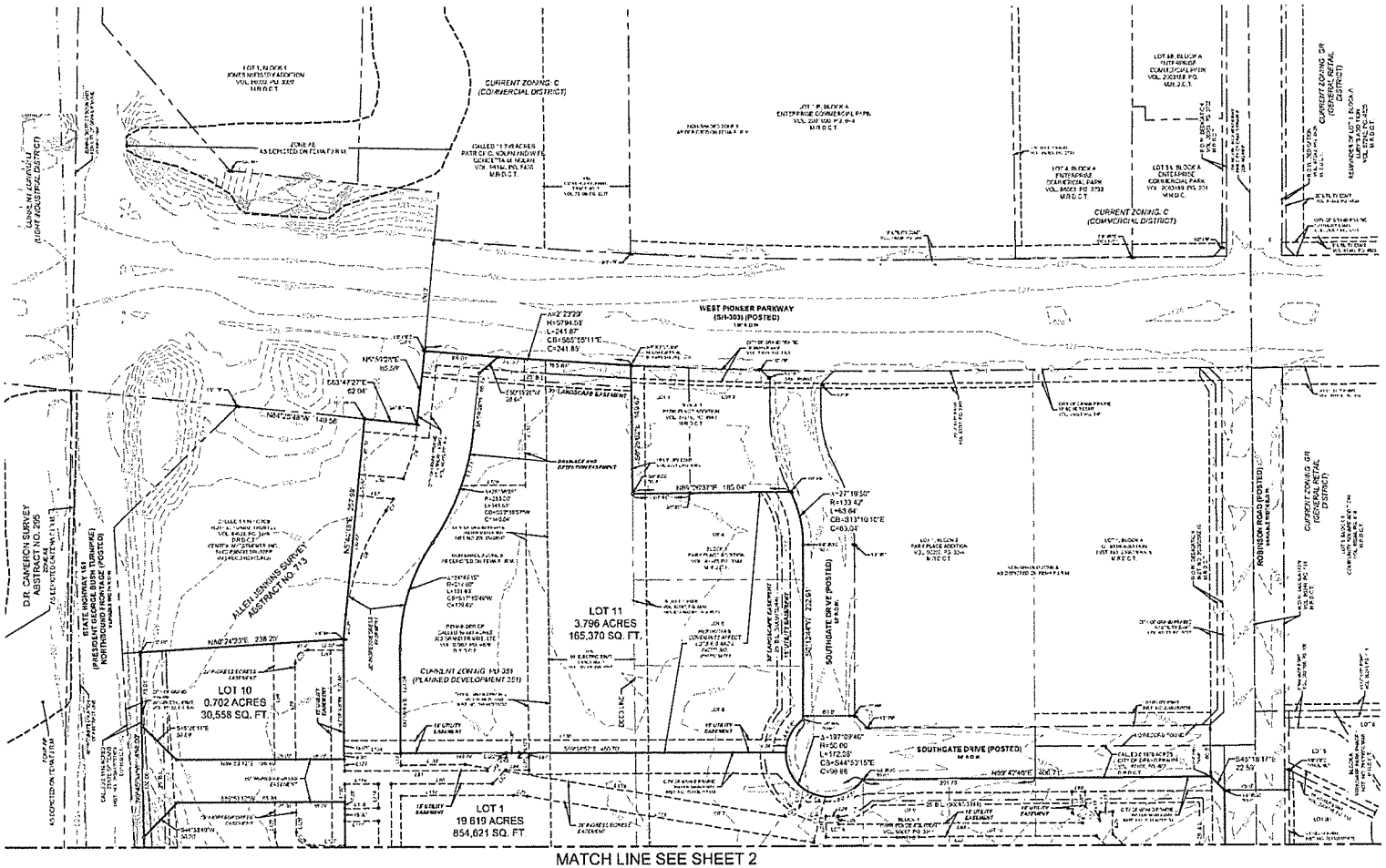


GENERAL NOTES:

1. All bearings and monumentation with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. The surveyor relied solely upon the Title Commitment, GF No. 1030052297, with an effective date of December 1, 2014 and an issue date of December 17, 2014, provided by Fidelity National Title Insurance Company. The surveyor did not perform a title search.
3. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998452927. Vertical Datum NAVD 88
4. **FLOOD STATEMENT**. According to Map No. 48113C0435L, dated July 7, 2014, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If the site is within an identified special flood hazard area, this flood statement does not know that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. 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.
6. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
7. The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or lack of any detention pond or underground detention facility, and associated drainage components hereafter referred to as "Improvements", 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 claim or alleged loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Improvements", including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs to interest to accept full responsibility and liability for the "Improvements". 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 adjacent to the "Improvements". 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 "Improvements". Owner shall require any successor assigns or heirs in interest to accept full responsibility and liability for the "Improvements". All of the above shall be covenants running with the land.

FINAL PLAT

BUSH & PIONEER CENTRE

LOTS 1-11, BLOCK A

32.391 ACRES

BEING A RE-PLAT OF LOTS 4-10, BLOCK A, PARK PLACE ADDITION AND 28.796 ACRES OUT OF THE ALLEN JENKINS SURVEY, ABSTRACT NO. 713

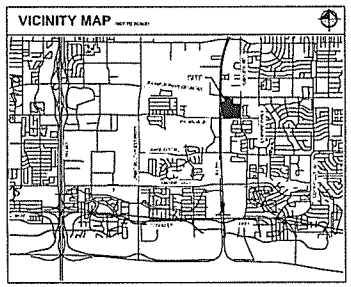
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

RECEIVED

MAY 27 2015

PLANNING DEPARTMENT

VICINITY MAP



LEGEND

LINE TYPE LEGEND

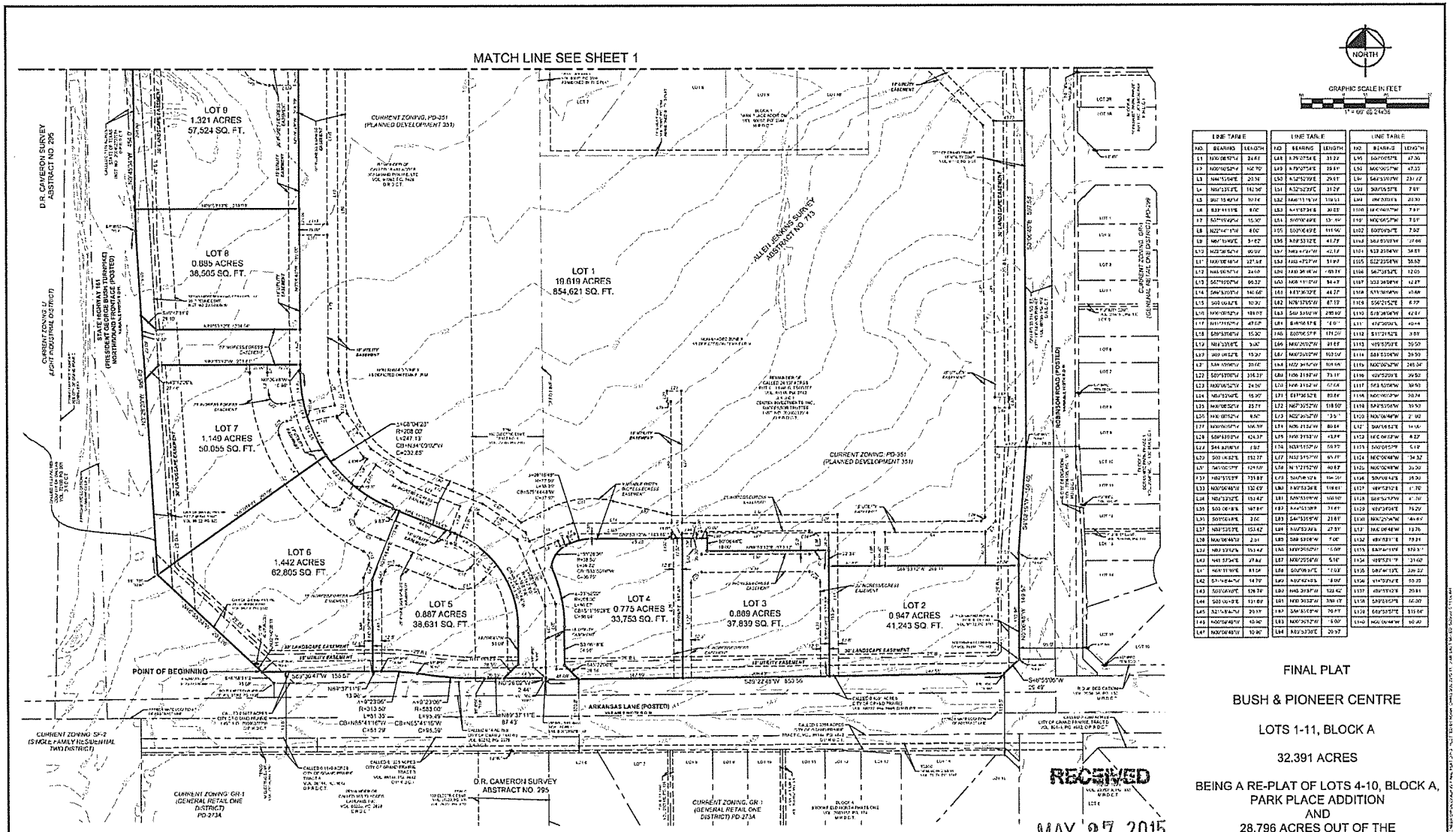
OWNER	SURVEYOR	ENGINEER
CENTEX INVESTMENTS INC 6420 L B J FREEWAY, SUITE 1275 DALLAS, TEXAS 75240	KHA EVANSHORN AND ASSOCIATES, INC 5750 Genesis Court Suite 200 Frisco, Texas 75034 (972) 335-3580 Contact: Michael Maio, R.P.L.S.	KIMLEY-HORN AND ASSOCIATES, INC 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 (210) 321-2415 Contact: Richard Underwood, P.E.
OWNER 303/GRAND PRAIRIE, L.T.D 7001 PRESTON ROAD STE 500 DALLAS, TEXAS 752051176		

Kimley»Horn

6750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRN	KHA	05/26/2015	063352400	1 OF 3

CASE NUMBER: P150601



LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°06'57"W	24.61'
L2	N00°00'52"W	162.70'
L3	N44°15'04"E	20.36'
L4	N89°33'31"E	142.56'
L5	S57°15'40"W	10.74'
L6	S33°41'11"E	8.00'
L7	S57°15'40"W	15.30'
L8	N32°44'11"W	8.00'
L9	N57°15'40"E	5.16'
L10	N32°35'52"W	90.00'
L11	N57°15'40"E	127.14'
L12	N45°05'57"W	24.09'
L13	S57°15'07"W	60.32'
L14	S89°53'07"W	140.66'
L15	S00°06'52"E	10.00'
L16	N00°06'52"W	189.67'
L17	N11°31'07"W	47.07'
L18	S89°53'08"W	15.00'
L19	N89°53'08"E	9.00'
L20	S00°06'52"E	15.00'
L21	S89°53'08"W	424.37'
L22	S44°31'08"W	7.92'
L23	S00°06'52"E	152.27'
L24	S45°00'07"W	129.60'
L25	N89°53'08"E	131.87'
L26	N00°06'52"W	132.42'
L27	N89°53'08"E	152.42'
L28	S00°06'52"E	167.87'
L29	S00°06'52"E	3.00'
L30	N89°53'08"E	152.42'
L31	N00°06'52"W	132.42'
L32	N44°31'08"E	7.92'
L33	N00°06'52"W	129.60'
L34	N89°53'08"E	131.87'
L35	N00°06'52"W	9.00'
L36	N89°53'08"E	15.00'
L37	N00°06'52"W	15.00'
L38	N00°06'52"W	2.31'
L39	N89°53'08"E	152.42'
L40	N44°31'08"E	27.82'
L41	N00°11'00"E	83.58'
L42	S71°16'44"W	14.79'
L43	S00°06'52"E	126.74'
L44	S00°06'52"E	131.69'
L45	S21°16'44"W	20.15'
L46	N00°06'48"W	10.96'
L47	N00°06'48"W	10.96'

LINE TABLE		
NO.	BEARING	LENGTH
L48	N79°07'54"E	31.22'
L49	N79°07'54"E	29.81'
L50	N32°52'06"E	29.61'
L51	N32°52'06"E	31.29'
L52	N44°11'16"W	119.51'
L53	N41°07'34"E	30.23'
L54	N00°06'49"E	131.44'
L55	S00°06'49"E	111.56'
L56	N89°53'12"E	41.73'
L57	N89°47'47"W	42.13'
L58	N89°47'47"W	51.91'
L59	N89°36'46"W	49.31'
L60	N89°11'15"W	94.47'
L61	N41°36'32"E	44.27'
L62	N78°37'55"W	87.12'
L63	S44°34'00"W	29.90'
L64	S44°36'57"E	1.00'
L65	S89°53'12"E	171.25'
L66	N40°20'02"W	31.69'
L67	N40°20'02"W	103.00'
L68	N22°34'50"W	109.94'
L69	N00°31'58"W	73.11'
L70	N00°31'58"W	97.04'
L71	S87°36'52"E	89.84'
L72	N89°30'52"W	118.00'
L73	N00°20'02"W	7.95'
L74	N00°31'58"W	80.14'
L75	N00°31'58"W	43.84'
L76	N31°11'52"W	59.77'
L77	N31°31'52"W	65.77'
L78	N31°31'52"W	40.63'
L79	S44°06'32"E	64.34'
L80	N40°53'28"E	119.61'
L81	S89°53'08"W	109.10'
L82	N44°31'08"E	21.61'
L83	S44°53'08"W	21.61'
L84	N40°53'28"E	27.31'
L85	S89°53'08"W	7.00'
L86	N00°06'52"W	15.00'
L87	N00°06'52"W	5.16'
L88	S00°06'52"E	7.00'
L89	N40°42'43"E	4.00'
L90	N40°53'28"E	122.42'
L91	N00°06'52"W	398.17'
L92	S44°53'08"W	20.77'
L93	N00°06'52"W	5.00'
L94	N40°53'28"E	20.57'

LINE TABLE		
NO.	BEARING	LENGTH
L95	S00°06'52"E	47.30'
L96	N00°06'52"W	47.30'
L97	S44°53'08"W	231.72'
L98	S00°06'52"E	7.91'
L99	N44°31'08"E	20.30'
L100	N00°06'52"W	7.91'
L101	N00°06'52"W	7.91'
L102	S00°06'52"E	7.92'
L103	S40°53'08"W	27.66'
L104	S32°31'58"W	34.61'
L105	S22°31'58"W	35.52'
L106	S47°31'52"E	12.03'
L107	S33°31'58"W	14.27'
L108	S31°31'58"W	10.68'
L109	S56°31'52"E	6.77'
L110	S18°31'58"W	42.81'
L111	N42°20'02"W	10.44'
L112	S11°31'52"E	3.81'
L113	N89°53'08"E	39.50'
L114	S89°53'08"W	39.50'
L115	N00°06'52"W	245.34'
L116	N00°53'08"E	39.50'
L117	S89°53'08"W	39.50'
L118	N00°06'48"W	39.74'
L119	S89°53'08"W	39.50'
L120	N00°06'48"W	2.92'
L121	S00°06'52"E	14.00'
L122	N00°06'52"W	4.67'
L123	S00°06'52"E	5.19'
L124	N00°06'48"W	34.32'
L125	N00°06'48"W	30.00'
L126	S00°06'48"E	28.00'
L127	N89°53'12"E	11.70'
L128	S89°53'12"W	4.70'
L129	N89°53'08"E	75.29'
L130	N00°25'34"W	44.67'
L131	N00°06'48"W	13.76'
L132	N89°53'12"E	79.21'
L133	S89°53'12"W	79.21'
L134	N89°53'12"E	31.60'
L135	S87°41'13"E	38.32'
L136	N14°53'12"E	53.23'
L137	N89°53'12"E	20.81'
L138	S89°53'12"E	16.30'
L139	S89°53'12"E	31.04'
L140	N00°06'48"W	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'57"	15.00'	23.56'	S44°53'08"W	21.21'
C2	64°30'13"	278.79'	313.91'	S32°35'58"E	297.74'
C3	21°00'00"	253.00'	92.68'	N44°11'03"E	92.15'
C4	270°00'47"	254.79'	1200.79'	S53°07'34"E	419.19'
C5	21°13'04"	292.00'	107.21'	N41°22'23"E	107.05'
C6	26°22'22"	384.00'	131.91'	S21°21'41"W	130.82'
C7	4°00'00"	247.00'	18.74'	N32°35'52"E	18.74'
C8	172°31'11"	247.00'	85.97'	N14°42'03"E	49.72'
C9	90°04'07"	142.00'	166.71'	S31°10'52"E	150.09'
C10	22°16'16"	208.00'	64.49'	N55°22'00"W	63.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	34°46'57"	134.00'	83.00'	S83°30'00"W	81.72'
C12	90°00'00"	15.00'	23.56'	S45°06'48"E	21.21'
C13	90°00'00"	15.00'	23.56'	N44°53'12"E	21.21'
C14	90°00'00"	15.00'	23.56'	N45°06'48"W	21.21'
C15	90°00'00"	15.00'	23.56'	S44°53'12"W	21.21'
C16	90°00'00"	15.00'	23.56'	N21°20'10"W	20.97'
C17	8°45'11"	40.00'	6.11'	N36°53'08"E	6.10'
C18	84°14'49"	15.00'	19.29'	N76°13'08"E	17.61'
C19	90°36'12"	15.00'	23.98'	N44°48'46"E	22.01'
C20	93°36'12"	15.00'	24.50'	S37°53'22"E	21.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	90°36'12"	15.00'	23.98'	S52°11'44"W	21.57'
C22	90°23'12"	15.00'	24.32'	S44°53'08"E	21.87'
C23	90°00'00"	15.00'	23.56'	S44°53'12"W	21.21'
C24	90°00'00"	15.00'	23.56'	N45°06'48"W	21.21'
C25	90°00'00"	15.00'	23.56'	S45°06'48"E	21.21'
C26	90°00'00"	15.00'	23.56'	N44°53'12"E	21.21'
C27	90°00'00"	15.00'	23.56'	S44°53'12"W	21.21'
C28	9°22'36"	103.00'	16.85'	N40°12'21"W	16.83'
C29	90°22'36"	15.00'	23.66'	N50°12'21"W	21.27'

LEGEND
[illegible]

LINE TYPE LEGEND
[illegible]

PLANNING DEPARTMENT

OWNER
CENTER INVESTMENTS, INC.
6420 L.B.J. FREEWAY, SUITE 1275
DALLAS, TEXAS 75240

OWNER
303 GRAND PRAIRIE, L.T.D
7001 PRESTON ROAD, SITE 500
DALLAS, TEXAS 752051175

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC
5750 Genesis Court Suite 200
Frisco, Texas 75034
(972) 335-3580
Contact: Michael Mars, R.P.L.S.

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC
601 NW Loop 410, Suite 350
San Antonio, Texas 78213
(210) 321-3415
Contact: Richard Underwood, P.E.

FINAL PLAT

BUSH & PIONEER CENTRE

LOTS 1-11, BLOCK A

32.391 ACRES

BEING A RE-PLAT OF LOTS 4-10, BLOCK A, PARK PLACE ADDITION
AND
28.796 ACRES OUT OF THE ALLEN JENKINS SURVEY, ABSTRACT NO. 713

CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193977

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CHN	KHA	05/26/2015	063362006	2 OF 3

CASE NUMBER: P150601

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS 303GRAND PRAIRIE, LTD. and CENTEX INVESTMENTS, INC., are the owners of a tract of land situated in the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, and being all of the remainder of a called 16.481 acre tract of land described in the deed to 303Grand Prairie, LTD. recorded in Volume 97062, Page 4628, Deed Records of Dallas County, Texas, and being all of the remainder a called 24.197 acre tract of land described in the deed to Ruth L. Huang, Trustee, recorded in Volume 81118, Page 2742, Deed Records of Dallas County, Texas, (Centex Investments, Inc., Successor Trustee, Instrument No. 20090233916, Official Public Records of Dallas County, Texas) and including all of Lots 4, 5, 6, 7, 8, 9 and 10 in Block 1 of Park Place Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 87017, Page 3344, Map Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northwest corner of a called 0.0777 acre tract of land described in the deed to City of Grand Prairie, recorded in Instrument No. 20080232246, said Official Public Records, and on the westerly line of said 16.481 acre tract, and at the intersection of the easterly right-of-way line of State Highway 161 (President George Bush Turnpike) as recorded in Volume 73100, Page 801, said Deed Records, and the northerly right-of-way line of Arkansas Lane, and from which the southwest corner of said 16.481 acre tract bears South 46°35'45" East, a distance of 23.08 feet, and from which a 1/2" inch diameter iron rod found for witness bears North 52°46'06" West, a distance of 14.24 feet;

THENCE North 45°19'34" West, along the westerly line of said 16.481 acre tract, and along the easterly right-of-way line of State Highway 161, a distance of 201.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 37°52'07" West, continuing along the westerly line of said 16.481 acre tract, and along the easterly right-of-way line of State Highway 161, a distance of 489.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southerly corner of a called 0.1116 acre tract of land described in the deed to State of Texas, recorded in Instrument No. 20060273791, said Official Public Records;

THENCE North 0°47'34" West, along the easterly line of said 0.1116 acre tract, a distance of 154.00 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 0.1116 acre tract, and on a northerly line of said 16.481 acre tract, and on the southerly line of a called 1.539 acre tract of land described in the deed to Ruth L. Huang, Trustee, recorded in Volume, Page 2270, said Deed Records;

THENCE North 86°34'19" East, along a northerly line of said 16.481 acre tract, and along the southerly line of said 1.539 acre tract, a distance of 238.25 feet to a 3/8 inch iron rod found for corner at the southeast corner of said 1.539 acre tract, common to a re-entrant corner of said 16.481 acre tract;

THENCE North 5°44'18" East, along a westerly line of said 16.481 acre tract, and along the easterly line of said 1.539 acre tract, a distance of 257.00 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 1.539 acre tract, common to a salient corner of said 13.481 acre tract, and on the southerly right-of-way line of West Pioneer Parkway (SH-303);

THENCE South 83°47'27" East, along a southerly line of said 16.481 acre tract, and along the southerly right-of-way line of West Pioneer Parkway, a distance of 62.04 feet to a 3/4 inch iron rod found for corner at a re-entrant corner of said 16.481 acre tract;

THENCE North 5°50'08" East, along a westerly line of said 16.481 acre tract, and along the southerly right-of-way line of West Pioneer Parkway, a distance of 65.59 feet to a 1/2 inch iron rod with plastic cap stamped "EDPA" found for corner at the northern most northwest corner of said 16.481 acre tract, and at the beginning of a non-tangent curve to the left having a central angle of 2°33'22", a radius of 6794.56 feet, a chord bearing and distance of South 85°50'11" East, 241.64 feet;

THENCE in a southeasterly direction, along the westerly line of said 16.481 acre tract, and along the southerly right-of-way line of West Pioneer Parkway, and along said curve to the left, an arc distance of 241.67 feet to a 5/8 inch iron rod with plastic cap stamped "JBM" found for corner at the northeast corner of said 16.481 acre tract, common to the northwest corner of Lot 1 in Block 1 of said Park Place Addition, according to the plat thereof recorded in Volume 87015, Page 4963, said Map Records, and at the northeast corner of a 100 foot wide Electrical Easement to Texas Power and Light, described in Tract No. 1, recorded in Volume 87015, Page 4963, said Deed Records;

THENCE South 0°28'07" East, along the easterly line of said 16.481 acre tract, and along the westerly line of said Lot 1, and along the easterly line of said Electrical Easement, a distance of 149.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of said Lot 1, common to the northwest corner of said Lot 4;

THENCE North 89°28'37" East, along the north lines of said Lot 4, and along the southerly line of said Lot 1 part of the way, passing en route at a distance of 67.40 feet a 5/8 inch iron rod found for witness at the northeast corner of said Lot 1, common to the southwest corner of Lot 2 in Block 1 of said Park Place Addition, according to the plat thereof recorded in Volume 87015, Page 4963, said Map Records, and continuing on said course and along the southerly line of said Lot 2, a total distance of 185.04 feet to a 5/8 inch iron rod found for corner at the northeast corner of said Lot 4, common to the southeast corner of said Lot 2, and on the westerly right-of-way line of Southgate Drive, and at the beginning of a non-tangent curve to the right having a central angle of 37°15'50", a radius of 133.47 feet, a chord bearing and distance of South 13°10'10" East, 85.04 feet;

THENCE in a southeasterly direction, along the easterly line of said Lot 4, and along the westerly right-of-way line of Southgate Drive, and with said curve to the right, an arc distance of 85.04 feet to a 5/8 inch iron rod with a plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE South 0°12'41" West, along the easterly lines of said Lots 4, 5 and 6, and along the westerly right-of-way line of Southgate Drive, a distance of 202.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 19°19'49", a radius of 50.00 feet, a chord bearing and distance of South 44°50'15" East, 16.85 feet, said curve being at a cul-de-sac where Southgate Drive runway north-south intersects Southgate Drive running east-west;

THENCE in a southeasterly direction, along the easterly lines of Lots 6 and 7, and along the northerly line of said Lot 8, and along said cul-de-sac, and with said curve to the left, an arc distance of 16.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northeast corner of said Lot 8, common to the northwest corner of said Lot 9;

THENCE North 89°42'48" East, continuing along the southerly right-of-way line of Southgate Drive, passing en route at a distance of 201.75 feet the northeast corner of said Lot 10, common to the southwest corner of a called 0.1870 acre tract of land described in the deed to City of Grand Prairie, recorded in Volume 87106, Page 307, said Deed Records, and continuing on said course along the southerly line of said 0.1870 acre tract, a total distance of 406.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the northerly end of a corner clip at the intersection of the southerly right-of-way line of Southgate Drive and the westerly right-of-way line of this new Road;

THENCE South 45°18'31" East, continuing along the southerly line of said 0.1870 acre tract and along said corner clip, a distance of 22.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of a called 33,314 square foot tract of land described in the deed to City of Grand Prairie recorded in Volume 88115, Page 442, said Deed Records, and on the westerly right-of-way line of Robinson Road;

THENCE South 0°06'48" East, along the westerly line of said 33,314 square foot tract and along the westerly right-of-way line of Robinson Road, a distance of 527.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 4°06'12" West, continuing along the westerly line of said 33,314 square foot tract and the westerly right-of-way line of Robinson Road, a distance of 150.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 0°06'48" East, continuing along the westerly line of said 33,314 square foot tract and the westerly right-of-way line of Robinson Road, a distance of 119.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest corner of said 33,314 square foot tract, and on the northerly line of a called 0.4031 acre tract of land described in the deed to City of Grand Prairie, recorded in Volume 89221, Page 2448, said Deed Records, and at the northerly end of a corner clip at the intersection of westerly right-of-way line of Robinson Road and the northerly right-of-way line of Arkansas Lane;

THENCE South 45°55'25" West, along the northerly line of said 0.4031 acre tract, and along said corner clip, a distance of 29.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly right-of-way line of Arkansas Lane;

THENCE South 87°22'48" West, along the northerly line of said 0.4031 acre tract and along the northerly right-of-way line of Arkansas Lane, a distance of 650.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 24.197 acre tract, and on the easterly line of said 16.481 acre tract, and on the easterly line of said 0.0977 acre tract;

THENCE North 0°26'06" West, along the westerly line of said 24.197 acre tract, and along the easterly line of said 16.481 acre tract, and along the easterly line of said 0.0977 acre tract, a distance of 3.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE, departing the westerly line of said 16.481 acre tract, and crossing said 0.0431 acre tract along the northerly line of said 0.0977 acre tract and along the northerly right-of-way line of Arkansas Lane, the following five (5) courses:

1. South 89°37'11" West, a distance of 67.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 6°23'06", a radius of 583.00 feet, a chord bearing and distance of North 85°41'16" West, 65.39 feet;
2. In a northwesterly direction, with said curve to the right, an arc distance of 65.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 6°23'06", a radius of 313.00 feet, a chord bearing and distance of North 85°41'16" West, 61.23 feet;
3. In a northwesterly direction with said curve to the left, an arc distance of 61.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
4. South 89°37'11" West, a distance of 13.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
5. South 89°30'47" West, a distance of 165.57 feet to the **POINT OF BEGINNING** and containing 32.391 acres (1,410,963 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 303GRAND PRAIRIE, LTD. and CENTEX INVESTMENTS, INC. do hereby adopt the plat designating the herein above described property as WALMART AT PARK PLACE an addition to the City of Grand Prairie, Texas and do 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 such 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 growth, except fences, vegetation, driveways, and autowalks 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 remove 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 lack 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 "improvement", including any nonperformance 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 on all the lots of this plat abutting, adjacent, or owned 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.

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

WITNESS MY HAND at _____, this the _____ day of _____, 20___

BY: 303GRAND PRAIRIE, LTD.

BY: _____
Signature

_____
Name and Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20_____

_____
NOTARY PUBLIC in and for the STATE OF _____

WITNESS MY HAND at _____, this the _____ day of _____, 20

BY: CENTEX INVESTMENTS, INC

BY: _____
Signature

_____
Name and Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20_____

_____
NOTARY PUBLIC in and for the STATE OF _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Mare, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

_____
Michael B. Mare
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Mare, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 20_____.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THE ____ DAY OF _____, 20___.

ATTEST:

CHAIRPERSON, PLANNING AND ZONING COMMISSION

ZONING SECRETARY

RECEIVED

MAY 27 2015

PLANNING DEPARTMENT

FINAL PLAT

BUSH & PIONEER CENTRE

LOTS 1-11, BLOCK A

32.391 ACRES

BEING A RE-PLAT OF LOTS 4-10, BLOCK A, PARK PLACE ADDITION AND 28.796 ACRES OUT OF THE ALLEN JENKINS SURVEY, ABSTRACT NO. 713

CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

OWNER
CENTEX INVESTMENTS, INC
5420 L.B.J. FREEWAY, SUITE 1275
DALLAS, TEXAS 75240

OWNER
303GRAND PRAIRIE, L.T.D
7001 PRESTON ROAD, SITE 500
DALLAS, TEXAS 752051175

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC
5750 Genesis Court Suite 200
Frisco, Texas 75034
(972) 335-3580
Contact: Michael Mare, R.P.L.S.

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
(210) 321-3415
Contact: Richard Underwood, P.E.

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas, 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CKN	KHA	05/26/2015	063362000	3 OF 3

CASE NUMBER: P150601