




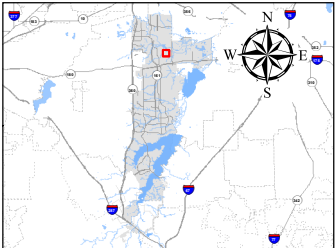


City of Grand Prairie
Planning and Development

(972) 237-8255
www.gptx.org

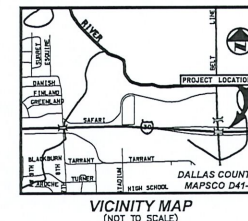
-  Location
-  Street Center Line
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie make every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 0.09 Miles

Grand Prairie
TEXAS
PLANNING
Date: 3/7/2024



LEGEND	
B ₁	BOLLARD
D ₁₆	ELECTRIC METER
P ₁₆	POWER POLE
L ₁₆	LIGHT STANDARD
W ₁₆	WATER METER
W ₁₆	WATER VALVE
I ₁₆	IRRIGATION CONTROL VALVE
H ₁₆	FIRE HYDRANT
C ₁₆	CLEANOUT
M ₁₆	MANHOLE
T ₁₆	TRAFFIC SIGNAL CONTROL
T ₁₆	TRAFFIC SIGNAL POLE
T ₁₆	TELEPHONE BOX
F ₁₆	FLOOD LIGHT
F ₁₆	FLAG POLE
T ₁₆	TRAFFIC SIGN
F ₁₆	FLOOD LIGHT SIGN
F ₁₆	FLOOD LIGHT
A/C	AIR CONDITIONING PAD
IRS	1/2-INCH IRON ROD
(C.M.)	W/TRAFFIC SIGHT CAP S/
	CONTROLLING MONUMENT
—	PROPERTY LINE
—	FINISH
—	OVERHEAD UTILITY LINE
—	HANDICAP PARKING
—	ELECTRIC TRANSFORMER
—	RIGHT-OF-WAY TO THE

NOTES

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas, Map No. 4811JCD293L, Community-Panel No. 463472 0293 L, Effective Date: March 21, 2018. All of the subject property is shown to be located in Zone "AE", Zone "X" Shaded and Zones "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" - Area of Minimal Flood Hazard

Zone "X" Shaded - OTHER AREAS OF FLOOD HAZARD - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

Zone "15" - Special Flood Hazard Areas - Without Base Flood Elevation

SURVEYOR'S CERTIFICATE

To: 401 Palace Parkway, LP (owner);
Oakwood Bank (lender);
First American Title Insurance Company (Title Insurance Company Agent); and
First American Title Insurance Company (Underwriter);

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2010 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, and 9 of Table A thereof. The field work was completed on March 26, 2019.

Date of Plot or Map: March 26, 2019.

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE CITY OF GRAND PRAIRIE, TEXAS
AND BEING OUT OF THE
MICHAEL FARRENS SURVEY, ABSTRACT NO. 469,
DALLAS COUNTY, TEXAS

Pacheco Koch		4080 BRYANT IRVIN ROAD FORT WORTH, TX 76106 817.412.7151 TX REG. ENGINEERING FIRM #469 TX REG. SURVEYING FIRM LS-1000800	
DRAWN BY FU	CHECKED BY DPO	SCALE 1"=80'	DATE 01/26/99
			JOB NUMBER 26A8-10.1A4

GF. NO. 1002-272259 RTT