch iron rod found for the Southwest corner of said Epic West Towne Crossing tract, same being the Southeast corner of that certain tract of land described as Kirby Creek Village Section II (hereinafter referred to as Kirby Creek Village Section II), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 96188, Page 1832, O.P.R.D.C.T.;

**THENCE** North 01 degree 27 minutes 50 seconds West, departing the existing North right-of-way line of said Mayfield Road and with the common line between said Epic West Towne Crossing tract and said Kirby Creek Village Section II, pass at a distance of 937.44 feet, a one-half inch iron rod with plastic cap stamped "PRECSIF" found at the Northwest corner of said Kirby Creek Village Section II, same being the Southeast corner of that certain tract of land described as Kirby Creek Village Section V (hereinafter referred to as Kirby Creek Village Section V), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 97120, Page 226, O.P.R.D.C.T., and continue with said course and the common line between said Epic West Towne Crossing tract and said Kirby Creek Village Section V, pass at a distance of 1522.53 feet, the Northeast corner of said Kirby Creek Village Section V, same being the Southeast corner of that certain tract of land described as Kirby Creek Village Section IV (hereinafter referred to as Kirby Creek Village Section IV), an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 97120, Page 256, O.P.R.D.C.T., and continue with said course and the common line between said Epic West Towne Crossing tract and said Kirby Creek Village Section IV for a total distance of 1603.81 feet to a five-eighths inch iron rod with plastic cap stamped "9RLS 4838" set for the Northwest corner of said Epic West Towne Crossing tract, same being the Southwest corner of the remainder of the aforesaid Smith tract;

**THENCE** North 01 degree 27 minutes 50 seconds West with the common line between said Smith tract and said Kirby Creek Village Section IV, a distance of 824.09 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 55.427 acres (2,414,381 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **EPIC WEST TOWNE CROSSING, L.P.**, **BOB SMITH MANAGEMENT COMPANY, LTD.**, does hereby adopt this plat designating the herein-shown described property as **EPIC WEST TOWNE CROSSING - PHASE 1**, 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 line easements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire line 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 grounds, except fences, vegetable 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 this \_\_\_\_ day of \_\_\_\_\_, 2017.

**EPIC WEST TOWNE CROSSING, L.P.**

By: \_\_\_\_\_  
Name:

**BOB SMITH MANAGEMENT COMPANY, LTD.**

By: \_\_\_\_\_  
Name:

State of Texas §  
County of \_\_\_\_\_ §

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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

State of Texas §  
County of \_\_\_\_\_ §

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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dan Davis, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were or shall be properly placed under my personal supervision, in accordance with the platting rules and regulations of the City of Grand Prairie, Dallas County, Texas.

**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



Michael Dan Davis DATE:  
Registered Professional Land Surveyor No. 4838  
BANNISTER ENGINEERING, LLC  
T.B.P.L.S. REGISTRATION NO. 10193823

State of Texas §  
County of Tarrant §

Before me, the undersigned authority, on this day personally appeared Michael Dan Davis, 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 purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

Case: SD# P170805

**PRELIMINARY PLAT  
EPIC WEST TOWNE CROSSING  
PHASE 1**

**LOT 1, BLOCK A, LOTS 1-11, BLOCK B  
LOT 1, BLOCK C, & LOT 1, BLOCK D**  
10 Lots

55,427 acres out of the  
Charles J. Babcock Survey, Abstract No. 59,  
J. C. Turner Survey, Abstract No. 1739 and  
D. R. Cameron Survey, Abstract No. 295  
City of Grand Prairie, Dallas County, Texas

Date Prepared: June 2017

SHEET 4 OF 4

ENGINEER / SURVEYOR:  
BANNISTER ENGINEERING, LLC  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
CONTACT: MIKE DAVIS, RPLS  
PHONE: 817-942-2094  
Mik@bannistereng.com

OWNER:  
EPIC WEST TOWNE  
CROSSING, L.P.  
1600 DALLAS PARKWAY,  
SUITE 300  
DALLAS, TEXAS 75248  
CONTACT: MARK DAVIS  
PHONE: 972-739-8484

OWNER:  
BOB SMITH MANAGEMENT COMPANY,  
LTD.  
3811 TURTLE CREEK BOULEVARD,  
SUITE 2150  
DALLAS, TEXAS 75219  
CONTACT: SALLY SMITH MASHBURN  
PHONE: 214-521-3463



240 North Mitchell Road | Mansfield, TX 76063 | 817.942.2094 | 817.242.2095 fax  
TBPLS REGISTRATION NO. 10193823 PROJECT NO. 151-17-01

This plat filed in Instrument No. \_\_\_\_\_, Date: \_\_\_\_\_