

PROPERTY DESCRIPTION STATE OF TEXAS

WHEREAS, We, KIW Grand Prairie Venture, LLC, are the sole owners of a tract of land situated in the CHARLES D. BALL SURVEY, ABSTRACT NO, 1699, in the City of Grand Prairie, Dallas County, Texas, and being all of a tract of land described in Special Warranty Deed to KIW Grand Prairie Venture, LLC as recorded in County Clerk's Instrument No. 201800222389, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Northwest corner of said KIW Grand Prairie Venture tract on the South right-of-way of Forum Drive, a variable width right-of-way, described in City of Grand Prairie Right-of-Way Deed as recorded in Volume 2002079, Page 0039, Official Public Records, Dallas County, Texas;

THENCE along the South right-of-way of said Forum Drive as described in said City of Grand Prairie Right-of-Way Deed

North 89 deg 53 min 25 sec East, a distance of 68.03 feet to a point for corner from which a 5/8-inch iron rod with plastic cap stamped "CARTER & BURGESS" found bears South 43 deg 47 min 20 sec West, a distance of 0.43 feet, said point being the beighning of a curve to the right having a radius of 1.00 500 feet, a central angle of 30 deg 06 min 49 sec, a chord bearing of South 75 deg 03 min 11 sec East, and a chord length of 522.15 feet:

Along said curve to the right, an arc distance of 528.21 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI"

South 12 deg 59 min 13 sec East, a distance of 27.56 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI"

South 33 deg 27 min 13 sec West, a distance of 12.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI"

uth 56 deg 32 min 47 sec East, a distance of 81.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI"

North 33 deg 27 min 13 sec East, a distance of 11.77 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI"

North 79 deg 53 min 47 sec East, a distance of 20.72 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the most Westerly Southwest corner of a right-of-way deficition of Forum Drive per Judgement syled City of Grand Pratile, Texas, Plantiff, v. Tommy Winn and Leland Gjetley, Defendants, in the County Court at Law No. 5. Dallas County, Texas, Cause No. CC-11-01785-E as evidenced by deed to the City of Grand Prairie as recorded in County Clerk's Instrument No. 201100162022, Official Public Records, Dallas County, Texas;

HENCE continuing along the Southerly right-of-way of said Forum Drive as described in said Judgement and the lortherly lines of said KIW Grand Prairie Venture tract, the following courses and distances:

South 52 deg 35 min 20 sec East, a distance of 665.46 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI"

South 50 deg 20 min 13 sec East, a distance of 127.94 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a non-tangent curve to the left, having a radius of 11.87.30 feet, a central angle of 07 deg 22 min 15 sec, a chord bearing of South 63 deg 16 min 38 sec East, and a chord length of 152.84 feet;

Along said non-tangent curve to the left, an arc distance of 152.95 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the Northwesterly end of a corner clip at the intersection of the Southerly right-of-way of said Forum Drive with the Northwest right-of-way of Sara Jane Parkway, a variable width right-of-way;

THENCE South 25 deg 09 min 37 sec East, along said corner clip, a distance of 35.33 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the Southeasterly end of said corner cli

THENCE South 19 deg 50 min 31 sec West, along the West right-of-way of said Sara Jane Parkway as described in said Agreed Final Judgement (Cause No. CC-11-07832-E) and in said Judgement (Cause No. CC-11-01785-E) to the City of Grand Prairie, a distance of 418.46 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE departing the West right-of-way of said Sara Jane Parkway, along the South lines of said KIW Grand Prairie

North 70 deg 09 min 29 sec West, a distance of 36.31 feet to a curve to the left having a radius of 380.00 feet, a central angle of 19 deg 49 min 36 sec, a chord bearing of North 80 deg 04 min 17 sec West, and a chord length of 130.84 feet;

Along said curve to the left, an arc distance of 131.49 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI"

THENCE North 89 deg 59 min 05 sec West, a distance of 1,140.45 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Southwest corner of said KIW Grand Prairie Venture tract on the East line of a tract of land described in deed to Smith Land Associates I as recorded in Volume 84013, Page 2372, Deed Records, Dallas Courty, Teass;

THENCE North 00 deg 01 min 04 sec East, along the West line of said KIW Grand Prairie Venture tract and the East line of said Smith Land Associates I tract, a distance of 1,147.69 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1,209,404 square feet or 27.764 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 20th day of November, 2017, utilizing a C.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Grand Prairie, GPS Monument No. 51 and Monument No. 38.

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT KIW Grand Prairie Venture, LLC do hereby adopt this plat designating the hereon-above described property as FORUM AT SARA JANE ADDITION, an adolfon to the Cly of Grand Prairie, Texas, and do hereby decided not followed by Grand Prairie in fee simple forever the stretes, allege and storm water management areas shown thereon. The easements shown thereon are hereby decidated and reserved for the purposes as indicated. The utility, access, GPS monuments and fire lane easements shall be open to the pullic and private utilities for each particular use. The monuments and fire lane essements shall be open to the public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane essements is the responsibility of the property owner. No buildings or other improvements, including feroes, shall be permitted in an erosion hazard assement. No buildings or other improvements or growthe, except feroes, segelation, driveways, and adventals less than 6 level in width shall be constituted or plated upon, over or across the essements as shown except as permitted by Cly Ordinarces and the shall have the right to remove and keep removed all or part for the enconstructions allowed above which in any way endanger or interfere with the construction, maintenance or efficiency of fis respective system on the assements, and all public utilities shall a till sime have the full right of ingress and egyes to or from and upon the said assements for the purpose of constructing, reconstructing, inspecting, partolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of proving the permission of anyone. Any public utility shall have required or justime without the increasing or any time or 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.

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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas

Ву:	KIW Grand Prairie Venture, LLC	
Ву:	Owners name	_
	Title	_
	TE OF	
	, known to	nd for said County and State on this day personally appeared me to be the person and officer whose name is subscribed to he same was the act of the said KIW Grand Prairie Venture. L

DAY OF

ited the same as the act of such KIW Grand Prairie Venture, LLC for the purpose and consid

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE	DAY OF	, 201
Notary Public in and for State of		
My Commission Expires:		

SURVEYORS CERTIFICATE

WITNESS MY HAND THIS THE

I, Leonard J. Lueker, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the comer monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the ordinances of the City of Grand Praine, Texas.

Leonard J. Lueker Registered Professional Land Surveyor Texas Registration No. 5714 Winkelmann & Associates, Inc. 6750 Hillcrest Plaza Drive, Suite 325 Dallas, Texas 75230

STATE OF TEXAS COUNTY OF DALLAS &

My Commission Expires on

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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.

WITNESS MY HAND AND SEAL OF OFFICE TO	HIS THE DAY OF	, 2018
Notary Public in and for the State of Texas		

SURVEYOR Winkelmann & Assoc. 6750 Hillcrest Plaza Drive Suite 325 Dallas, Texas 75230 ph 972-490-7090

OWNER KIW Grand Prairie Venture, LLC 6710 Camelback Road, Suite 100 Scottsdale, Arizona 85251 FORUM AT SARA JANE ADDITION

LOTS 1 & 2, BLOCK A BEING 27.764 ACRES (1,209,404 SQ. FT.) OUT OF THE CHARLES D. BALL SURVEY, ABSTRACT NO. 1699 AND THE W. H. BEEMAN SURVEY, ABSTRACT NO. 126 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS CASE NO. P181205

NAC SARA AT SA DDITI FORUM A

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