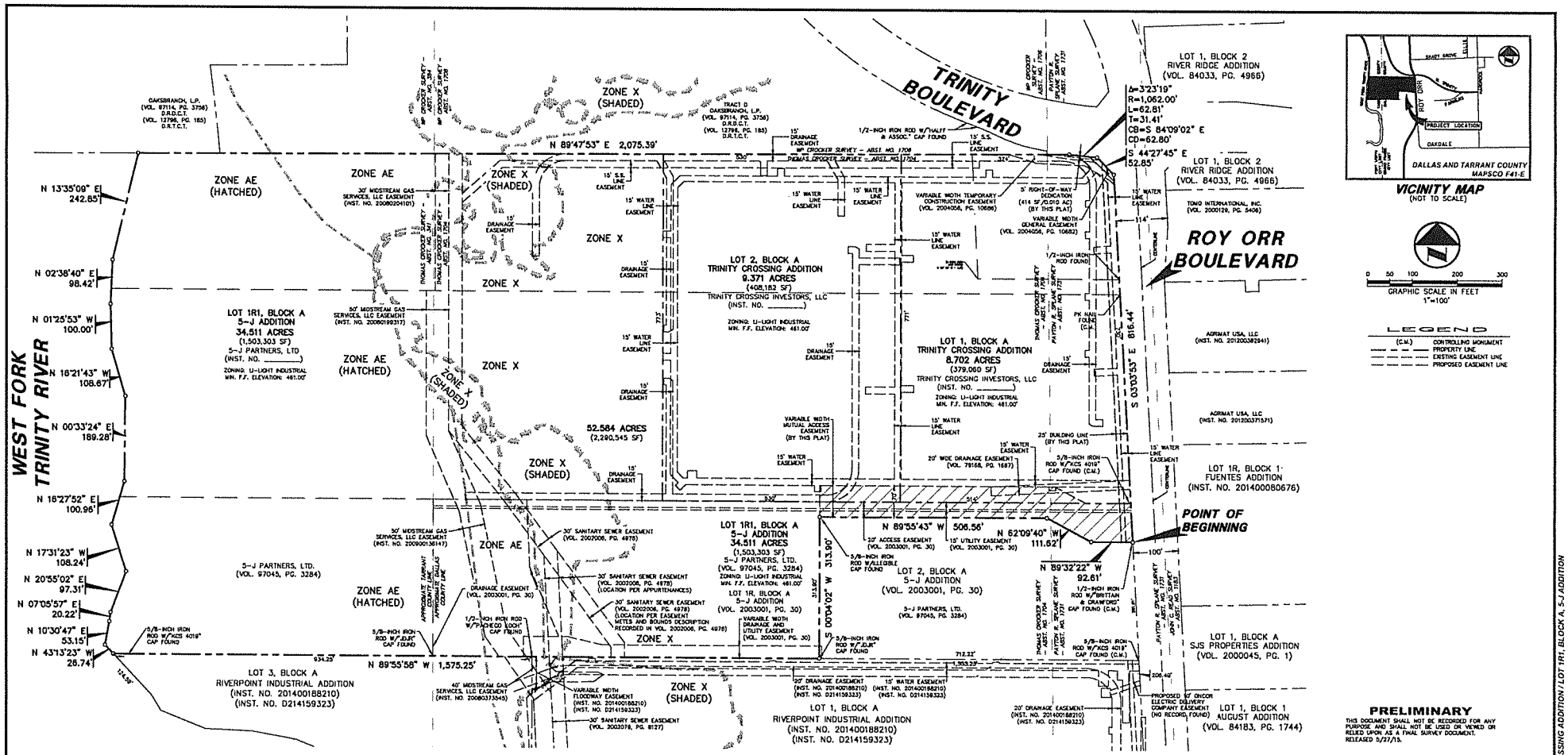

VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE IN FEET
1"=100'

LEGEND

(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE

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. RELEASED 5/27/15.

RECEIVED
MAY 27 2015
PLANNING DEPARTMENT

SHEET 1 OF 2
FINAL PLAT

LOTS 1 & 2, BLOCK A, TRINITY CROSSING ADDITION & LOT 1R1, BLOCK A, 5-J ADDITION

3 LOTS – 52.584 ACRES
BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 341,
TARRANT COUNTY, TEXAS
AND BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 1704
& P.R. SPLANE SURVEY ABSTRACT NO. 1731
DALLAS COUNTY, TEXAS
THE CITY OF GRAND PRAIRIE,
DALLAS & TARRANT COUNTIES, TEXAS

CASE NO. RP150603

FLOODWAY NOTE

Part of the subject property is located within the 1% annual chance floodplain per Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0295K, Community-Panel No. 485472 0295 J, Map Revised July 7, 2014 and Tarrant County, Texas, Map No. 48439C0245K, Community-Panel No. 480582 0245 K, Map Revised September 25, 2009. Subject property is shown to be located in Zone "X", Zone "X" (shaded), Zone "AE", Zone "AE" (hatched) and on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.

Zone "X" (shaded) – Areas of 2% annual chance flood; areas of 1% annual chance flood average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "AE" – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. Base flood elevations determined.

Zone "AE" (hatched) – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

NOTES

1. Bearing system for this survey is based on NAD 83, North Central Zone 4202, State Plane Surface bearings, based upon Reference Frame: NAD 83 (CORS), EPOCH 2002.0000.
2. Existing or future minimum set-backs established by City Ordinances and/or restrictive covenants over building lines indicated on this plat. 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.
3. The survey abstract line and county line shown hereon are approximate and are not located on the ground.
4. The purpose of this plat is to define Lots 1 & 2, Block A Trinity Crossing Addition and replat Lot 1R1, Block A, 5-J Addition for development.

THIS PLAT FILED IN:
CABINET ____, SLIDE _____
DATE: _____

OWNER/DEVELOPER:
TRINITY CROSSING INVESTORS, LLC.
2001 ROSS AVENUE, SUITE 2800
DALLAS, TEXAS 75201
(214) 267-0400
CONTACT: CHRIS JACKSON

OWNER/DEVELOPER:
5-J PARTNERS, LTD.
1111 ADDRESS
DALLAS, TEXAS 75###
(214) ###-####
CONTACT: _____

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
8350 N CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
(972) 235-3031
CONTACT: CLAYTON STROLLE

Pacheco Koch
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JSA	1"=100'	APRIL 2015	3450-15.109

DWG FILE: 3450-15.109FP.DWG
XREF FILE: 3450-15.109DS.DWG

FINAL PLAT – LOTS 1 & 2, BLOCK A, TRINITY CROSSING ADDITION / LOT 1R1, BLOCK A, 5-J ADDITION

JANGROSLOJC
05/27/2015 – 12:18PM
W:\DWG-3A\3450-15.109\SURVEY, CSD 2013\3450-15.109FP.DWG

OWNER'S CERTIFICATE

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION of a 52.584 acre tract of land situated in the Phylon R. Splane Survey, Abstract No. 1731, Dallas County, Texas, the Thomas Crocker Survey, Abstract No. 1704, Dallas County, Texas and the Thomas Crocker Survey, Abstract No. 341, Tarrant County, Texas; said tract being all of Lot 1R, Block A, 5-J Addition, an addition to the City of Grand Prairie, Texas according to the plat recorded in Volume 2003001, Page 30 of the Deed Records of Dallas County, Texas, part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to 5-J Partners, Ltd. recorded in Volume 87043, Page 3326 of said Deed Records, all of that certain tract of land described in _____ to Trinity Crossing Investors, LLC recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in _____ to 5-J Partners, Ltd. recorded in Instrument No. _____ of said Official Public Records; said 52.584 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "BRITAIN & CRAWFORD" cap found for corner in the west right-of-way line of Roy Orr Boulevard (a 100-foot wide right-of-way); said point being the southernmost southeast corner of said Lot 1R1 and the southernmost northeast corner of Lot 2 of said Block A, 5-J Addition;

THENCE, in a westerly direction, departing the said west line of Roy Orr Boulevard and along the northernmost south line of said Lot 1R1 and the north line of said Lot 2, the following three (3) calls:

North 89 degrees, 32 minutes, 22 seconds West, a distance of 82.61 feet to a point for corner;

North 62 degrees, 09 minutes, 40 seconds West, a distance of 111.62 feet to a point for corner;

North 88 degrees, 55 minutes, 43 seconds West, a distance of 308.58 feet to a 5/8-inch iron rod with Bepble cap found for corner; said point being a reentrant corner of said Lot 1R1 and the northwest corner of said Lot 2;

THENCE, South 00 degrees, 04 minutes, 02 seconds West, along an east line of said Lot 1R1 and the west line of said Lot 2, a distance of 313.90 feet to a 5/8-inch iron rod with "JDJR" cap found for corner in the north line of Lot 1, Block A, Riverpoint Industrial Addition, an addition to the City of Grand Prairie, Texas according to the plat recorded in Instrument No. 201400168210 of said Official Public Records and Instrument No. D214150337 of the Official Records of Tarrant County, Texas;

THENCE, North 89 degrees, 55 minutes, 58 seconds West, along the southernmost south line of said Lot 1R1 and the north line of said Lot 1, at a distance of 641.00 feet passing a 1/2-inch iron rod with "PACHECO KOCH" cap found at the northwest corner of said Lot 1 and the northeast corner of Lot 3 of said Block A, Riverpoint Industrial Addition, then continuing along the north line of said Lot 3, at a distance of 882.07 feet passing a 5/8-inch iron rod with "JDJR" cap found at the southeast corner of said Lot 1R1, then continuing in all a total distance of 1373.25 feet to a point for corner in the approximate east bank of the Trinity River; said point being the northwest corner of said Lot 3;

THENCE, in a northerly direction along the said approximate east bank of the Trinity River, the following eleven (11) calls:

North 43 degrees, 13 minutes, 23 seconds West, a distance of 26.74 feet to a point for corner;

North 10 degrees, 30 minutes, 47 seconds East, a distance of 33.13 feet to a point for corner;

North 07 degrees, 05 minutes, 57 seconds East, a distance of 70.22 feet to a point for corner;

North 20 degrees, 55 minutes, 02 seconds East, a distance of 97.31 feet to a point for corner;

North 17 degrees, 31 minutes, 23 seconds West, a distance of 108.24 feet to a point for corner;

North 16 degrees, 27 minutes, 52 seconds East, a distance of 100.55 feet to a point for corner;

North 00 degrees, 34 minutes, 23 seconds East, a distance of 200.12 feet to a point for corner;

North 18 degrees, 21 minutes, 43 seconds West, a distance of 108.97 feet to a point for corner;

North 01 degrees, 25 minutes, 53 seconds West, a distance of 100.00 feet to a point for corner;

North 02 degrees, 39 minutes, 17 seconds East, a distance of 98.98 feet to a point for corner;

North 13 degrees, 35 minutes, 09 seconds East, a distance of 242.55 feet to a point for corner in the south line of that certain tract of land described as "Tract C" in Special Warranty Deed to Oakbrook, L.P., recorded in Volume 87114, Page 3756 of said Deed Records of Dallas County and Volume 12796, Page 182 of said Deed Records of Tarrant County;

THENCE, South 88 degrees, 47 minutes, 53 seconds East, departing the said approximate east bank of the Trinity River and along the south line of said "Tract C", at a distance of 162.53 feet passing the southeast corner of said "Tract C" and the southeast corner of that certain tract of land described as "Tract D" in said Deed to Oakbrook L.P., at a distance of 2,025.78 feet passing an angle point in the south right-of-way line of Trinity Boulevard (a variable width right-of-way) and the southeast corner of said "Tract D", continuing along the said north line of the Smith tract and the said south line of Trinity Boulevard in all a total distance of 2075.29 feet to a point for corner at the beginning of a non-tangent curve to the left;

THENCE, in an easterly direction, along said curve to the left and departing the said north line of said Smith tract, having a central angle of 03 degrees, 23 minutes, 19 seconds, a radius of 1,062.00 feet, a chord bearing and distance of South 84 degrees, 09 minutes, 03 seconds East, 62.80 feet, an arc distance of 62.81 feet to a point for corner at the end of said curve; said point being the northeast end of a corner-clip at the intersection of the said south line of Trinity Boulevard and the said west line of Roy Orr Boulevard;

THENCE, South 44 degrees, 37 minutes, 45 seconds East, along said corner clip, a distance of 52.85 feet to a point for corner at the southeast end of said corner clip;

THENCE, South 03 degrees, 03 minutes, 53 seconds East, along the said west line of Roy Orr Boulevard, a distance of 818.44 feet to the POINT OF BEGINNING;

CONTAINING: 2,290,343 square feet or 52.584 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, John S. Andricopoulos, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Grand Prairie, 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.
RELEASED 5/27/15.

John S. Andricopoulos
Registered Professional Land Surveyor
No. 6334

STATE OF TEXAS

COUNTY OF DALLAS

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

Given under my hand and seal of office this _____ day of _____, 2015.

_____
Notary Public in and for the State of Texas

My commission expires: _____

OWNER'S DEDICATION

KNOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TRINITY CROSSING INVESTORS, LLC. & 5-J PARTNERS, LTD. do hereby adopt this plat designating the hereon-above described property as TRINITY CROSSING ADDITION, LOTS 1 & 2 BLOCK A & 5-J ADDITION, LOT 1R1, BLOCK A an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie, Texas 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 the 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 grading, 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 this _____ day of _____, 2015.

TRINITY CROSSING INVESTORS, LLC

By _____
Trinity Crossing Investors, LLC
Name: _____
Title: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

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

Given under my hand and seal of office this _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

My commission expires: _____

WITNESS MY HAND this _____ day of _____, 2015.

5-J PARTNERS, LTD.

By _____
5-J Partners, LTD.
Name: _____
Title: Authorized Signatory

STATE OF TEXAS

COUNTY OF DALLAS

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

Given under my hand and seal of office this _____ day of _____, 2014.

_____
Notary Public in and for the State of Texas

My commission expires: _____

FLOODWAY NOTE

Part of the subject property is located within the 1% annual chance floodplain per Flood Insurance Rate Map for Dallas County, Texas, Map No. 48113C0235K, Community-Panel No. 485473 0235 J, Map Revised July 2, 2014 and Tarrant County, Texas, Map No. 48439C0240K, Community-Panel No. 480596 0240 K, Map Revised September 25, 2009. Subject property is shown to be located in Zone "X", Zone "A" (shaded), Zone "AE", Zone "AE" (hatched) and on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.

Zone "X" (shaded) – Areas of 2% annual chance flood; areas of 1% annual chance flood average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "AE" – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. Base flood elevations determined.

Zone "AE" (hatched) – Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. The floodway is the channel of a stream, plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

NOTES

1. Bearing system for this survey is based on NAD 83, North Central Zone 4202, State Plane Surface bearings, based upon Reference Frame: NAD 83 (CORS), EPOCH:2002.0000.
2. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat. 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.
3. The survey abstract line and county line shown hereon are approximate and are not located on the ground.
4. The purpose of this plat is to define Lots 1 & 2, Block A Trinity Crossing Addition and replat Lot 1R1, Block A, 5-J Addition for development.

RECEIVED

MAY 27 2015

PLANNING DEPARTMENT
CABINET ___ SLIDE ___
DATE: _____

OWNER/DEVELOPER:
TRINITY CROSSING INVESTORS, LLC.
2001 ROSS AVENUE, SUITE 2800
DALLAS, TEXAS 75201
(214) 287-0400
CONTACT: CHRIS JACKSON

OWNER/DEVELOPER:
5-J PARTNERS, LTD.
1111 ADDRESS
DALLAS, TEXAS 75###
(214) ###-####
CONTACT: _____

ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
8350 N CENTRAL EXPWY, SUITE 1000
DALLAS, TEXAS 75206
(972) 235-3031
CONTACT: CLAYTON STROLLE

SHEET 2 OF 2
FINAL PLAT

LOTS 1 & 2, BLOCK A, TRINITY CROSSING ADDITION & LOT 1R1, BLOCK A, 5-J ADDITION

3 LOTS – 52.875 ACRES
BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 341,
TARRANT COUNTY, TEXAS
AND BEING OUT OF THE
THOMAS CROCKER SURVEY, ABSTRACT NO. 1704
& P.R. SPLANE SURVEY ABSTRACT NO. 1731
DALLAS COUNTY, TEXAS
THE CITY OF GRAND PRAIRIE,
DALLAS & TARRANT COUNTIES, TEXAS

CASE NO. RP150603

Pacheco Koch
8350 N. CENTRAL EXPWY, SUITE 1000
DALLAS, TX 75206 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JSA	NONE	APRIL 2015	3450-15.109

DWG FILE: 3450-15.109FP.DWG
XREF FILE: 3450-15.109DS.DWG

FINAL PLAT - LOTS 1 & 2, BLOCK A, TRINITY CROSSING ADDITION / LOT 1R1, BLOCK A, 5-J ADDITION

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05/27/2015 - 12:21:18PM
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