



VICINITY MAP
(NOT TO SCALE)
MAPSCO 616

LEGEND	
ORF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SPOONER & ASSOCIATES" FOUND (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
CM	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
F.K.A.	FORMERLY KNOWN AS
A.K.A.	ALSO KNOWN AS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
CI	CURB INLET
TSP	TRAFFIC SIGNAL POLE
TSB	TRAFFIC SIGNAL BOX
S/W	CROSSWALK SIGNAL
CB	CABLE BOX
—W—	UNDERGROUND WATER LINE
—WV—	UNDERGROUND WASTEWATER LINE
—SD—	UNDERGROUND STORM DRAINAGE LINE
—UT—	UNDERGROUND TELEPHONE LINE
—OW—	OVERHEAD WIRES
—SLS—	CONTOUR LABEL
—C—	CENTERLINE
OWH	WASTEWATER MANHOLE
SDH	STORM DRAINAGE MANHOLE
—S—	SION
—L—	LIGHT POLE
—P—	POWER POLE
—F—	FIRE HYDRANT
—V—	WATER VALVE
—M—	WATER METER
—E—	ELECTRIC BOX
—A—	ACCESS & UTILITY EASEMENT (BY THIS PLAT)

SURVEYOR'S STATEMENT:

I, STANLEY RAY FELTS, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE.

DATED THIS _____ DAY OF _____, 2018.

STANLEY RAY FELTS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4625

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STANLEY RAY FELTS, 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 THEREIN EXPRESSED AND UNDER DUTY STATED; THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.
FOR REVIEW PURPOSES ONLY
STANLEY RAY FELTS, R.P.L.S.
REGISTRATION NO. 4625
JULY 24, 2018

GENERAL NOTES

- BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO. 48133C0440K, DATED JULY 7, 2014.
- REFERENCE BENCHMARK:
CITY OF GRAND PRAIRIE GPS MONUMENT 18
ALUMINUM MONUMENT FOUND AT THE INTERSECTION OF IH 20, EAST ROUND SERVICE ROAD AND VINEYARD ROAD APPROXIMATELY 9 FEET WEST OF THE END BACK OF CURB OF VINEYARD ROAD ENTRANCE 255 SOUTH OF THE EAST ROUND SERVICE ROAD OF W 20 APPROXIMATE 600 FEET EAST OF LAKE RIDGE PARKWAY.
REFERENCE ELEVATION: 520.49'
- ZONING:
PD-2940 "PLANNED DEVELOPMENT FOR GENERAL RETAIL AND MULT-FAMILY USES" ORDINANCE NO. 10244-2017
INTENDED LAND USE: MULTI-FAMILY
"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 SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT."

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SURVEYOR:
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TBPLS FILE NO. 10194229

PLAT RECORDED IN INSTRUMENT NO. _____ O.P.R.D.C.T.

Exhibit A - Preliminary Plat