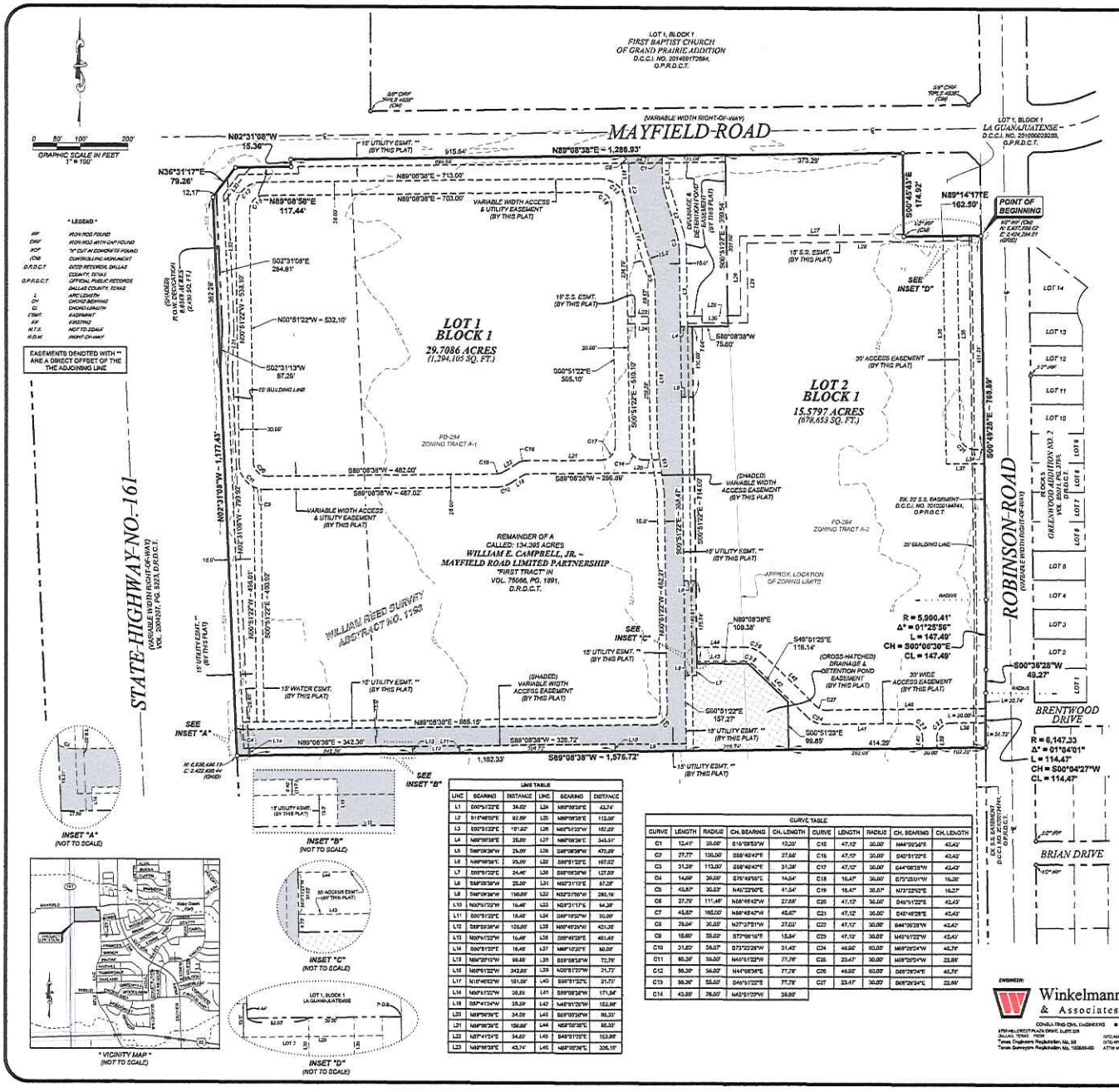

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°51'22"E	34.02'	L24	N89°08'38"E	43.74'
L2	S16°46'59"E	92.89'	L25	N89°08'38"E	112.00'
L3	S00°51'22"E	151.92'	L26	N00°51'22"W	167.02'
L4	N89°08'38"E	25.00'	L27	N89°08'38"E	345.51'
L5	S89°08'38"W	25.00'	L28	S89°08'38"W	472.00'
L6	N89°08'38"E	25.00'	L29	S00°51'22"E	167.02'
L7	S00°51'22"E	24.46'	L30	S89°08'38"W	127.00'
L8	S89°08'38"W	25.00'	L31	N00°31'17"E	87.26'
L9	S89°08'38"W	100.00'	L32	N00°31'08"W	280.00'
L10	N00°51'22"W	16.46'	L33	N00°31'17"E	64.26'
L11	S00°51'22"E	16.46'	L34	S89°10'22"W	10.00'
L12	S89°08'38"W	100.00'	L35	N00°49'20"W	421.00'
L13	N00°51'22"W	16.46'	L36	S00°49'20"E	481.40'
L14	S00°51'22"E	16.46'	L37	N89°10'22"E	80.00'
L15	N89°08'38"W	99.66'	L38	S89°08'38"W	72.79'
L16	N89°51'22"W	342.66'	L39	N00°51'22"W	21.72'
L17	N16°46'59"W	151.66'	L40	S00°51'22"E	21.72'
L18	N00°51'22"W	26.26'	L41	S89°08'38"W	171.54'
L19	S87°41'24"W	35.29'	L42	N46°51'22"W	153.99'
L20	N89°08'38"E	34.00'	L43	S89°08'38"W	96.33'
L21	N89°08'38"E	190.66'	L44	N89°08'38"E	96.33'
L22	N87°41'24"E	34.63'	L45	S46°51'22"E	153.99'
L23	N89°08'38"E	43.74'	L46	N89°08'38"E	206.10'

CURVE TABLE									
CURVE	LENGTH	RADIUS	CH. BEARING	CH. LENGTH	CURVE	LENGTH	RADIUS	CH. BEARING	CH. LENGTH
C1	12.41'	20.00'	S16°09'53"W	12.22'	C15	47.12'	30.00'	N44°08'24"E	42.43'
C2	27.77'	100.00'	S08°42'47"E	27.68'	C16	47.12'	30.00'	S45°51'22"E	42.43'
C3	31.28'	113.00'	S08°42'47"E	31.28'	C17	47.12'	30.00'	S44°08'38"W	42.43'
C4	14.69'	30.00'	S70°49'50"E	14.54'	C18	16.47'	30.00'	S73°25'01"W	16.26'
C5	43.82'	30.03'	N45°22'50"E	41.54'	C19	16.47'	30.07'	N73°22'52"E	16.27'
C6	27.70'	111.46'	N08°49'42"W	27.63'	C20	47.12'	30.00'	S45°51'22"E	42.43'
C7	45.82'	165.00'	N08°49'42"W	45.67'	C21	47.12'	30.00'	S45°49'28"E	42.43'
C8	79.54'	30.00'	N27°37'01"W	57.03'	C22	47.12'	30.00'	S44°08'38"W	42.42'
C9	18.90'	30.00'	S72°08'19"E	18.54'	C23	47.12'	30.00'	N45°51'22"W	42.43'
C10	31.82'	30.07'	S73°22'28"W	31.42'	C24	46.66'	60.00'	N69°20'24"W	46.16'
C11	86.38'	55.00'	N45°51'22"W	77.78'	C25	23.47'	30.00'	N08°20'24"W	22.88'
C12	86.38'	55.00'	N44°08'38"E	77.78'	C26	46.66'	60.00'	S69°20'24"E	46.16'
C13	86.38'	55.00'	S45°51'22"E	77.78'	C27	23.47'	30.00'	S08°20'24"E	22.88'
C14	43.89'	28.00'	N45°51'22"W	39.60'					

* OWNER'S CERTIFICATION *

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, WILLIAM E. CAMPBELL, JR. and MAYFIELD ROAD LIMITED PARTNERSHIP are the sole owners of a 45.3452 acre tract of land located in the William Reed Survey, Abstract No. 1193, City of Grand Prairie, Dallas County, Texas, said 45.3452 acre tract of land being a portion of the remainder of a called 134.395 acre tract of land described as "First Tract", conveyed to WILLIAM E. CAMPBELL, JR. - MAYFIELD ROAD LIMITED PARTNERSHIP, by deed as recorded in Volume 75066, Page 1891, Deed Records, Dallas County, Texas, said 45.3452 acre tract of land being more particularly described by meters and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast property corner of the said remainder tract, same being the southeast property corner of Lot 1, Block 1, La Guanajuatense, being an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof filed for record in Dallas County Clerk's Instrument No. 201000023230, Official Public Records, Dallas County, Texas, said beginning point also being on the west right-of-way line of Robinson Road (being a variable width right-of-way at this point), said beginning point also having a grid coordinate of N: 6,937,599.63 and E: 2,424,354.01;

THENCE along the said west right-of-way line of Robinson Road the following courses and distances:

South 00°49'28" East, a distance of 768.89 feet to a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set at the beginning of a curve to the right having a radius of 5,990.41 feet;

Along said curve to the right, through a central angle of 01°25'36", an arc length of 147.49 feet, and across a chord which bears South 00°06'30" East, a distance of 147.49 feet to an iron rod set;

South 00°36'28" West, a distance of 49.27 feet to an iron rod set at the beginning of a curve to the left having a radius of 6,147.33 feet;
Along said curve to the left, through a central angle of 01°04'01", an arc length of 114.47 feet, and across a chord which bears South 00°04'27" West, a chord length of 114.47 feet to an iron rod set;

THENCE South 89°08'38" West, departing the said west right-of-way line, over and across the said 134.395 acre tract, a distance of 1,576.72 feet to an iron rod set on the east right-of-way line of State Highway No. 161 (being a variable width right-of-way at this point);

THENCE North 02°31'08" West, along the said east right-of-way line, a distance of 1,177.43 feet to an iron rod set at the southerly end of a corner clip located at the intersection of the said east right-of-way line and the south right-of-way of Mayfield Road (being a variable width right-of-way);

THENCE North 36°31'17" East, along the said corner clip, a distance of 79.26 feet to an iron rod set at the northerly end of said corner clip;

THENCE along the said south right-of-way line of Mayfield Road the following courses and distances:

North 89°08'38" East, a distance of 117.44 feet to an iron rod set;

North 02°31'08" West, a distance of 15.36 feet to an iron rod set;

North 89°08'38" East, a distance of 1,286.93 feet to an iron rod set at the northwest property corner of the aforesaid Lot 1;

THENCE South 00°45'43" East, along the west property line of said Lot 1, a distance of 174.92 feet to a 1/2 inch iron rod found (Controlling Monument) at the southwest property corner of said Lot 1;

THENCE North 89°14'17" East, along the south property line of said Lot 1, a distance of 162.50 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 45.3452 acres (1,975,238 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WILLIAM E. CAMPBELL, JR. - MAYFIELD ROAD LIMITED PARTNERSHIP do hereby adopt this plat designating the hereinabove described property as LOTS 1 & 2, BLOCK 1, MAYFIELD ROAD RETAIL ADDITION 1, 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 building 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 within in any way endangerd 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 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.

WITNESS MY HAND at _____, _____ County, _____ this the _____ day of _____, 2015.

By: _____
Rick O'Brien, Duly Authorized Agent

OWNER:
Campbell - Mayfield Road, LP
ATTN: Rick O'Brien
3990 Berkshire Lane, # 400
Dallas, Texas 75205
214-768-6766

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared RICK O'BRIEN, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2015.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

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

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, RPLS
NOVEMBER 30, 2015

_____ _____
Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Eric S. Spooner, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2015.

_____
Notary Public, State of Texas

* GENERAL NOTES *

- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 6,936,070.69 E: 2,423,737.33, using a combined scale factor of 1.00012060817, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain), as shown on Map No. 48113C0435 L2 map revised July 7, 2014, for Dallas County and Incorporated areas. This flood statement does not imply that the property and/or 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.
- This plat is based off an ALTA/ACSM Land Title Survey that was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by First American Title Insurance Company, G.F. No. 1022-138817-RTT, Commitment No. 1022-138817-RTT, having and effective date of August 6, 2015, and issued August 25, 2015; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of the said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 1/2 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" unless shown otherwise herein.
- 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.
- Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- The purpose of this preliminary plat is to provide for the general layout and location of proposed lots, streets, access approaches, easements, and other requirements prior to full civil engineering necessary for a final plat.
- It is further the purpose of this preliminary plat to establish the development framework necessary to ensure the delivery of services to each lot; including but not limited to: water, sewer, storm drain, utilities, and ingress/egress to the public road system.
- 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.

ENGINEER:
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4700 HELLCREST PLAZA DRIVE, SUITE 105
DALLAS, TEXAS 75236
Texas Engineers Registration No. 00

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
Texas Surveyors Registration No. 100505-00

PRELIMINARY PLAT OF
LOTS 1 & 2, BLOCK 1
MAYFIELD ROAD RETAIL ADDITION 1

BEING A PLAT OF A 45.3452 ACRE TRACT OF LAND LOCATED IN THE WILLIAM REED SURVEY, ABSTRACT NO. 1193, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAID 45.3452 ACRE TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A CALLED 134.395 ACRE TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. AND MAYFIELD ROAD LIMITED PARTNERSHIP, BY DEED AS RECORDED IN VOLUME 75066, PAGE 1891, DEED RECORDS, DALLAS COUNTY, TEXAS.

2 LOTS ~ 45.3452 ACRES
NOVEMBER ~ 2015

CASE NO. P151201
SHEET 1 OF 1

RECEIVED
DEC 02 2015
PLANNING DEPARTMENT