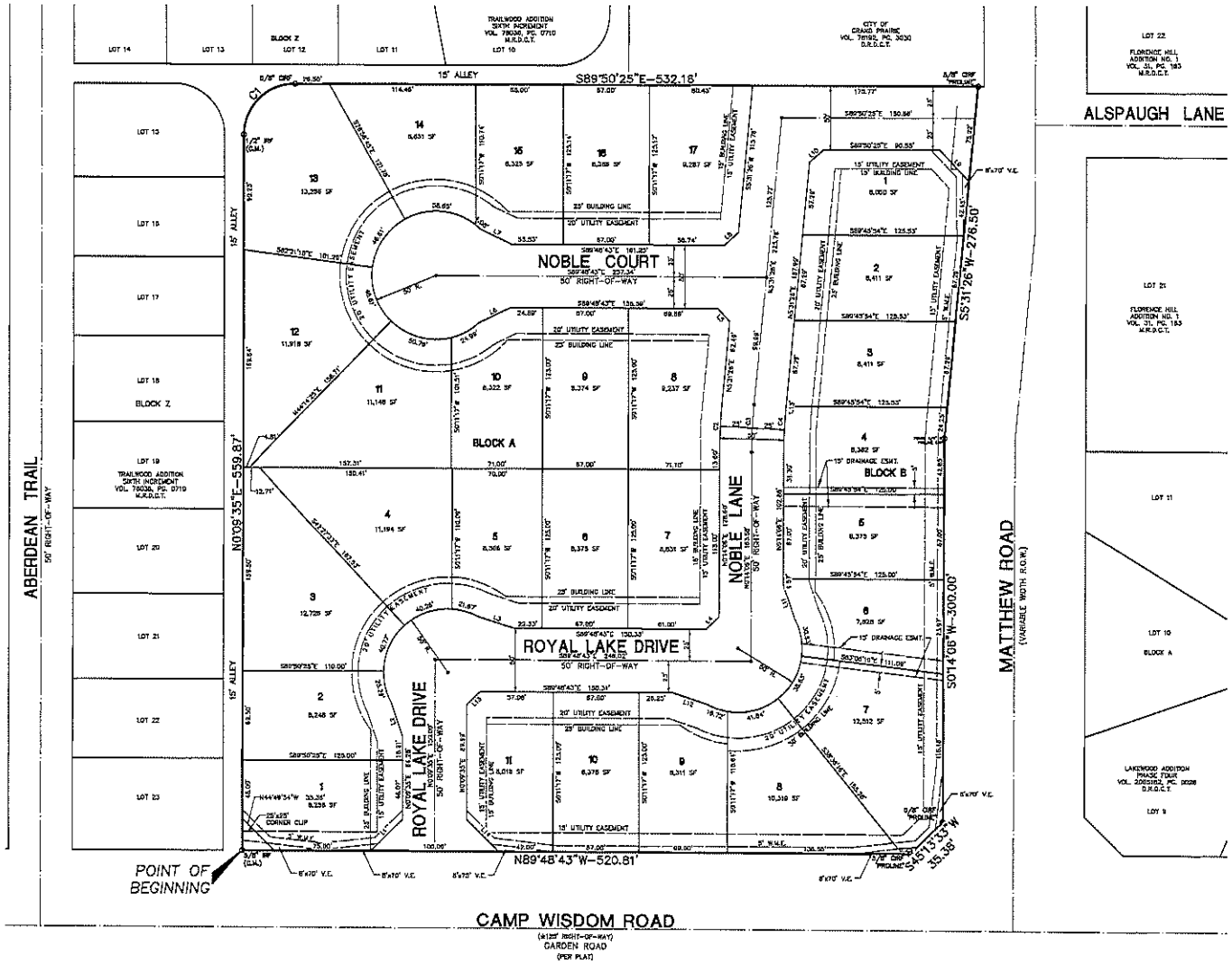

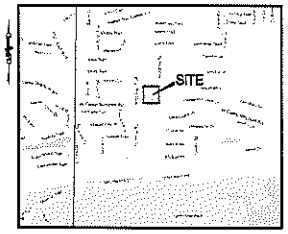

LOCATION MAP
N.T.S.

LEGEND

CIRS	5/8 INCH IRON ROD SET WITH CAP MARKED "JDJR"
CIRF	CAPPED IRON ROD FOUND MARKED AS SHOWN
(CM)	CONTROLLING MONUMENT
INST. NO.	COUNTY CLERK'S INSTRUMENT NUMBER
CAB.	CABINET
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
W.M.E.	WALL MAINTENANCE
V.E.	VISIBILITY EASEMENT

GRID NORTH

SCALE: 1" = 40'

0' 40' 80' 120'

GRAPHIC SCALE

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	36.92'	400.00'	5°17'20"	N2°32'46"E	36.91'
C2	36.23'	425.00'	5°17'20"	N2°32'46"E	36.23'
C4	34.62'	375.00'	5°17'20"	N2°32'46"E	34.60'
C3	63.04'	40.00'	90°18'14"	N45°05'47"E	56.72'

LINE TABLE

LINE #	DISTANCE	BEARING
L1	35.34'	N45°11'54"E
L2	28.40'	N18°18'48"W
L3	28.45'	S71°30'20"E
L4	14.22'	N40°12'41"E
L5	13.40'	S42°08'29"E
L6	27.04'	N84°00'05"E
L7	27.04'	S84°07'32"E
L8	14.78'	N47°50'30"E
L9	33.87'	S42°00'07"E
L10	14.79'	N47°50'30"E
L11	28.45'	N18°14'17"W
L12	28.40'	S71°20'20"E
L13	14.14'	N42°10'20"E
L14	35.37'	N44°48'38"W

CASE NUMBER P161004
FINAL PLAT

NOBLE RESIDENCY ESTATES

28 RESIDENTIAL LOTS
LOTS 1–11, BLOCK A AND LOTS 1–17, BLOCK B
BEING 7.591 ACRES
LOCATED IN THE SAMUEL T. BROWN SURVEY ABSTRACT NO. 1869
AN ADDITION TO THE CITY OF GRAND PRAIRIE,
DALLAS COUNTY, TEXAS
JULY 2017

OWNER/DEVELOPER:
BURHANI INVESTMENTS, LLC
2211 COOPERS HAWK COURT
GRAND PRAIRIE, TX 75052
CONTACT: KHUZEMA MUKHI
(972) 900-0595

Planning Department

JUL 28 2017

Received

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 10039400
ENGINEERS • LAND PLANNERS • SURVEYORS
2000 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-9355

DATE: JULY 28, 2017	DRAWN BY: JDJR	JDJR PROJECT NO. 1154-2-16
SCALE: 1" = 40'	CHECKED BY: GB	© COPYRIGHT 2017

SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING all that certain lot, tract or parcel of land situated in the SAMUEL T. BROWN SURVEY, A-1669, in the City of Grand Prairie, Dallas County, Texas, and being described in Special Warranty Deed from Westchester Fellowship, SDC to TOAL Church, dated May 7, 2014 and recorded in Instrument No. 201400138102, Deed Records, Dallas County, Texas; SAVE AND EXCEPT that portion described in Right-of-Way Deed from Westchester Fellowship, SDC to the City of Grand Prairie, dated September 4, 2002 and recorded in Volume 2002172, Page 12079, Deed Records, Dallas County, Texas, and FURTHER SAVE AND EXCEPT that portion to the City of Grand Prairie described in Exhibit B of Partial Release of Vendor's Lien dated February 19, 2009 and recorded under Instrument No. 200900067006, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod for the southwest corner of the herein described tract of land, same being the northwest corner of that certain 0.30 acre tract of land described in Right-of-Way Deed from Matthew & Gordon Joint Venture to the City of Grand Prairie, dated June 8, 1987 and recorded in Volume 87136, Page 1139, Deed Records, Dallas County, Texas, in the present north right-of-way line of Camp Wisdom (previously known as Garden Road and having a variable width right-of-way), in the east boundary line of Block Z, Trafwood Addition, Sixth Increment, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 78035, Page 710, Deed Records, Dallas County, Texas and in the east right-of-way line of a 15 feet alley in said Block Z, Trafwood Addition;

THENCE North 00 degree 09 minutes 35 seconds East, departing said Camp Wisdom Road and in the west boundary line of Block Z, Trafwood Addition, a distance of 539.87 feet to a found 3 inch iron rod for corner, same being the beginning of a curve to the right with a radius of 40.00 feet, a chord bearing of North 43 degrees 05 minutes 47 seconds East and a chord distance of 56.72 feet;

THENCE in a Northeasterly direction, in said curve to the right and continuing in the boundary line of said Block Z, an arc distance of 63.03 feet (record 62.83 feet) to a found 5/8 inch capped iron rod for corner, same being the end of said curve in the right;

THENCE South 89 degrees 30 minutes 23 seconds East, continuing in the south boundary line of said Block Z, passing at a distance of 280.00 feet an angle point in said Block Z and continuing a total distance of 332.04 feet to a found 5/8 inch capped iron rod marked PROLINE for corner, same being the northwest corner of the aforementioned save and except portion recorded under Instrument No. 200900067009 and in the present west right-of-way line of Matthew Road (having a variable width right-of-way);

THENCE South 03 degrees 31 minutes 28 seconds West, in the west boundary line of said save and except portion recorded under Instrument No. 200900067009 and in the present west right-of-way line of said Matthew Road, a distance of 275.33 feet to a found 5/8 inch capped iron rod marked PROLINE for corner;

THENCE South 00 degrees 14 minutes 00 seconds West, continuing in the west boundary line of said save and except portion recorded under Instrument No. 200900067009 and in the present west right-of-way line of said Matthew Road, a distance of 300.00 feet to a found 5/8 inch capped iron rod marked PROLINE for corner;

THENCE South 43 degrees 13 minutes 33 seconds West, continuing in the west boundary line of said save and except portion recorded under Instrument No. 200900067009 and in the present west right-of-way line of said Matthew Road, a distance of 33.36 feet to a found 5/8 inch capped iron rod marked PROLINE for corner, same being the southwest corner of said save and except portion and the intersection of the west right-of-way line of said Matthew Road that aforementioned present north right-of-way line of Camp Wisdom Road;

THENCE North 89 degrees 48 minutes 42 seconds West, in the present north right-of-way line of said Camp Wisdom Road, a distance of 620.61 feet to the POINT OF BEGINNING and containing 7.591 acres of land, more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Burham Investments, LLC does hereby adopt this plat designating the herein above described property as NOBLE RESIDENCY ESTATES, 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 easements. 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 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 at Dallas, Texas, this the _____ day of _____, 2017

By: _____
Khuzeema Mukhi
Burham Investments, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, Notary Public in and for the State of Texas, on this day personally appeared Khuzeema Mukhi, 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 consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____ 2017

By: _____
Notary Public's Signature

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT I, Cleary Bailey, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual survey on the ground of property and that all block monuments and corners were placed under my personal supervision, and in accordance with platting rules and regulations of the City of Grand Prairie, Texas.

PRELIMINARY THIS DOCUMENT RELEASED DATED 6-28-17
SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

_____
Cleary Bailey – RPLS 4373

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned, a Notary Public in and said State on this date personally appeared Cleary Bailey, known to me personally 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.

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

_____
Notary Public in and for the State of Texas

GENERAL NOTES

1. Bearings are based on the west line of that certain tract described as a special warranty deed to Burham Investments, LLC, recorded in instrument No. 201600232601, Official Public Records, Dallas County, Texas. (subject tract)

2. The purpose of this plat is to create 28 single family lots with accompanying right of way.

3. Lot-to-lot drainage is not allowed without engineering section approval.

4. Benchmarks used are as follows (all coordinates are Texas Coordinate System, NAD 83, North Central Zone 4202:
Grand Prairie monument GPS No. 79 – northing: 6927195.591 easting: 2412320.790 elevation: 537.24'

5. No structures exist on the subject tract.

6. According to the flood insurance rate map published by the Federal Emergency Management Agency, the subject property appears to be located in zone "x" (areas determined to be outside the 0.2% annual chance flood plain), as shown on Map No. 48113C0445K; map revised: July 7, 2014, for Dallas County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in zone "x" will be free from flooding or flood damage. this flood statement shall not create liability on the part of the surveyor. the subject property is not located within the 100 year floodplain.

7. This survey was prepared without the benefit of a title commitment. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts, which an accurate and current title search may disclose.

8. Underground utilities were plotted from existing available records obtained from the City of Grand Prairie. JDJR Engineers and Consultants, Inc. assumes no responsibility for the accuracy of such records and does not guarantee that all underground utilities shown are located precisely.

9. Existing or future minimum set-backs 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 this plat was approved and does not represent a vested right to the zoning indicated.

CASE NUMBER P170B3
FINAL PLAT

NOBLE RESIDENCY ESTATES

28 RESIDENTIAL LOTS
LOTS 1–11, BLOCK A AND LOTS 1–17, BLOCK B
BEING 7.591 ACRES
LOCATED IN THE SAMUEL T. BROWN SURVEY ABSTRACT NO. 1669
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Planning Department

JUL 28 2017

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GRAND PRAIRIE, TX 75052
CONTACT: KHUZEMA MUKHI
(972) 900-0525

SHEET 2 OF 2

PREPARED BY:
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DATE: JULY 28, 2017	DRAWN BY: JDJR	JDJR PROJECT NO. 1154-2-16
SCALE: 1" = 40'	CHECKED BY: CB	© COPYRIGHT 2017

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