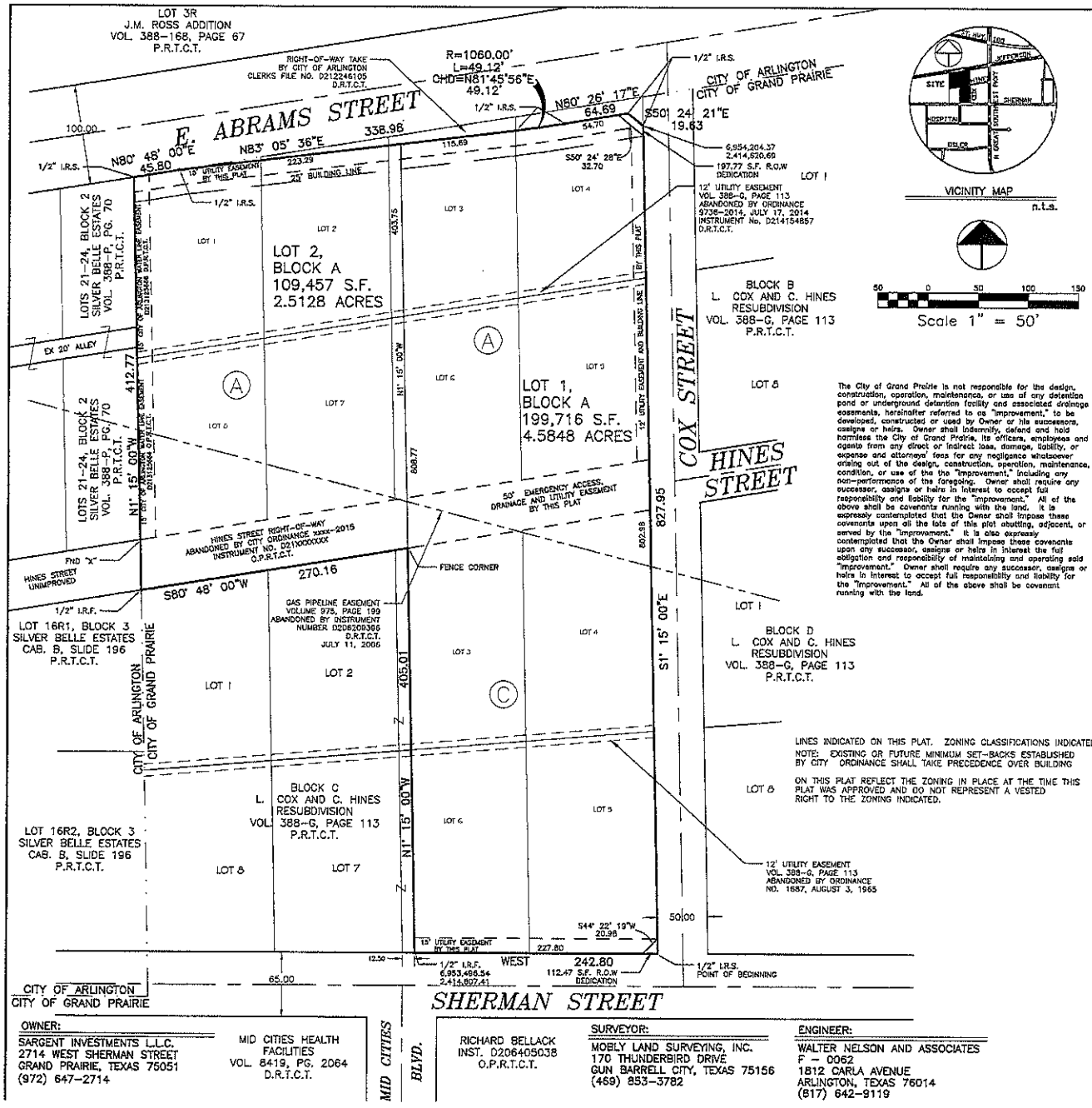

VICINITY MAP

n.t.s.

Scale 1" = 50'

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 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 covenant running with the land.

LINES INDICATED ON THIS PLAT. ZONING CLASSIFICATIONS INDICATED

NOTE: EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING

ON THIS PLAT REFLECT THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DO NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS SARGENT INVESTMENTS, L.L.C. is the sole owner Lots 1-8, Block A and 3-6, Block C, L. COX AND C. HINES RESUBDIVISION, an addition to the City of Grand Prairie as recorded in Volume 388-G, Page 113 of the Plat Records of Tarrant County Texas, according to the Deede recorded in Instruments No. D213117359 and D213323302 of the Official Public Records of Tarrant County, Texas, said property being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for the Southeast corner of Lot 5, Block C, L. COX AND C. HINES RESUBDIVISION, an addition to the City of Grand Prairie, Dallas County, Texas according to the Plat recorded in Volume 388-G, Page 113, of the Plat Records of Tarrant County, Texas, said point also being the intersection of the North right-of-way line of SHERMAN STREET, a 65 foot right-of-way and the West right-of-way line of COX STREET, a 50 foot right of way;

THENCE WEST, along the South line of said Lot 5, at 127.85 passing the Southwest corner of said Lot 5 and continuing along the South line Lot 6, Block C of said L. COX AND C. HINES RESUBDIVISION, in all a distance of 242.80 feet to a capped 1/2 inch iron rod found for corner;

THENCE N 01° 15' 00" W, departing from the North line of said SHERMAN STREET a distance of 405.01 feet to a fence corner found for corner in the North line of Lot 3 of said L. COX AND C. HINES RESUBDIVISION;

THENCE S 80° 48' 00" W, along the North line of said Lot 3 and continuing along the North line of Lots 1 and 2, of said L. COX AND C. HINES RESUBDIVISION, in all a distance of 270.16 feet to a capped 1/2 inch iron rod found for the Northwest corner of said Lot 1 and the West line of said L. COX AND C. HINES RESUBDIVISION;

THENCE N 01° 15' 00" W, along the West line of said L. COX AND C. HINES RESUBDIVISION a distance of 412.77 feet to a 1/2 inch iron rod set for corner in the South Right-of-way line of East Abrams Street, a variable width Right-of-way, 100.00 feet wide at this point;

THENCE N 80° 48' 00" E, along the South Right-of-Way line of said East Abrams Street a distance of 45.80 feet to a 1/2 inch iron rod set for corner;

THENCE N 83° 05' 06" E, continuing along the South Right-of-Way line of said East Abrams Street a distance of 338.98 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the left having a radius of 1060 feet, a central angle of 2° 39'19" and a chord bearing and distance of N 81° 45' 56" E, 49.12';

THENCE along said curve to the left an arc distance of 49.12' to a 1/2 inch iron rod set for the point of tangency;

THENCE N 80° 26' 17" E, continuing along the South Right-of-Way line of said East Abrams Street a distance of 64.69 feet to a 1/2 inch iron rod set for the beginning of a corner clip to said COX STREET;

THENCE S 50° 24' 21" E, along said corner clip a distance of 19.63 feet to a 1/2 inch iron rod set for corner in the West line of said COX STREET;

THENCE S 01° 15' 00" E, along the West Right-of-Way line of said COX STREET a distance of 827.95 feet to the POINT OF BEGINNING and containing 309,483.40 square feet or 7.1048 acres of land.

NOW; THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT STRIPE A ZONE does hereby adopt this plat designating the hereon above described property as SARGENT 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 all 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 which 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.

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

IN WITNESS THEREFORE, I have set my hand this the_____day of _____, 2015.

_____
SARGENT INVESTMENTS L.L.C.
By: DAVID SARGENT
VICE PRESIDENT

NOTARY PUBLIC }
STATE OF TEXAS }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DAVID SARGENT known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein stated and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the_____day of_____, 2015.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES M. MOBLY, do hereby certify that this plat was prepared from an accurate survey on the ground of the property and that all corner monuments were properly placed under my personal supervision in accordance with the Subdivision Rules and Regulations of the City of Grand Prairie, Texas.

_____
JAMES M. MOBLY, R.P.L.S. #4128

NOTARY PUBLIC }
STATE OF TEXAS }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared JAMES M. MOBLY, 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the_____day of_____2015.

_____
NOTARY PUBLIC

RECEIVED

JUL 29 2015

PLANNING DEPARTMENT

FINAL PLAT

SARGENT ADDITION

BEING A REPLAT OF
L. COX AND C. HINES RESUBDIVISION
LOTS 1-8, BLOCK A AND LOTS 3-6 BLOCK C
CONTAINING TWO LOTS
BEING 7.1048 ACRES OUT OF THE
ROSS SURVEY, ABSTRACT NO. 1349
GRAND PRAIRIE, TARRANT COUNTY, TEXAS
CASE No. RP150804

OWNER:
SARGENT INVESTMENTS L.L.C.
2714 WEST SHERMAN STREET
GRAND PRAIRIE, TEXAS 75051
(972) 647-2714

MID CITIES HEALTH FACILITIES
VOL. 8419, PG. 2064
D.R.T.C.T.

RICHARD BELLACK
INST. D206405038
O.P.R.T.C.T.

SURVEYOR:
MOBLY LAND SURVEYING, INC.
170 THUNDERBIRD DRIVE
GUN BARRELL CITY, TEXAS 75156
(469) 853-3782

ENGINEER:
WALTER NELSON AND ASSOCIATES
P - 0062
1812 CARLA AVENUE
ARLINGTON, TEXAS 76014
(817) 642-9119