M-240-
M-241

ORIGINAL FILED

HANOVER SOUTHGATE

VICINITY MAP
NOT TO SCALE

PROJECT LOCATION

100 50 0   100

New Davis Road / Drive alignment

10805 Davis Drive

10760 DAVIS DR

10815 DAVIS DR

existing Davis Road section to be abandoned

10820 DAVIS DR

10860 DAVIS DR

DETAIL "A"
SCALE 1" = 20'

DETAIL "B"
SCALE 1" = 100'

POINT OF BEGINNING
"X" FOUND

4" ALUMINUM TxDOT MON FND

TEXDEVCO GP LLC
A CALLED 52.43 ACRES
C.C.# 1900187
O.P.R.E.C.T.

INTERNATIONAL LEADERSHIP OF TEXAS, INC.
A CALLED 24.5100 ACRES
C.C.# 2155156
O.P.R.E.C.T.

KAREN BETH CRAMER
A CALLED 0.71 ACRES
C.C.#1704458
O.P.R.E.C.T.

AS DESCRIBED IN
CASE NUMBER 493-42449-MT-7
IN THE
UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS,
FORT WORTH DIVISION
JUDSON CRAMER
A CALLED 0.71 ACRES
O.P.R.E.C.T.

CLINTON SMART
VOL. 781, PG. 682
O.P.R.E.C.T.

STATE OF TEXAS
51.008/100 UNDIVIDED INTEREST
PARCEL 11
PART 1
A CALLED 95.500 ACRES
VOL. 849, PG. 843
D.R.E.C.T.

LOT 1, BLOCK A
4.655 ACRES
(202,788 SQ. FT.)
PD-COMMERCIAL/OFFICE

LOT 1, BLOCK 1
DAVIS ROAD SUBDIVISION
CAB. ___, PG. ___
O.P.R.E.C.T.

KNOX STREET PARTNERS NO. 30, LTD.
A CALLED 11.998 ACRES
C.C.# 2202464
O.P.R.E.C.T.

1/2" CIRF
"BARTON CHAPA"

LOT 1, BLOCK A
2.034 ACRES
(88,618 SQ. FT.)

LOT 2, BLOCK A
2.106 ACRES
(91,731 SQ. FT.)
PD-COMMON SPACE (1.000 AC)
& COMMERCIAL/OFFICE (REMAINDER)

DAVIS ROAD
(100' RIGHT-OF-WAY)

TEXDEVCO GP LLC
A CALLED 52.43 ACRES
C.C.# 1900187
O.P.R.E.C.T.

DAVIS ROAD

Δ=47°09'49"
R=2,087.84'
L=1,718.62'
CB=N20°07'07"W
CH=1,670.51'

40.795 ACRES
(1,777,030 SQ. FT.)

KNOX STREET PARTNERS NO. 30, LTD.
A CALLED 40.795 ACRES
C.C.# 2135347
O.P.R.E.C.T.

LOT 3, BLOCK A
10.071 ACRES
(438,674 SQ. FT.)
PD-MULTI-FAMILY

30' EASEMENT AND RIGHT-OF-WAY
BARNETT GATHERING
VOL. 2429, PG. 1246
O.P.R.E.C.T.

STATE OF TEXAS
51.008/100 UNDIVIDED INTEREST
PARCEL 11
PART 1
A CALLED 95.500 ACRES
VOL. 849, PG. 843
D.R.E.C.T.

U.S. HIGHWAY NO. 287
(VARIABLE WITH RIGHT-OF-WAY)

STATE HIGHWAY NO. 360
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE - SEE SHEET 2

N43°41'08"W
1,271.51'

LEGEND
C.C.#   COUNTY CLERK'S NUMBER
CIRS ○   5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
CIRF ●   CAPPED IRON ROD FOUND (AS NOTED)
IRF ●   IRON ROD FOUND
FLMA&UE   FIRE LANE, MUTUAL ACCESS & UTILITY EASEMENT
PD-   PLAN DEVELOPMENT
TxDOT   TEXAS DEPARTMENT OF TRANSPORTATION
VOL. PG. VOLUME, PAGE
D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
          ABSTRACT LINE
          ADJOINER LINE
          BOUNDARY LINE
          EASEMENT LINE

GENERAL NOTES
1. **BASIS OF BEARING**
   BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ELLIS CORS ARP (PID-DF8968) AND ARLINGTON RRP2 CORS ARP (PID-DF5387).

2. **DIRECTIONAL CONTROL:**
   THE BEARING BETWEEN TWO MONUMENTS ON THE NORTHEAST PROPERTY LINE OF SUBJECT PROPERTY.

3. **FLOOD ZONE INFORMATION:**
   DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48139C0025F, DATED JUNE 3, 2013 FOR COMMUNITY NO. 485472, IN CITY OF GRAND PRAIRIE, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID TRACT IS SITUATED.

   NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE LOCATION OF THIS ZONE.

   (NOTE: THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND LJA SURVEYING GROUP, INC. ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT AN OPINION OR KNOWLEDGE OF THE PROBABILITY OF FLOODING.)

4. ALL CORNERS ARE 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.

5. EASEMENTS REQUIRED FOR FRANCHISE UTILITIES SUCH AS ELECTRIC AND GAS SHALL BE COORDINATED WITH FRANCHISE AGENCIES AND RECORDED BY SEPARATE INSTRUMENT.

6. 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.

7. EXISTING OR FUTURE MINIMUM SETBACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.

8. STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION (HOA).

9. DETENTION POND AND AREAS WITHIN THE DETENTION POND EASEMENT SHALL BE SUBJECT TO A PERPETUAL MAINTENANCE AGREEMENT AS RECORDED UNDER SEPARATE INSTRUMENT NUMBER 2229872.

10. THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY DETENTION BASIN OR UNDERGROUND DETENTION FACILITY AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "IMPROVEMENT," TO BE DEVELOPED, CONSTRUCTED OR USED BY OWNER OR HIS SUCCESSORS, ASSIGNS OR HEIRS. OWNER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF GRAND PRAIRIE, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "IMPROVEMENT," INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ALL THE LOTS OF THE PLAT ABUTTING, ADJACENT OR SERVED BY THE "IMPROVEMENT." IT IS ALSO EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID "IMPROVEMENT." OWNER SHALL REQUIRE ANY SUCCESSOR, ASSIGNS OR HEIRS IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND.

Grand Prairie TEXAS
Official Address Assignment
01/26/2023 4:30:14 PM

A FINAL PLAT OF
HANOVER SOUTHGATE
BEING
40.795 ACRES
BLOCK A, LOTS 1-6 AND
BLOCK B, LOT 1
SITUATED IN
THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135, AND THE
B.F. HOWARD SURVEY, ABSTRACT NO. 513
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

OWNER/DEVELOPER:
KNOX STREET PARTNERS NO. 30, LTD.
3001 KNOX STREET, SUITE 405
DALLAS, TEXAS 75205
PHONE: (214) 445-2200

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
6060 North Central Expressway   Phone 469.621.0710
Suite 400
Dallas, Texas 75206   T.B.P.E.L.S. Firm No. 10194382

Date: JULY 2022   JOB NO. 0150
SHEET 1 OF 2.

CASE NUMBER: PLT-22-03-0043

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43°01'58"	900.00	S51°00'21"E	660.18	675.96
C2	04°51'59"	900.00	S54°08'00"E	76.48	76.48
C3	03°15'58"	323.00	S88°07'18"E	18.41	18.41
C4	70°58'48"	15.50	N37°21'30"W	18.00	19.20
C5	12°24'55"	2,077.34	N08°04'33"W	449.25	450.13
C6	11°59'15"	362.00	N20°16'33"W	75.60	75.74
C7	77°14'47"	28.00	N12°21'53"E	34.95	37.75
C8	89°21'39"	28.00	N55°43'32"W	39.38	43.67
C9	13°13'26"	862.00	N17°39'26"W	198.51	198.93
C10	07°54'12"	2,077.34	N28°13'01"W	286.52	286.55
C11	51°14'50"	28.00	N06°46'26"W	24.22	25.04
C12	51°11'15"	28.00	N17°39'17"W	24.22	25.01
C13	09°20'57"	2,077.34	N39°01'33"W	338.59	338.97
C14	01°22'19"	5,475.74	N44°24'57"W	131.12	131.12
C15	01°06'40"	5,477.82	N46°09'24"W	106.24	106.24
C16	18°31'29"	2,053.34	S33°31'32"E	660.99	663.88
C17	05°30'44"	950.00	S16°26'19"W	36.52	39.78
C18	11°01'21"	124.00	S51°37'57"W	23.82	23.85
C19	00°43'26"	950.00	S44°14'38"E	12.00	12.00
C20	00°43'26"	950.00	S43°31'13"E	12.00	12.00
C21	11°21'00"	100.00	N51°37'45"E	19.21	19.24
C22	1°04'47'47"	28.00	S70°27'41"E	44.37	51.21
C23	09°20'57"	950.00	S14°08'50"E	126.40	126.52
C24	05°03'04"	112.00	S12°20'51"E	9.87	9.87
C25	71°58'02"	28.00	S21°11'40"W	32.90	35.17
C26	00°43'26"	950.00	S32°19'04"E	12.00	12.00
C27	00°43'26"	950.00	S31°35'38"E	12.00	12.00
C28	13°25'57"	2,053.34	S51°37'03"E	480.28	481.38
C29	12°28'10"	338.00	S19°31'06"E	61.68	61.76
C30	98°04'08"	28.00	S73°47'15"E	42.29	47.93
C31	51°14'50"	28.00	N87°57'54"E	42.42	25.04
C32	00°53'50"	950.00	S43°26'01"E	14.88	14.88
C33	00°47'07"	950.00	S44°16'29"E	13.02	13.02
C34	11°11'41"	950.00	S49°28'46"E	185.62	185.61
C35	17°04'59"	950.00	S52°25'23"E	282.18	283.25
C36	25°28'19"	950.00	S31°37'06"E	418.87	422.34
C37	00°13'31"	950.00	S75°53'44"E	3.73	3.73
C38	00°48'17"	950.00	S74°30'12"E	13.31	13.44
C39	19°36'33"	9.10	N43°58'08"E	2.47	3.11
C40	08°50'51"	58.65	N07°22'23"W	19.43	9.06
C41	02°14'35"	950.00	S74°36'17"E	37.19	37.19
C42	00°02'55"	950.00	N17°59'02"W	0.81	0.81
C43	12°13'50"	35.00	S27°19'03"W	19.45	19.65
C44	27°29'30"	52.00	S34°58'19"W	24.71	24.95
C45	82°24'11"	28.00	S02°29'01"E	36.89	40.27
C46	00°54'17"	950.00	S60°37'00"E	15.00	15.00

LINE TABLES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S59°01'35"W	69.94	L52	N38°43'05"E	15.00
L2	S32°39'39"E	63.91	L53	S51°16'55"E	27.50
L3	N57°43'05"E	69.94	L54	N60°38'08"E	44.62
L4	N03°48'47"E	71.15	L55	N38°43'05"E	15.00
L5	N69°56'40"E	50.16	L56	S60°38'08"W	9.27
L6	N69°56'40"E	63.09	L57	S11°13'34"W	25.50
L7	N97°43'03"E	45.43	L58	N78°46'26"W	7.63
L8	S40°07'00"W	55.38	L59	S51°16'55"E	22.50
L9	S64°24'58"W	16.00	L60	S51°16'55"E	22.50
L10	S89°29'19"E	16.15	L61	N51°16'55"W	25.00
L11	N11°13'34"E	131.12	L62	N38°43'05"E	25.00
L12	N38°43'05"E	15.00	L63	N38°43'05"E	15.00
L13	N38°43'05"E	15.00	L64	S51°16'55"E	25.00
L14	N88°45'00"E	39.55	L65	N38°41'25"W	15.00
L15	S01°15'00"E	66.59	L66	S38°41'25"E	15.00
L16	N01°15'00"W	55.48	L67	N51°18'35"E	15.00
L17	S73°45'16"W	12.12	L68	N51°16'55"W	25.50
L18	N69°56'10"E	15.17	L69	N38°41'25"W	15.29
L19	S25°28'19"W	16.02	L70	S38°43'05"E	15.00
L20	N37°07'30"W	47.57	L71	S11°13'34"W	22.50
L21	N37°07'30"W	38.10	L72	S32°49'19"E	15.00
L22	N05°49'27"E	85.63	L73	N38°43'05"E	15.00
L23	N05°49'27"E	10.15	L74	S11°13'34"W	22.50
L24	S86°40'57"E	20.73	L75	N51°31'00"E	32.56
L25	N14°43'01"E	8.51	L76	N46°45'11"E	8.51
L26	S16°24'47"W	8.00	L77	S38°43'05"W	7.50
L27	S16°40'10"W	70.94	L78	N51°44'59"W	15.00
L28	N69°37'37"W	70.00	L79	S14°43'02"W	32.32
L29	N23°38'34"E	8.00	L80	N51°44'59"W	15.00
L30	N46°45'11"E	8.00	L81	S43°14'49"E	19.14
L31	N50°38'15"W	70.02	L82	N46°45'11"E	8.53
L32	N51°55'49"W	8.00	L83	N38°43'05"W	15.00
L33	S47°00'54"W	8.00	L84	N46°45'11"E	15.00
L34	N39°51'42"E	70.87	L85	S61°45'00"W	13.55
L35	S11°13'34"W	8.00	L86	N46°45'11"E	12.00
L36	N03°10'09"W	22.15	L87	N51°44'59"W	14.95
L37	S11°13'34"W	140.25	L88	N46°45'11"E	59.42
L38	S43°41'07"E	8.00	L90	N46°45'11"E	15.00
L39	S29°51'57"W	17.59	L91	S43°14'49"E	15.00
L40	N60°08'03"E	10.00	L92	N38°43'05"W	7.50
L41	N50°08'27"W	15.00	L93	S43°14'49"E	15.00
L42	S29°51'57"W	31.08	L94	S43°14'49"E	15.00
L43	N60°08'03"E	24.00	L95	S14°43'01"E	29.54
L44	S67°44'20"E	15.00	L96	S63°26'23"W	29.54
L45	N46°45'11"E	10.00	L97	N38°43'05"E	15.00
L46	N22°15'40"E	24.00	L98	S55°16'55"E	7.50
L47	N51°18'35"E	40.41	L99	N88°45'00"E	30.00
L48	S38°41'29"E	40.41	L100	S38°43'05"E	15.00
L49	S38°41'25"E	40.41	L101	N88°45'00"E	15.00
L50	S11°18'35"W	40.41	L102	S88°45'00"E	150.00
L51	N51°18'55"W	8.00			