

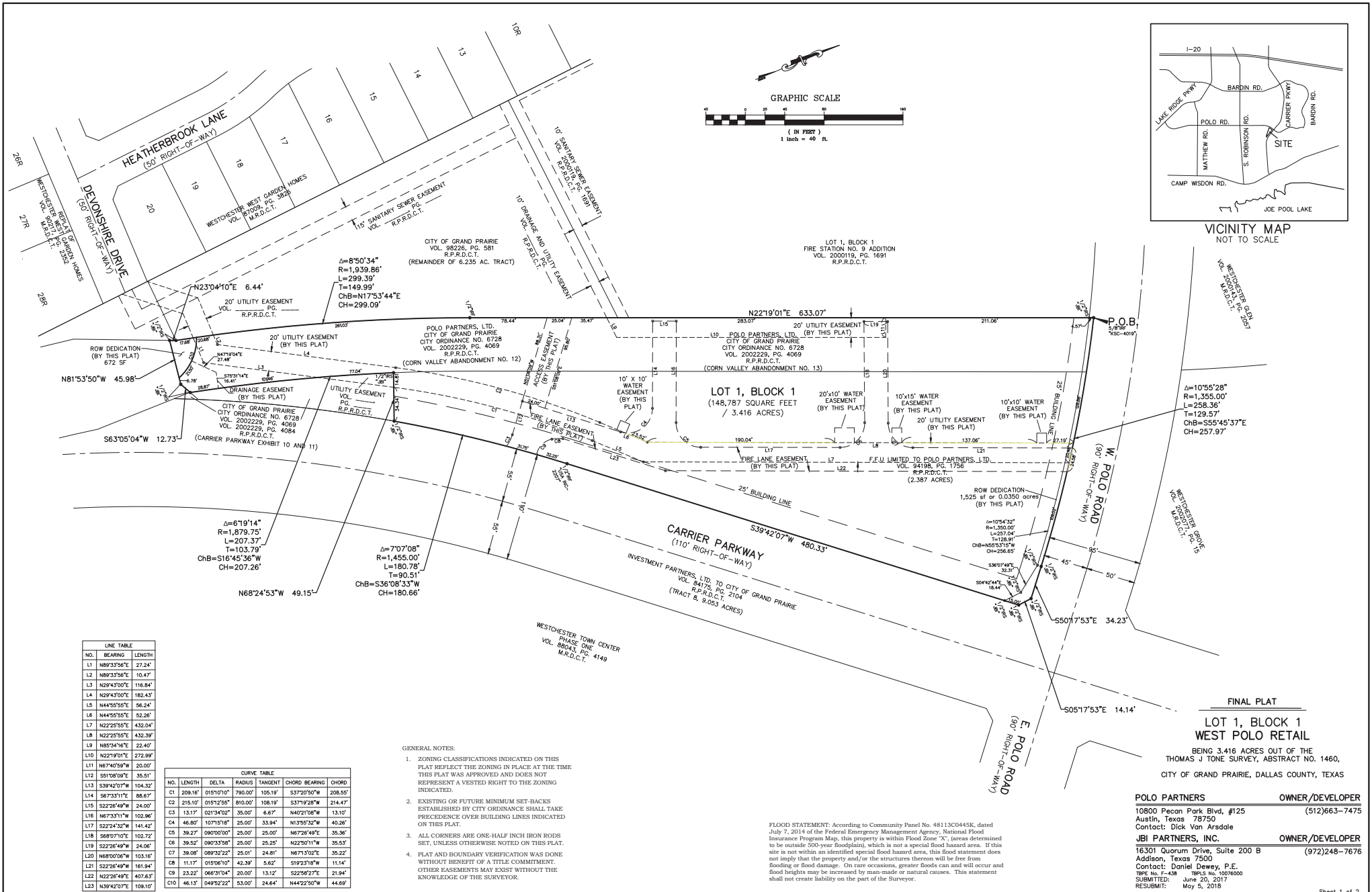


CASE LOCATION MAP
Case Number: S170801
West Polo Road Retail



City of Grand Prairie
Planning and Development
☎ (972) 237-8257 🌐 www.gptx.org

Exhibit D
Page 2 of 3



SURVEYOR'S CERTIFICATE:

COUNTY OF DALLAS-

STATE OF TEXAS-

WHEREAS, Polo Partners, Ltd. is the owner of that parcel of land located in the City of Grand Prairie, Dallas County, Texas and being a part of the Thomas J Tone Survey, Abstract Number 1460 and being all of that called 2.387 acre tract of land described in deed to Polo Partners, Ltd. recorded in Volume 94198, page 1756, Real Property Records Dallas County, and all of that tract of land called Corn Valley Abandonment No. 12 and 13, as described in the City of Grand Prairie Ordinance No. 6728, to Polo Partners, Ltd. recorded in Volume 2002229, Page 4069, Real Property Records Dallas County, and being further described as follows:

BEGINNING at a five-eighths inch iron rod with cap stamped "KSC-4019" found at the northerly corner of said Abandonment No. 13, being at the easterly corner of Lot 1, Block 1, Fire Station No. 9 Addition, an addition to the City of Grand Prairie, Texas recorded in Volume 2000119, Page 1691, Real Property Records Dallas County, and said point being at the intersection of the westerly right-of-way line of Corn Valley Road (an abandoned right-of-way) with the southwesterly right-of-way line of E. Polo Road (a variable width right-of-way);

THENCE along the southwesterly right of way line of E. Polo Road as follows:

South easterly, 258.36 feet along a curve to the right having a central angle of 10 degrees 55 minutes 28 seconds, a radius of 1,355.00 feet, a tangent of 129.57 feet, and whose chord bears South 55 degrees 45 minutes 37 seconds East, 257.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" set in the northeasterly line of said 2.387 acre tract of land; South 50 degrees 17 minutes 53 seconds East, 34.23 feet along the northeasterly line of said 2.387 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for corner; South 05 degrees 17 minutes 53 seconds East, 14.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the east corner of said 2.387 acre tract of land and said point being at the intersection of the southwesterly right-of-way line of E. Polo Road with the northwesterly right-of-way line of Carrier Parkway (a 110' wide right-of-way);

THENCE along the northwesterly right-of-way line of Carrier Parkway as follows:

South 39 degrees 42 minutes 07 seconds West, 480.33 feet along the southeasterly line of said 2.387 acre tract of land to a one-half inch iron rod with cap stamped "USA INC-2207" found for corner; Southwesterly, 180.78 feet, along the a curve to the left having a central angle of 07 degrees 07 minutes 08 seconds, a radius of 1,455.00 feet, a tangent of 90.51 feet, and whose chord bears South 36 degrees 08 minutes 33 seconds West, 180.66 feet to a one-half inch iron rod with yellow cap set at the southerly corner of said 2.387 acre tract of land; North 68 degrees 24 minutes 53 seconds West, 49.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the westerly corner of said 2.387 acre tract of land and said point being in the easterly right-of-way line of said abandoned Corn Valley Road; Southwesterly, 207.37 feet, along the easterly right-of-way line of abandoned Corn Valley Road and along a curve to the left having a central angle of 06 degrees 19 minutes 14 seconds, a radius of 1,879.75 feet, a tangent of 103.79 feet, and whose chord bears South 16 degrees 45 minutes 36 seconds West, 207.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner; South 63 degrees 05 minutes 04 seconds West, 12.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner; North 81 degrees 53 minutes 50 seconds West, 45.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set in the westerly right-of-way line of said abandoned Corn Valley Road;

THENCE along the westerly right-of-way line of said abandoned Corn Valley Road as follows:

North 23 degrees 04 minutes 10 seconds East, 6.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner; Northeasterly, 299.39 feet, along a curve to the right having a central angle of 08 degrees 50 minutes 34 seconds, a radius of 1,939.86 feet, a tangent of 149.99 feet, and whose chord bears North 17 degrees 53 minutes 44 seconds East, 299.09 feet to a one-half inch iron rod found for corner; North 22 degrees 19 minutes 01 seconds East, 633.07 feet to the POINT OF BEINNING and containing 148,787 square feet or 3.416 acres of land.

Basis of Bearing is derived from GPS observations tied to the City of Grand Prairie's GIS monuments using the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **POLO PARTNERS, LTD.** does hereby adopt this plat designating the hereon above described property as **LOT 1, BLOCK 1, WEST POLO RETAIL**, 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.

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

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2018.

Authorized signature

STATE OF TEXAS -

COUNTY OF _____ -

BEFORE ME, the undersigned authority in and for the State of Texas, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, EDWARD SCOTT BACAK, do hereby certify that I prepared this plat from and actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations, and resolutions of the City of Grand Prairie, Tarrant County, 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."
Edward Scott Bacak, R.P.L.S. No. 6248

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Bacak, 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 expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this _____ day of _____, 2018.

Notary Public in and for the State of Texas.

FINAL PLAT

LOT 1, BLOCK 1
WEST POLO RETAIL

BEING 3.416 ACRES OUT OF THE
THOMAS J TONE SURVEY, ABSTRACT NO. 1460,
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

POLO PARTNERS	OWNER/DEVELOPER
10800 Pecan Park Blvd, #125 Austin, Texas 78750 Contact: Dick Van Arsdale	(512)663-7475
JB PARTNERS, INC.	OWNER/DEVELOPER
16301 Quorum Drive, Suite 200 B Addison, Texas 75002 Contact: Daniel Dewey, P.E. TBP# No. F-438 TBP#S No. 10076000 SUBMITTED: June 20, 2017 RESUBMIT: May 5, 2018	(972)248-7676