

PROPERTY DESCRIPTION

BEING a description of a 9.184 acre tract of land situated in the Thomas J. Tule Survey Abstract No. 1460, in the City of Grand Prairie, Texas and being all of Lot 1, in Block "C" of Grand Prairie, Texas, as shown on the Plat recorded in Volume 94157, at Page 2541 of the Map Records of Dallas County, Texas, said Lot 1 being more fully described as follows:

BEGINNING at a chiseled "X" set in concrete at the south right-of-way line of Westchester Drive; **thence** south along the south right-of-way line of Westchester Drive to the variable width right-of-way line at this point; **thence** east along the east right-of-way line of Carrier Parkway (a called 120 foot wide right-of-way) and being the most westerly northeast corner of said Lot 1;

THENCE departing said Carrier Parkway and easterly along the south right-of-way line of Westchester Drive the following:

North 37 deg. 55 min. 11 sec. East, a distance of 70.01 feet to a chiseled "X" set for corner;

North 88 deg. 36 min. 09 sec. East, a distance of 71.31 feet to a 1/2-inch steel rod set for corner;

North 88 deg. 49 min. 16 sec. East, a distance of 113.30 feet to a 1/2-inch steel rod set for corner;

North 87 deg. 54 min. 46 sec. East, a distance of 150.14 feet to a 1/2-inch steel rod set for corner;

North 88 deg. 05 min. 38 sec. East, a distance of 80.72 feet to a 1/2-inch steel rod set for corner;

North 89 deg. 38 min. 48 sec. East, a distance of 100.00 feet to a 1/2-inch steel rod set for corner;

THENCE along the north common corner between said Lot 1 and Lot "A" in Block 4 of Westchester East Addition, an Addition to the City of Grand Prairie as shown on the Map Records of Dallas County, Texas, at Page 2343 of the Map Records of Dallas County, Texas;

THENCE South 17 deg. 37 min. 59 sec. West, departing said south right-of-way line and along the common line between said Lot 1 and said Lot "A", a distance of 458.72 feet to a 1/2-inch steel rod set for corner on the curving north line of Westchester East Addition; **thence** along the beginning of a curve to the left having a central angle of 36 deg. 51 min. 49 sec., a radius distance of 830.00 feet, South 88 deg. 32 min. 38 sec. West, a distance of 566.38 feet to a 1/2-inch steel rod set for corner at the east common corner of Block J of Westchester East Addition an addition to the City of Grand Prairie as shown on the Plat recorded in Volume 94157, at Page 2541 of the Map Records of Dallas County, Texas;

THENCE along the common lines between said Lot 1 and Lot 2, the following:

North 36 deg. 08 min. 30 sec. West, departing said south right-of-way line, a distance of 209.36 feet to a 1/2-inch steel rod set for corner;

South 88 deg. 49 min. 16 sec. West, a distance of 30.21 feet to a 1/2-inch steel rod set with a plastic cap stamped "Terry" found for corner;

South 53 deg. 57 min. 42 sec. West, a distance of 18.44 feet to a chiseled "X" set for corner on the south common corner of Block J of Westchester East Addition an addition to the City of Grand Prairie as shown on the Plat recorded in Volume 94157, at Page 2541 of the Map Records of Dallas County, Texas;

THENCE departing said Lot 2 and along the west line of Lot 1, a distance of 404.55 feet to the POINT OF BEGINNING, and containing 9.184 acres or 400,072 square feet of land more or less.

NOTES:

1) This survey was prepared with the aid and benefit of the title commitment issued by First American Title Insurance Company in connection with OF No. 3020-8694957X, dated March 26, 2014 bearing an effective date of March 06, 2014.

2) GN-indicates controlling monument.

3) BASIS OF RECORDS: Bearings as shown and described on this survey are based on the south right-of-way line of Westchester Drive as shown on the Plat recorded in Volume 94157, at Page 2541 of the Map Records of Dallas County, Texas.

4) The following statements correspond with schedule B from the commitment stated in Note No. 1 above:

a) This property is affected by the terms, provisions, and conditions of the Acreage Easement Agreement, as recorded in Volume 95245, at Page 1811 of the Map Records of Dallas County, Texas. This item is shown hereon. (Schedule B, Item 10a).

b) This property is affected by the terms, provisions, and conditions of the easement as recorded in Volume 95245, at Page 1812 of the Map Records of Dallas County, Texas. This item is shown hereon. (Schedule B, Item 10b).

c) This property is affected by the terms, provisions, and conditions of the Easement and Subordination Agreement, as recorded in Volume 97098, at Page 1811 of the Map Records of Dallas County, Texas. This item is shown hereon. (Schedule B, Item 10c).

d) This property is affected by the terms, provisions, and conditions of the easement as recorded in Volume 95245, at Page 1811 of the Map Records of Dallas County, Texas. This item is shown hereon. (Schedule B, Item 10d).

e) This property is affected by the following items as indicated on the Plat recorded in Volume 94157, at Page 2541 of the Map Records of Dallas County, Texas. These items are shown. (Schedule B, Item 10e).

a) 10' drainage and utility easement along the westerly property line.

b) 15' drainage, utility and slope easement along the northerly property line.

c) 5' utility easement along the southerly property line.

d) 15' utility easement along the easterly property line.

e) Utility easement along the southerly property line, extending northerly into the property.

f) Utility easement, generally north and east, extending northerly into the central portion of the property.

APPROVE: I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that I am the author of the foregoing plat and that it is a true and correct representation of the facts and conditions as shown on the ground and as recorded in the public records of the State of Texas.

Surveyor:
Prism Surveys, Inc.
1361 W. Euless Blvd., #112
Euless, TX 76040

Developed By:
UDC Global, LLC
630 E Southlake Blvd, Ste 110
Southlake, TX 76092

CIVIL POINT
3102 Maple Ave, Ste 400
Dallas, TX 75201
(972) 554-1100

Engineer:
JOHN K. BECKER
P.E. 53609

PRELIMINARY
NOT FOR
CONSTRUCTION
JOHN K. BECKER
P.E. 53609

PRELIMINARY PLAT
WESTCHESTER EAST
ADDITION
Lots 1, 3-6, Block 3

Being 9.184 Acres in the
Thomas J. Tule Survey Abstract No. 1460
City of Grand Prairie, Dallas County, Texas
Case # P151103
Sheet 2 of 2
October 28, 2015

5) A note on the Plat recorded in Volume 94157, at Page 2541 of the Map Records of Dallas County, Texas, states that "This survey was prepared with the aid and benefit of the title commitment issued by First American Title Insurance Company in connection with OF No. 3020-8694957X, dated March 26, 2014 bearing an effective date of March 06, 2014." The undersigned, during the time the field portion of this survey was performed, the address of this property is 510 Westchase Drive Grand Prairie, Texas 75052.

The undersigned did not observe any evidence of corner markers or monuments on the property during the time the field portion of this survey was performed.