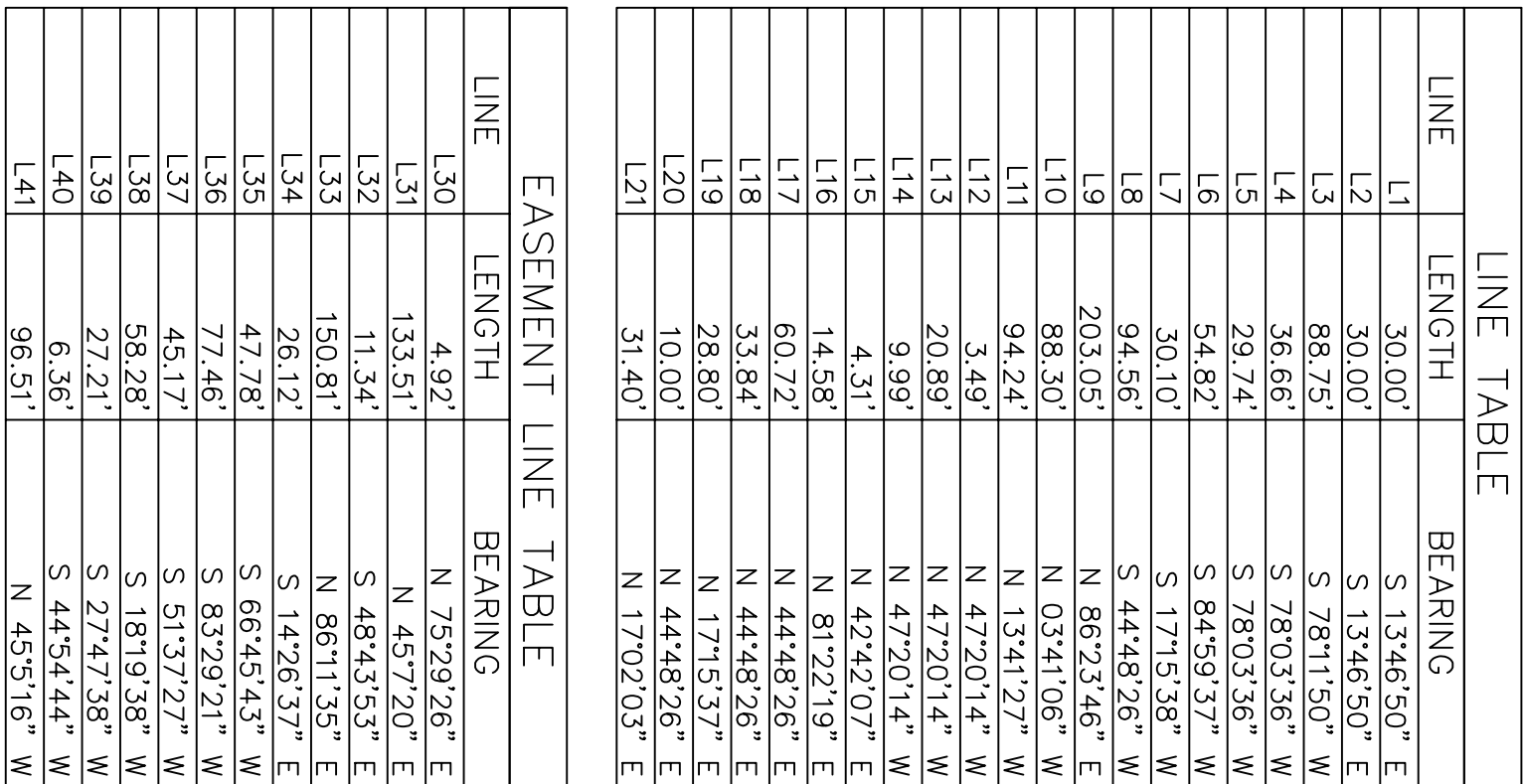




CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CB
C1	78.61	64.93	69.21.33°	S 51.42.55° W 73.90°
C2	37.16	65.00	37.45.38°	N 28.25.37° E 76.69°
C3	96.53	40.00	138.24.40°	S 24.32.54° E 74.76°
C4	55.03	35.00	90.00.52°	N 41.21.10° E 49.53°
C5	23.57	134.99	100.04.16°	N 08.841.67° W 23.54°
C6	32.02	20.00	91.5.31.7°	S 37.51.51.2° W 28.75°
C7	5.50	149.99	90.05.68°	N 37.38.26° W 5.50°
C8	20.70	149.99	00.54.23°	N 07.38.17° W 20.68°
C9	5.71	1603.05	00.12.14°	N 37.21.07° W 5.71°
C10	30.59	1602.85	01.05.11°	N 12.48.27° W 30.59°
C11	35.54	1602.85	01.15.46°	N 11.37.56° W 35.54°
C12	120.55	1602.85	04.18.53°	N 08.50.47° W 120.52°
C13	11.15	50.00	52.41.62°	N 0.24.15.15° E 11.13°
C14	47.30	49.98	1.54.30.7°	N 36.11.36.5° E 45.55°
C15	20.16	49.86	2.30.19.6°	N 74.49.48° E 20.02°
C16	1.43	30.00	02.44.26°	N 84.45.59° E 1.43°
C17	22.92	30.00	4.33.1.33°	S 69.06.01° E 22.25°
C18	31.43	20.00	90.02.18°	S 62.02.19° E 28.25°
C19	20.25	30.00	38.40.31°	S 67.02.13° W 19.86°
C20	3.96	30.00	07.33.57°	N 77.35.31° W 3.96°
C21	15.19	30.00	28.00.17°	N 59.18.34° E 15.02°
C22	60.39	25.00	136.24.40°	S 24.32.54° E 46.74°
C23	45.74	80.00	37.45.38°	N 28.25.37° E 45.92°
C24	31.46	50.00	36.03.15°	S 35.03.34° W 35.15°
C25	29.07	50.00	33.18.28°	S 69.04.13° W 29.66°
C26	28.59	50.00	37.45.38°	N 28.25.37° E 28.20°
C27	91.50	79.09	66.16.56°	S 49.58.15° W 86.48°
C28	28.58	20.00	81.18.57°	N 54.20.54° W 26.06°
C29	20.26	119.99	09.41.04°	N 08.50.95° W 20.26°
C30	0.67	119.99	00.19.17°	N 03.50.44° W 0.67°
C31	31.44	20.00	90.04.52°	N 41.21.10° E 28.30°

FINISHED FLOOR ELEVATION LOT TABLE			
LOT #	E.F.F.	LOT #	E.F.F.
1	496.5'	21	499.5'
2	496.5'	22	498.5'
3	497.0'	23	498.0'
4	497.5'	24	497.5'
5	498.0'	25	497.0'
6	498.5'	26	498.5'
7	499.0'	27	498.0'
8	498.5'	28	497.5'
9	498.0'	29	497.0'
10	497.5'	30	496.5'
11	497.0'		
12	496.5'		
13	496.0'		
14	499.5'		
15	499.0'		
16	498.5'		
17	500.0'		
18	500.5'		
19	500.0'		
20	499.5'		

- BUILDING LINE AND EASEMENT NOTES:**
- ALL FRONT BUILDING LINES SHALL BE 15' FOR THE MAIN STRUCTURE.
 - AND 20' FOR ATTACHED GARAGES.
 - 15' UTILITY EASEMENT ALONG STREET RIGHTS-OF-WAY
 - 7.5' UTILITY EASEMENT ALONG THE REAR OF ALL LOTS.

FLOOD CERTIFICATION. As determined by the FLOOD INSURANCE RATE MAPS for the City of Grand Prairie, Dallas County, Texas, Map dated 07/07/2014 Community Panel No. 481330A35, subject lot is located in Zone X Flood, Shaded, & AE.

Where applicable and prior to construction, submit certification by a professional that site does not contain any wetlands or other waters of the United States, or a permit for construction of any wetlands or other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall be performed by a professional wetland delineator. The applicant shall be responsible for obtaining all necessary permits for construction of any wetland mitigation areas is required prior to construction.

1	 TEXAS SOCIETY OF PROFESSIONAL SURVEYORS OF 2
COMMERCIAL RESIDENTIAL BOUNDARY SURVEYING MORTGAGE	
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FIELD:	
SCALE: 1" = 40'	
DRAWN: J.W.M.	
T.E.M.	
E-mail: tom@peisersurveying.com	
FIRM NO. 10989-00	
SHEET	

PRELIMINARY PLAT
CARRIER PARKWAY TOWNHOMES
LOTS X-6X & 1-30, BLOCK A
37 LOTS
BEING 5.426 ACRES
SITUATED IN THE CHARLES GIBBS SURVEY, ABSTRACT NO. 534
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. P171207
THIS PLAT FILED IN INSTRUMENT NO. _____