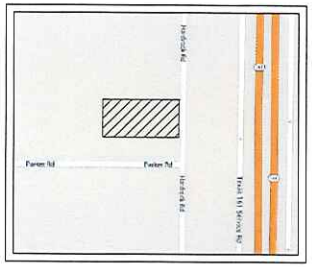
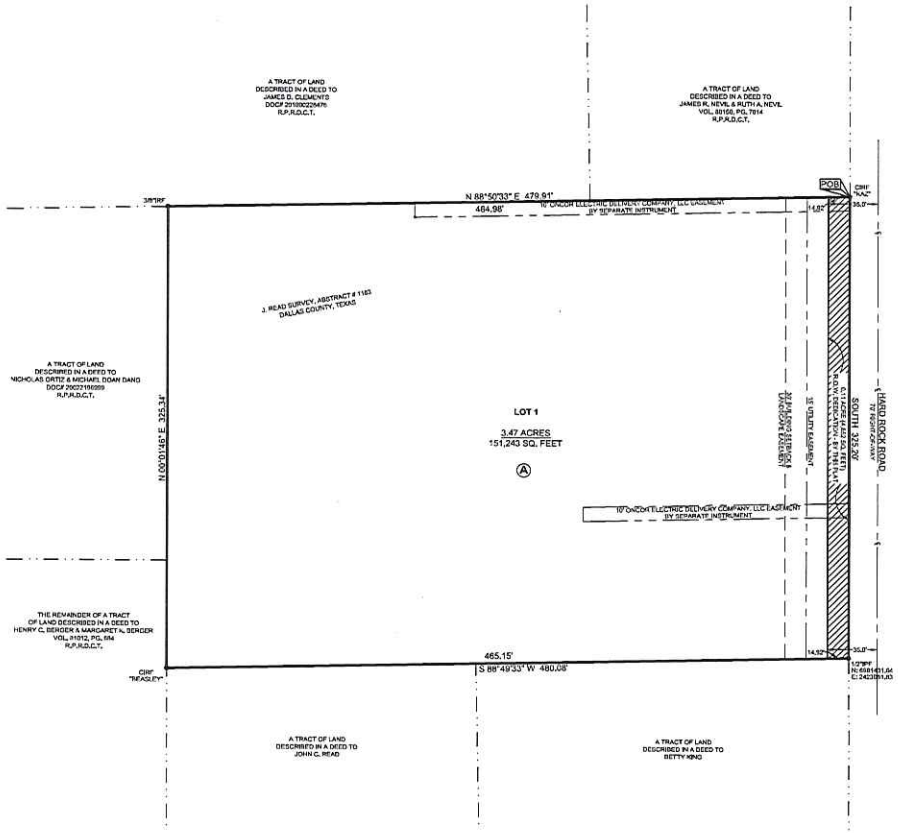
VICINITY MAP
NOT TO SCALE





GENERAL PLAT NOTES

1. All corners are marked with capped 1/2" iron rods stamped "Eagle Surveying" unless otherwise noted.

2. Existing or future minimum set-backs established by city ordinance shall take precedence over building lines indicated on the plat. 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.

3. This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 485472 as shown on Map Number 48113C0295K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

4. BENCH MARK: City of Grand Prairie G.P.S. Monument No. 3: a top security rod monument with a tap on aluminum cap stamped "G.P. 3" with an aluminum access cover set flush with the ground. The station is 23 feet south of the centerline of Rock Island Road, 17 feet southeast of the south corner of a bridge over Bear Creek, 47 feet northeast of a power pole, 3.5 feet northeast of a fence. Elevation = 470.48' Datum: navd '88, geoid '03.

5. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.

6. The purpose of this plat is to create a single lot of record from a tract of land.

7. The subject property is zoned "PD-4" per the City of Grand Prairie online zoning map.

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.

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, HARDROCK PARK, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the J. Read Survey, Abstract Number 1183, an addition to the City of Grand Prairie, Dallas County, Texas, according to the deed recorded in Instrument No. 2013-389233, Real Property Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod found stamped "KAZ" for the Northeast corner thereof, and being the Southeast corner of a tract of land described in a deed to James R. Nevil & Ruth A. Nevil as recorded in Volume 88150, Page 7614, Real Property Records of Dallas County, Texas, said point being in the West Right-of-Way line of Hardrock Road;

Thence South parallel with the centerline of said Road for a distance of 325.20 feet to a 1/2" iron pipe found for the Southeast corner thereof;

Thence South 88 degrees 49 minutes 33 seconds West with the Southern boundary line thereof, a distance of 480.08 feet to a 1/2" capped iron rod stamped "Beasley" for the Southwest corner of the herein described tract, said point lies in the eastern boundary line of the remainder of a tract of land described in a deed to Henry C. Berger & Margaret K. Berger as recorded in Volume 81012, Page 884, Real Property Records of Dallas County, Texas;

Thence North 00 degrees 01 minutes 46 seconds East with the West boundary line thereof, a distance of 325.34 feet to a 3/8" iron rod found for the Northwest corner of the herein described tract, and being the Northeast corner of a tract of land described in a deed to Nicholas Ortiz & Michael Doan Dang as recorded in Document No. 20022196999, Real Property Records of Dallas County, Texas, said point lies in the Southern boundary line of a tract of land described in a deed to James D. Clements as recorded in Document No. 20100022646, Real Property Records of Dallas County, Texas;

Thence North 88 degrees 50 minutes 33 seconds East with the North boundary line thereof, a distance of 479.91 feet to the POINT OF BEGINNING and there terminating, enclosing 3.58 acres of land, more or less.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HARDROCK PARK, LLC, does hereby adopt this plat designating the hereon above described property as WHEEL N MHP 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.

OWNER: HARDROCK PARK, LLC

BY: _____ _____
Kim Shultz-Rainford Date

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Kim Shultz-Rainford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2016.

_____
Notary Public, _____ County, Texas.

My commission expires _____.

BY: _____ _____
Clyde W. Rainford Date

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Clyde W. Rainford, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2016.

_____
Notary Public, _____ County, Texas.

My commission expires _____.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, Ernest Woonter, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Grand Prairie, Dallas County, Texas.

_____ _____
Ernest Woonter R.P.L.S. # 6509 Date

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared Ernest Woonter, 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 considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2016.

_____
Notary Public, Denton County, Texas.

My commission expires _____.

CITY OF GRAND PRAIRIE
CASE # P160802

FINAL PLAT OF WHEEL N MHP
LOT 1, BLOCK A

BEING 3.58 ACRES OF LAND SITUATED IN THE J. READ SURVEY, ABSTRACT NO. 1183, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

LEGEND	SURVEYOR	ENGINEER	OWNER		
Ⓐ = BLOCK IRF = IRON ROD FOUND POB = POINT OF BEGINNING CIRF = CAPPED IRON ROD FOUND IPF = IRON PIPE FOUND	EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009	CIVIL POINT ENGINEERS 3102 MAPLE AVENUE SUITE: 400 DALLAS, TX 75201 972.554.1100	HARDROCK PARK, LLC KIM SHULTZ-RAINFORD CLYDE W. RAINFORD 6101 LONG PRAIRIE RD. SUITE: 744-111 FLOWER MOUND, TX 75028	JOB #: 16-250 FP DATE: 7/26/2016 DRAWN BY: JDC	EAGLE SURVEYING EAGLE SURVEYING, LLC 210 SOUTH ELM STREET SUITE: 104 DENTON, TX 76201 940.222.3009 TX FIRM # 10194177

Planning Department

THIS PLAT IS FILED IN CABINET _____ SLIDE _____ DATE JUL 27 2016

Received