

FIELD NOTE DESCRIPTION

14.436 ACRE CUT-OUT

BEING 14.436 acres situated in the *John Armendaris Survey, Abstract Number 1786* and the *J.W. Brannon Survey, Abstract 156* in the City of Grand Prairie, Tarrant County, Texas and being part of LOT 1, BLOCK 1 of LAKES PARKS RETAIL according to the plat recorded in Document 212039887 and being part of a 48.952 acre tract of land to LAKES PARKS RETAIL LTD according to the Document recorded in 207124813 of the *Official Public Records of Tarrant County, Texas* (OPRTCT) and being more particularly described as follows:

BEGINNING at point for corner located in the south line of W. Camp Wisdom Road (variable width) and being located in NORTH 89°20'14" WEST from the northwest corner of LOT 1, BLOCK 1 of CVS LAKE RIDGE Addition according to the plat recorded in Cabinet A, Slide 8944, Official Public Records of Tarrant County, Texas (OPRTCT);

THENCE departing the south line of said Camp Wisdom Road, **SOUTH 00°39'46" WEST** a distance of **279.73** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°20'14" EAST a distance of **215.07** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 00°39'46" WEST a distance of **85.35** feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 680.00 feet and a chord bearing of South 20°33'45" West;

THENCE with said curve to the right through a central angle of **39°47'58"** for an arc length of **472.35** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 40°27'44" WEST a distance of **226.41** feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 500.00 feet and a chord bearing of South 47°46'03" West;

THENCE along said curve to the right through a central angle of **14°36'38"** for an arc length of **127.50** feet to a 5/8 inch iron set for the beginning of a reverse curve to the left having a radius of 1,040.03 feet and a chord bearing of South 49°03'09" West;

THENCE with said reverse curve to the left through a central angle of **12°02'26"** for an arc length of **218.56** feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 49°43'52" WEST a distance of **98.19** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 87°23'09" WEST a distance of **17.72** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 31°25'55" WEST a distance of **3.31** feet to a 5/8 inch iron rod set for the beginning of curve to the left having a radius of 145.00 feet and a chords bearing of North 48°42'36" West;

THENCE along said curve to the left through a central angle of **34°33'48"** for an arc length of **87.47** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 66°01'59" WEST a distance of **234.24** feet to a 5/8 inch iron rod set in the east line of a 100' wide Texas Power & Light Company Easement;

THENCE along the east line of said 100' wide Texas Power & Light Company Easement, **NORTH 23°58'01" EAST** a distance of **1,206.14** feet to a 5/8 inch iron rod set in the south line of W. Camp Wisdom Road;

THENCE along the south line of said W. Camp Wisdom Road as follows:

SOUTH 89°42'39" EAST a distance of **20.57** feet to a 5/8 inch iron rod set for corner;

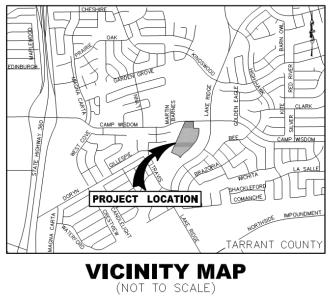
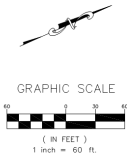
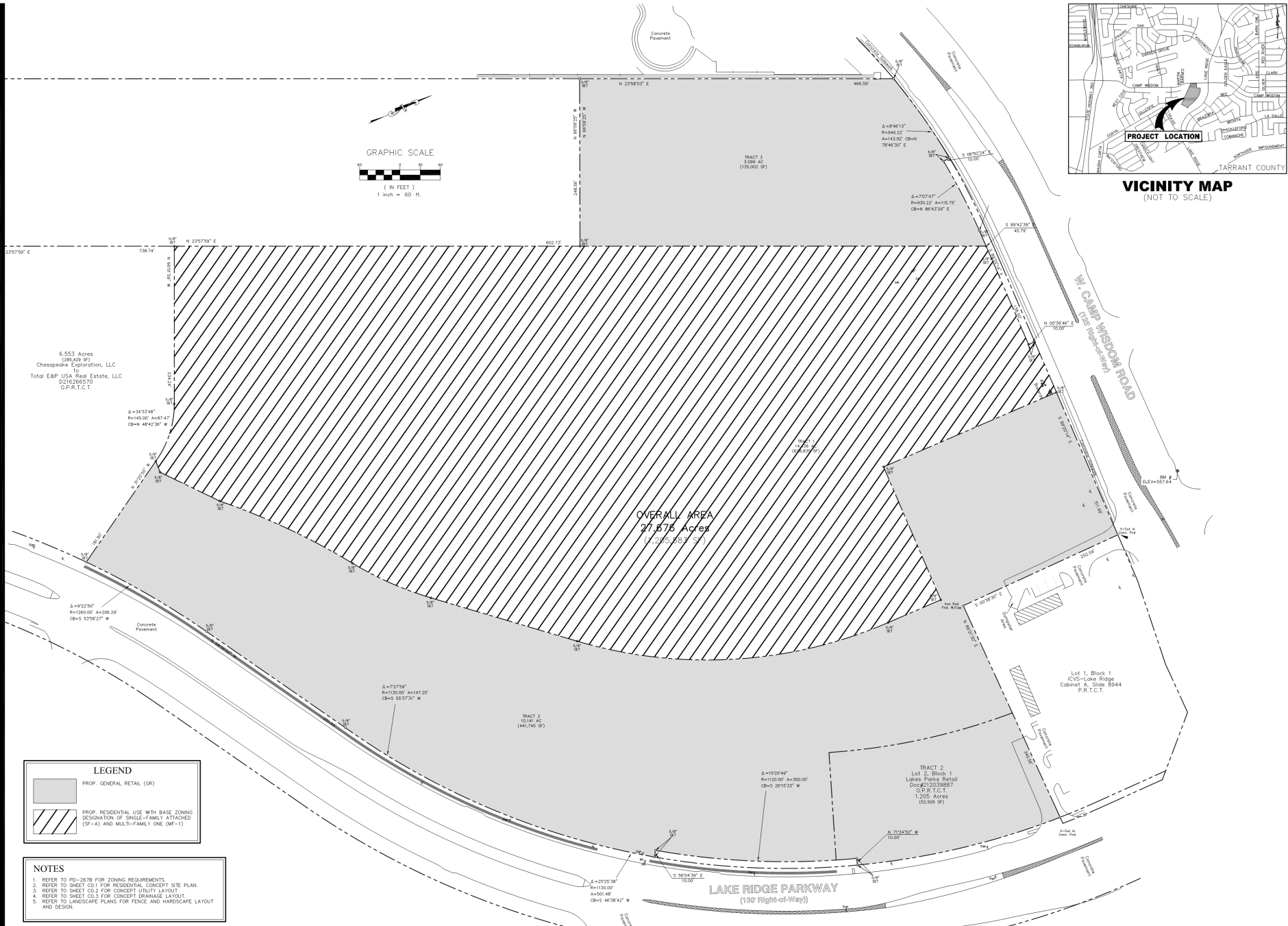
SOUTH 89°23'08" EAST a distance of **138.50** feet to a 5/8 inch iron rod set for corner;

NORTH 00°39'46" EAST a distance of **10.00** feet to a 5/8 inch iron rod set for corner;

SOUTH 89°20'14" EAST a distance of **81.57** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **14.436 acres** or **628,835 square feet** of land more or less.

Exhibit A - Boundary Description
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LEGEND

[Hatched Box]	PROP. RESIDENTIAL USE WITH BASE ZONING DESIGNATION OF SINGLE-FAMILY ATTACHED (SF-A) AND MULTI-FAMILY ONE (MF-1)
[Solid Box]	PROP. GENERAL RETAIL (GR)

- NOTES
1. REFER TO PD-2676 FOR ZONING REQUIREMENTS.
 2. REFER TO SHEET CO.1 FOR RESIDENTIAL CONCEPT SITE PLAN.
 3. REFER TO SHEET CO.2 FOR CONCEPT UTILITY LAYOUT.
 4. REFER TO SHEET CO.3 FOR CONCEPT DRAINAGE LAYOUT.
 5. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

Engineer of Record:	JAL
Drawn by:	HPL
Date Plotted:	7/18/2019
Issue for Permitting/Building:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS	
NO.	DATE

ARISE GRAND PRAIRIE
FAMILY DEVELOPMENT
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

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PRELIMINARY
[NOT FOR CONSTRUCTION]
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF BRIAN C. ABBOTT, P.E., TEXAS REG. #108453, DATE: 09/09/2009

SHEET TITLE
ZONING EXHIBIT

SHEET NO.
C0.0

HPCE #18-270
CASE # - Z190602/CP190602