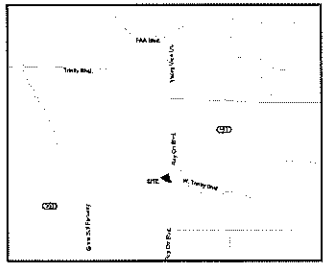
VICINITY MAP
NOT TO SCALE



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 does not lie in a flood zone at the time of plat approval. The property is located in "Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Dallas County 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. 6; a top security rod monument with a tap on aluminum cap stamped "G.P. 6" with an aluminum access cover (missing) set flush with the ground near a witness marker. The station is 36 feet East of the centerline of northbound frontage road, 80 feet North of the centerline of Avenue K, 13.5 feet North of a power pole, 16 feet South of a guy wire anchor and 235 feet West Southwest of the Southwest corner of the Bell Helicopter Textron building. Elevation = 547.35' 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.

7. The subject property is zoned "LI" 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.

9. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on the plat.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

That I, **ERNEST WOORSTER**, 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 Woorster, R.P.L.S. # 5508

Date

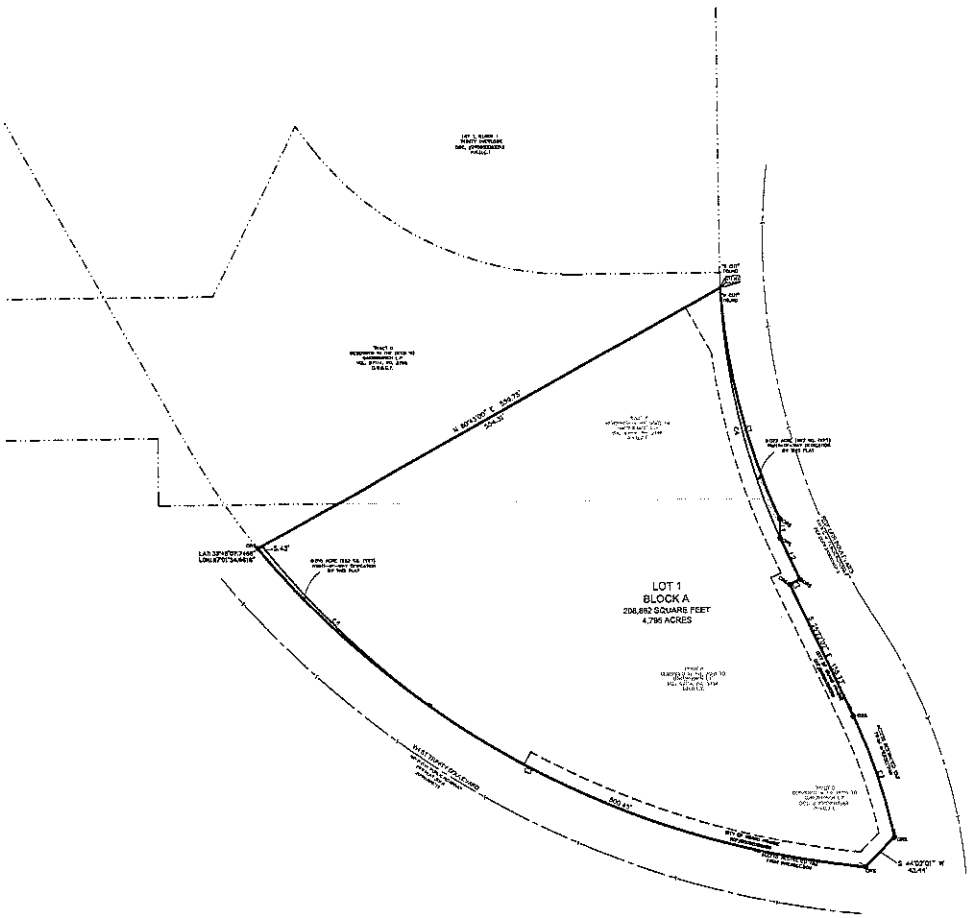
STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared **ERNEST WOORSTER**, 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 _____, 2017.

John Cox
Notary Public in and for the State of Texas

My commission expires on July 11, 2020.



LINE	BEARING	DISTANCE
L1	S 00°39'02" E	20.33'
L2	N 25°22'02" W	44.94'
L3	S 04°37'58" W	12.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	252.52'	685.02'	21°06'18"	S 14°23'30" E	251.10'
C2	135.44'	588.82'	13°38'50"	N 18°34'03" W	135.12'
C3	743.73'	590.00'	44°51'01"	S 62°06'26" E	724.87'
C4	272.58'	718.00'	21°44'27"	S 10°24'08" E	270.87'
C5	241.67'	545.72'	14°34'46"	N 45°47'52" W	241.02'

N
1" = 60'
0 30 60

OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PILOT TRAVEL CENTERS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the W.P. CROCKER SURVEY, ABSTRACT NUMBER 1706 and the PAYTON R. SPLANE SURVEY, ABSTRACT NUMBER 1731, Dallas County, Texas, part being part of Tract C and Tract D as described in the deed to Oakbranch L.P., recorded in Volume 97114, Page 3766 of the Real Property Records of Dallas County, Texas and also all of the tract of land described in the deed to Oakbranch L.P., recorded under Clerk's File Number 20070012569 of the said Real Property Records;
The exterior boundary of said tract of land is described as follows:

BEGINNING at a "X Cut" Found on the Southwest right-of-way of Roy Orr Blvd. at the Southeast corner Lot 1, Block 1, Trinity Overlook as shown by the plat thereof recorded under Document Number 20090093213 of the Plat Records of Dallas County, Texas, in a curve to the left having a radius of 685.02 feet;

THENCE along the said curve to the left with the said Southwest right-of-way of Roy Orr Blvd. an arc length of 252.52 feet, chord bearing of South 14°23'30"East a chord length of 251.10 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set at the end of the said curve at an angle point in the said Southwest right-of-way of Roy Orr Blvd.;

THENCE South 00°39'02"East with the said Southwest right-of-way of Roy Orr Blvd. a distance of 20.33 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set at an angle point thereto;

THENCE South 25°22'02"East with the Southwest right-of-way of Roy Orr Blvd. a distance of 40.94 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set for a corner at an angle point therein;

THENCE South 64°37'58"West along the said Southwest right-of-way of Roy Orr Blvd a distance of 12.00 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set for a corner at an angle point therein and an angle point in the East line of the said Oakbranch L.P. recorded under Clerk's File Number 20070012569;

THENCE South 25°22'02"East along the said Southwest right-of-way of Roy Orr Blvd with the East line of the said Oakbranch L.P. recorded under Clerk's File Number 20070012569 a distance of 155.73 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set for a corner at the beginning of a curve to the right having a radius of 588.82 feet;

THENCE along the said Southwest right-of-way of Roy Orr Blvd with the East line of the said Oakbranch L.P. recorded under Clerk's File Number 20070012569 with a curve turning to the right with an arc length of 135.44 feet a chord bearing of South 18°34'03"East, a chord length of 135.12 feet, to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set;

THENCE South 44°02'01"West a distance with the East line of the said Oakbranch L.P. recorded under Clerk's File Number 20070012569 of 43.44 feet to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set on the Northeast right-of-way of West Trinity Blvd. on a curve to the right having a radius of 590.00 feet;

THENCE with a curve turning to the right with an arc length of 743.73 feet, a chord bearing of North 62°06'26" West a chord length of 724.87 feet, to a capped 1/2-inch iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of the said Lot 1, Block 1, Trinity Overlook;

THENCE North 00°42'00"East with the South line of said Lot 1, Block 1, Trinity Overlook a distance of 599.75 feet to the POINT OF BEGINNING and enclosing 4.83 acres of land more or less.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **PILOT TRAVEL CENTERS, LLC**, does hereby adopt this plat designating the hereon above described property as **PILOT ADDITION**, 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 8 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 placed 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 restrictions of the City of Grand Prairie, Texas.

OWNER: **PILOT TRAVEL CENTERS, LLC, a Texas limited liability company**

BY: _____ _____
Authorized Agent Date

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/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 _____, 2017.

_____
Notary Public in and for the State of Texas

My commission expires on _____.

CITY OF GRAND PRAIRIE
CASE # P170507

LEGEND

(B) = BLOCK	POB = POINT OF BEGINNING
IRF = IRON ROD FOUND	—℄— = SURVEY ABSTRACT
CIRF = CAPPED IRON ROD FOUND	—℄— = CENTERLINE OF ROAD

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER
CIVIL POINT ENGINEERS, INC.
3102 MAPLE AVENUE
SUITE: 400
DALLAS, TX 75201
972.554.1100

OWNER
VINO PATEL & COMPANY, LLC
280 MIRON DRIVE
SUITE: 198
SOUTHLAKE, TX 76092

JOB #: 17-01-16 FP
DATE: 4/19/2017
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

FINAL PLAT
PILOT ADDITION
LOT 1, BLOCK A

BEING 4.833 ACRES OF LAND SITUATED IN THE WP CROCKER SURVEY, ABSTRACT # 1706, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

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

APR 26 2017

Received