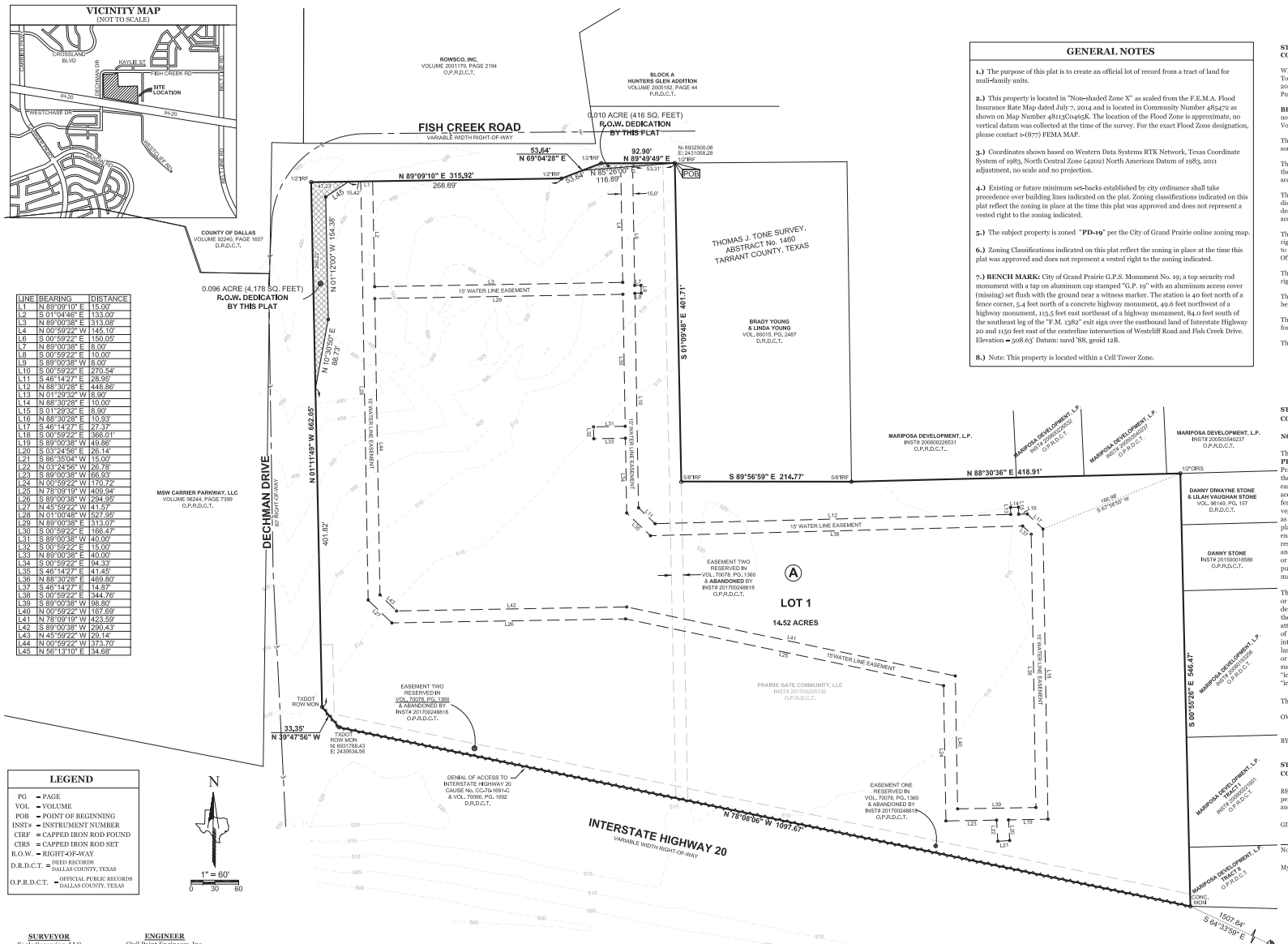

LINE	BEARING	DISTANCE
L1	N 89°09'10" E	15.00'
L2	S 01°04'46" E	133.00'
L3	N 89°00'38" E	313.08'
L4	N 00°59'22" W	145.10'
L5	S 00°59'22" E	150.05'
L7	N 89°00'38" E	8.00'
L8	S 00°59'22" E	10.00'
L9	S 89°00'38" W	8.00'
L10	S 00°59'22" E	270.54'
L11	S 46°14'27" E	28.95'
L12	N 88°30'28" E	448.86'
L13	N 01°29'32" W	8.90'
L14	N 88°30'28" E	10.00'
L15	S 01°29'32" E	8.90'
L16	N 88°30'28" E	10.93'
L17	S 46°14'27" E	27.37'
L18	S 00°59'22" E	366.01'
L19	S 89°00'38" W	49.86'
L20	S 03°24'56" E	26.14'
L21	S 86°35'04" W	15.00'
L22	N 03°24'56" W	26.78'
L23	S 89°00'38" W	66.93'
L24	N 00°59'22" W	170.72'
L25	N 78°09'19" W	409.94'
L26	S 89°00'38" W	294.95'
L27	N 45°59'22" W	41.57'
L28	N 01°00'48" W	527.95'
L29	N 89°00'38" E	313.07'
L30	S 00°59'22" E	166.47'
L31	S 89°00'38" W	40.00'
L32	S 00°59'22" E	15.00'
L33	N 89°00'38" E	40.00'
L34	S 00°59'22" E	94.33'
L35	S 46°14'27" E	41.45'
L36	N 88°30'28" E	469.80'
L37	S 46°14'27" E	14.87'
L38	S 00°59'22" E	344.76'
L39	S 89°00'38" W	96.80'
L40	N 00°59'22" W	167.69'
L41	N 78°09'19" W	423.59'
L42	S 89°00'38" W	290.43'
L43	N 45°59'22" W	29.14'
L44	N 00°59'22" W	373.70'
L45	N 56°13'10" E	34.68'

LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
INST#	= INSTRUMENT NUMBER
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
R.O.W.	= RIGHT-OF-WAY
D.R.D.C.T.	= DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

GENERAL NOTES

1.) The purpose of this plat is to create an official lot of record from a tract of land for muli-family units.

2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 485472 as shown on Map Number 48113C0465K. 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.

3.) Coordinates shown based on Western Data Systems RTK Network, Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983, 2011 adjustment, no scale and no projection.

4.) 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.

5.) The subject property is zoned "**PD-19**" per the City of Grand Prairie online zoning map.

6.) 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.

7.) BENCH MARK: City of Grand Prairie G.P.S. Monument No. 19; a top security rod monument with a tap on aluminum cap stamped "G.P. 19" with an aluminum access cover (missing) set flush with the ground near a witness marker. The station is 49 feet north of a fence corner, 5.4 feet north of a concrete highway monument, 49.6 feet northwest of a highway monument, 113.5 feet east northeast of a highway monument, 84.0 feet south of the southeast leg of the "F.M. 1382" exit sign over the eastbound land of Interstate Highway 20 and 1150 feet east of the centerline intersection of Westcliff Road and Fish Creek Drive. Elevation = 508.63' Datum: navd '88, geoid 12B.

8.) Note: This property is located within a Cell Tower Zone.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **PRAIRIE GATE COMMUNITY, LLC**, is the sole owner of all that certain parcel of land situated in the Thomas J. Tone Survey, Abstract Number 1460, Dallas County, Texas, being a tract of land conveyed by Special Warranty Deed date July 18, 2017 to Prairie Gate Community, LLC, according to the deed thereof recorded in Instrument Number 20170020205339 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the most northerly northeast corner of said Prairie Gate Community tract, and being the northwest corner of a tract of land described in a deed to Brady Young & Linda Young according to the deed thereof recorded in Volume 80015, Page 2487 of the Deed Records of Dallas County, Texas, and being in the south right-of-way line of Fish Creek Road;

Thence South 01°09'48" East with the west boundary line of said Young tract, a distance of 401.71 feet to a 5/8" iron rod found for the southwest corner thereof;

Thence South 89°56'59" East with the south boundary line of said Young tract, a distance of 214.77 feet to a 5/8" iron rod found for the southeast corner thereof, and being the southwest corner of a tract of land described in a deed to Mariposa Development, L.P. according to the deed thereof recorded in Instrument Number 20060226531 of the Official Public Records of Dallas County, Texas;

Thence North 88° 30'36" East with along the south boundary line of several tracts of land described to Mariposa Development, a distance of 418.91 feet to a 1/2" capped iron rod stamped "Eagle Surveying" set for the most easterly northeast corner of the herein described tract, and being the northwest corner of a tract of land described in a deed to Danny Dwayne Stone & Lilah Vaughan Stone according to the deed thereof recorded in Volume 98149, Page 157 of the Deed Records of Dallas County, Texas;

Thence South 00°55'26" East with the east boundary line of the herein described tract, a distance of 546.47 feet to a concrete right-of-way monument found for the southeast corner thereof, and being the southwest corner of a tract of land described in a deed to Mariposa Development, L.P., "Tract II", according to the deed thereof recorded in Instrument Number 20060022160 1 of the Official Public Records of Dallas County, Texas, and being in the north right-of-way line of Interstate Highway 20;

Thence North 78°08'06" West with the north right-of-way line of said Interstate Highway 20, a distance of 1097.67 feet to a TxDot right-of-way monument found at the beginning of a corner clip at the southwest corner of the herein described tract;

Thence North 39°47'56" West along said corner clip, a distance of 33.35 feet to a TxDot right-of-way monument found for corner, and being in the east right-of-way line of Dechman Drive;

Thence North 01°11'49" West with the east right-of-way line of said Dechman Drive, a distance of 662.05 feet to a 1/2" iron rod found for the northwest corner of the herein described tract, and being in the south right-of-way line of an aforementioned Fish Creek Road;

Thence along the south right-of-way line of said Fish Creek Road the following three (3) calls to wit:
1.) North 89°09'10" East, a distance of 315.92 feet to a 1/2" iron rod found for corner;
2.) North 69°04'28" East, a distance of 53.64 feet to a 1/2" iron rod found for corner;
3.) North 89°49'49" East, a distance of 92.90 feet to the **POINT OF BEGINNING** and containing, 14.62 acres of land, more or less.

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **PRAIRIE GATE COMMUNITY, LLC**, does hereby adopt this plat designating the hereon above described property as **PRAIRIE GATE 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 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 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.

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention basin 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 "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.

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

OWNER: **PRAIRIE GATE COMMUNITY, LLC**

BY: _____ _____
Authorized Official 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 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 _____

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Civil Point Engineers, Inc.
Contact: John Bezner
3102 Maple Avenue, Suite: 400
Dallas, TX 75201
(972) 554-1100

OWNER
Prairie Gate Community, LLC
2935 S. Beltline Road
Grand Prairie, TX 75052

Project	1707.045
Date	12/21/2017
Drafter	JDC

EAGLE SURVEYING

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DALLAS §

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.

PRELIMINARY, THIS
DOCUMENT SHALL NOT
BE RECORDED FOR ANY REASON

Ernest Woorster, R.P.L.S. # 6509 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.

PRELIMINARY PLAT
PRAIRIE GATE ADDITION
LOT 1, BLOCK A

14.62 ACRES OF LAND SITUATED IN THE
THOMAS J. TONE SURVEY, ABSTRACT No. 1460,
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CITY OF GRAND PRAIRIE
CASE # P180101