



ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE FREDERICK CONNER SURVEY, ABSTRACT NO. 386, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM E. CAMPBELL, JR., 180.7 LINE LIMITED PARTNERSHIP AS RECORDED IN VOLUME 7009, PAGE 990, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 10' REAR WITH ALUMINUM C/P STAMPED "M.A. RPLS 4877" SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, ROYALTON AT GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER 2010080086, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF FORUM DRIVE AS DESCRIBED IN DEED TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NO. 2010011442, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

**THENCE** ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING COURSES:

- NORTH BY DEGREES 32 MINUTES 15 SECONDS EAST A DISTANCE OF 115.81 FEET TO AN O.K. SET;
- SOUTH BY DEGREES 41 MINUTES 37 SECONDS EAST A DISTANCE OF 107.46 FEET TO A 5/8" REBAR FOUND;
- NORTH BY DEGREES 32 MINUTES 32 SECONDS EAST A DISTANCE OF 23.42 FEET TO A 5/8" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 109.26 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 30 MINUTES 17 SECONDS, AN ARC LENGTH OF 15.77 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 48 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 10.77 FEET TO A 5/8" REBAR FOUND;
- NORTH BY DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 68.48 FEET TO A 5/8" REBAR FOUND;
- SOUTH BY DEGREES 47 MINUTES 44 SECONDS EAST A DISTANCE OF 76.36 FEET TO A 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "CONCRETEWORK & ASSOCIATES FOUND ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 161 AS DESCRIBED IN DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 300306, PAGE 1775, DEED RECORDS, TARRANT COUNTY, TEXAS;

**THENCE** ALONG SAID WEST RIGHT OF WAY LINE, SOUTH BY DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 100.17 FEET TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, L.L.C. TRACT, SAID POINT BEING ON THE NORTHERN 1/4 LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & L&L LAND-GUETLEY, AS RECORDED IN VOLUME 9403, PAGE 3094, DEED RECORDS, DALLAS COUNTY, TEXAS;

**THENCE** ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, L.L.C. TRACT, NORTH BY DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, L.L.C. TRACT;

**THENCE** ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES, L.L.C. TRACT, SOUTH BY DEGREES 31 MINUTES 33 SECONDS EAST A DISTANCE OF 100.17 FEET TO A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID TEXAS MIDSTREAM GAS SERVICES, L.L.C. TRACT, SAID POINT BEING ON THE NORTHERN 1/4 LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOMMY JOE WINN & L&L LAND-GUETLEY, AS RECORDED IN VOLUME 9403, PAGE 3094, DEED RECORDS, DALLAS COUNTY, TEXAS;

**THENCE** ALONG SAID NORTHERLY LINE, NORTH BY DEGREES 14 MINUTES 48 SECONDS WEST A DISTANCE OF 236.90 FEET TO A 1/2" REBAR WITH ALUMINUM CAP STAMPED "M.A. RPLS 4877" SET AT THE SOUTHWEST CORNER OF SAID LOT 1;

**THENCE** ALONG THE EAST LINE OF SAID LOT 1, NORTH 00 DEGREES 33 MINUTES 49 SECONDS A DISTANCE OF 918.31 FEET THE POINT OF BEGINNING, CONTAINING 395.987 SQUARE FEET OR 9.180 ACRES OF LAND, MORE OR LESS.

**GENERAL NOTES**

1. THIS SURVEY OF LAND FOR THIS SURVEY IS IN THE TEXAS COORDINATE SYSTEM NORTH-CENTRAL ZONE AND IS DERIVED FROM GPS OBSERVATIONS USING THE DALLASPORT NORTH AREA VERTICAL REFERENCE NETWORK (DVRN) LINE 1989 IS MAINTAINED BY ALTERNATE AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RPP).

**Robert Threlk**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583  
DATE: OCTOBER 10, 2023

**Marshall Lancaster & Associates, Inc.**  
CONSULTING LAND SURVEYORS  
1884 North Northwest Drive, Suite E, North, TX 75062  
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## SITE DATA

NO FLOOD PLAIN  
NO WETLANDS  
CURRENT ZONING: PD - 294  
PROPOSED ZONING: PD - PLANNED DEVELOPMENT

**PHASE 1**  
12,000 ACRES  
300 UNITS  
25.00 UNITS/ACRE  
3-STORY RESIDENTIAL BUILDINGS  
1-STORY CLUBHOUSE

**PHASE 2**  
9.2 ACRES  
294 UNITS  
22.17 UNITS/ACRE  
3-STORY CLUBHOUSE

## SITE NOTES

- PROPOSED SITE PAVING MATERIAL IS REINFORCED CONCRETE.
- BUILDING EXTERIORS SHALL BE DESIGNED IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3.1.
- LANDSCAPING SHALL BE IN COMPLIANCE WITH APPENDIX W AND ARTICLE 8 OF THE UDC.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER F.I.R.M. PANEL 48410C048K, DATED 7/7/2014.
- PHASE 2 COMMERCIAL WILL NOT HAVE THE SAME OWNERSHIP OR MANAGEMENT TEAM.

## PARKING TABULATION

PARKING REQUIRED:	
1 BEDROOM UNITS	122(80%) X 1.25 SP./UNIT
262 BEDROOM UNITS	82 (40%) X 2.50 SP./UNIT
TOTAL PARKING	316
COVERED PARKING REQUIRED:	
GARAGES	30% OF REQ'D PARKING
CARPITS	20% OF REQ'D PARKING
DESIGNATED GUEST PARKING REQUIRED:	
GUEST	10% OF REQ'D PARKING
PARKING PROVIDED:	
OPEN SPACES	99
GARAGE	95
TANDEM	93
CARPIT	72
GUEST	31
TOTAL PARKING	390
PARKING TO UNIT RATIO	1.91 SPACES/UNIT
CLUBHOUSE PARKING	10
GRAND TOTAL PARKING PROVIDED	400

## BUILDING SETBACK NOTES

- 45' FT. SIDE AND REAR SETBACKS INCREASE BY 1' FT. FOR EVERY FT. OF BLDG. HT. GREATER THAN 35 FT.
- 3' FT. ACCESSORY BLDG. SETBACK IS SUBJECT TO A MAX. BLDG. HT. OF 10' FT. ACCESSORY BLDG. GREATER THAN 10' IN HT. ARE SUBJECT TO THE STANDARD SETBACKS.

## SITE AMENITIES

AMENITIES SHALL COMPLY WITH UDC APPENDIX W  
CLUBHOUSE AMENITIES SHALL INCLUDE A FULLY EQUIPPED FITNESS CENTER, A SPIN/YOGA CENTER, AND COMMUNITY GATHERING SPACES.  
UNIT AMENITIES SHALL INCLUDE GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A PRIVATE BALCONY/PATIO.  
SMALLEST UNIT IS MIN 650 S.F.  
ONE BEDROOM UNITS WILL NOT EXCEED 60% OF TOTAL UNIT COUNT.

## VICINITY MAP



**THE ROYALTON AT GRAND PRAIRIE PH-II  
(TENTATIVE) 1705 S. FORUM RD  
GRAND PRAIRIE, TEXAS**

CROSS PROJECT NO	DATE	CASE NO.
SCHEMATIC	10/27/2020	2210102/CP210102

CROSS ARCHITECTS  
879 JUNCTION DR  
ALLEN, TEXAS 75013  
PH: 972.398.6644  
ceverett@crossarchitects.com

**DEVELOPER:**  
SWBC REAL ESTATE, LLC  
5949 SHERRY LN., SUITE 750  
DALLAS, TX 75225  
PH: 214.924.4156  
CONTACT: SPENCER BYINGTON  
EMAIL: SByington@swbc.com

**OWNER:**  
CAMPBELL-BELTLINE, LP  
5950 BERKSHIRE LN., SUITE 400  
DALLAS, TX 75225  
PH: 214.769.5766  
CONTACT: RICK O'BRIEN  
EMAIL: rick.obrien@msn.com