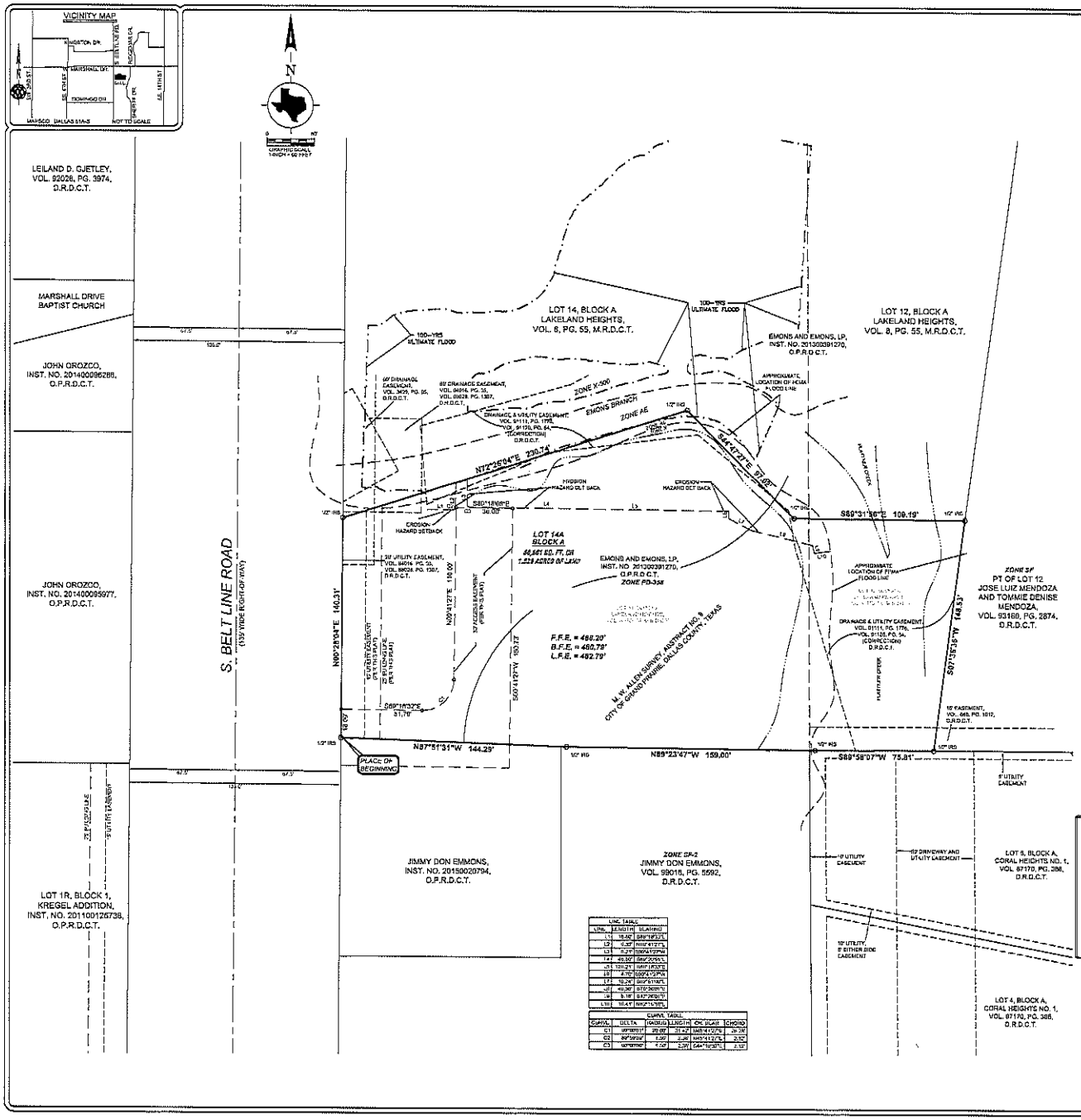

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.42'	S89°18'53"E
L2	6.32'	N00°41'27"E
L3	6.21'	S00°41'27"W
L4	49.00'	S89°30'55"E
L5	130.21'	N87°18'33"E
L6	4.70'	S00°41'27"W
L7	10.24'	S89°51'08"E
L8	40.00'	S87°30'55"E
L9	5.18'	S87°30'55"E
L10	16.41'	N00°41'27"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'01"	20.00'	31.42'	N45°41'27"E	28.28'
C2	89°59'00"	1.00'	1.57'	N45°41'27"E	2.12'
C3	90°00'00"	1.00'	1.57'	S44°18'33"E	2.12'

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, _____, a duly appointed representative of Emmons & Emmons, LP, do hereby adopt this plat designating the herein above described property as **LOT 14A, BLOCK A, FAMILY DOLLAR BELT LINE GP**, an Addition to the City of Grand Prairie, Tarrant County, Texas, and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys, and all storm water management areas shown thereon, if any. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated, except those easements created by separate instrument as shown hereon. The utility, access and fire lane easements shall be open to the public and private utilities for such 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 or growths, except fences, vegetation, driveways, and sidewalks less than six feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by City Ordinances. No improvements which 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 constantly performed by that utility.

WITNESS MY HAND, THIS _____ DAY OF _____, 2017.

Emmons & Emmons LP

_____
Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 2017.

_____
Notary Public in and for The State of Texas

This is to certify that a portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Dallas County Flood Insurance Rate Map, Community Panel No. 48113C 0456L, dated 07-07-2014. The property is located in Zone "A-El", "X-500", and "X".

1) All bearings are based upon City of Grand Prairie GPS control system.

2) 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 reflecting the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.

3) The abstract lines shown hereon are based upon the Dallas County district maps, and are approximate locations only.

4) Any easements that are shown hereon or created by separate recorded instrument shall be governed by the terms, provisions, and conditions of each separate instrument and their locations as depicted hereon are approximate, with their exact locations determined as set forth in such separate instrument.

5) Sitewalls are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner.

6) 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.

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond or underground detention facility and associated drainage easements, hereinafter referred to as "improvement," to be developed, constructed or used by Owner or his successors, assigns or heirs. 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 attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," 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 "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land.

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Emmons & Emmons, LP is the sole owner of a tract of land located in the M. W. ALLEN SURVEY Abstract No. 9, City of Grand Prairie, Dallas County, Texas, and being part of Lots 10, and 14, Block A, of Lakeland Heights Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 8, Page 55, Map Records, Dallas County, Texas, and being part of a tract of land described in deed to Emmons and Emmons LP, recorded in Instrument No. 201300391270, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of S. Belt Line Road, a variable width right-of-way, at the Northwest corner of a tract of land described in deed to Jimmy Don Emmons, recorded in Instrument No. 201500209794, Official Public Records, Dallas County, Texas;

Thence North 00°29'04" East, along said East line, a distance of 140.31' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 12°25'04" East, a distance of 230.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°47'27" East, a distance of 97.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 89°31'56" East, a distance of 109.19' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of a tract of land described in deed to Jose Luiz Mendoza and Tommie Denise Mendoza, recorded in Volume 93168, Page 2874, Deed Records, Dallas County, Texas;

Thence South 07°53'35" West, a distance of 144.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of Lot 5, Block A, of Coral Heights No. 1, an Addition to the City of Grand Prairie, Dallas County, Texas according to the plat thereof recorded in Volume 87170, Page 386, Deed Records, Dallas County, Texas, at the Southwest corner of said Mendoza tract;

Thence South 89°58'07" West, a distance of 75.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°23'47" West, a distance of 159.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the North line of a tract of land described in deed to Jimmy Don Emmons, recorded in Volume 99015, Page 5592, Deed Records, Dallas County, Texas;

Thence North 87°51'31" West, a distance of 144.29' to the PLACE OF BEGINNING and containing 66,561 square feet or 1.528 acres of land.

THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Grand Prairie, Texas.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2017.

"PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY"
John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, John S. Turner R.P.L.S. 5310, 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 office
this the _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

LEGEND	
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO	Instrument Number
IRF	iron rod found
MGS	Mag nail set
F.F.E.	Finished Floor Elevation
B.F.E.	Base Flood Elevation
L.F.E.	Lowest Floor Elevation

CASE NO. RP170301

THIS PLAT FILED IN CABINET _____, SLIDE _____, DATE _____

A & W SURVEYORS, INC.
P.O. BOX 670025, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 2010 S. Beltline Road ~
Owner: Emmons and Emmons, LP
~ 2200 Montclair Rd., Grand Prairie, TX 75051 ~

Job No. 10-7156	Drawn by: SCA	Date: 10-26-2016	Rev: 06-29-2017

"A professional company operating in your best interest"

FINAL PLAT
LOTS 14A, BLOCK A
FAMILY DOLLAR - BELT LINE GP

1.528 ACRES OF LAND
BEING A REPLAT OF PART OF LOTS 12 AND 14, BLOCK A
LAKELAND HEIGHTS ADDITION
BEING OUT OF THE
M. W. ALLEN SURVEY ABSTRACT NO. 9
GRAND PRAIRIE, DALLAS COUNTY, TEXAS