

LEGEND OF ABBREVIATIONS
D.R.D.C.T. DEED RECORDS,
O.P.R.D.C.T. OFFICIAL PUBLIC
M.R.D.C.T. MAP RECORDS,
ROW RIGHT OF WAY
1/2" 1/2" CAPED REBAR STAMPED "WINDROSE" SET
C.M. CONTROLLING MOMENT
INST. NO. INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
MIN. MINIMUM
MAX. MAXIMUM

LOT 8R
BLOCK 1
ROBERT STEWART
SUBDIVISION NO. 3
VOL. 98220, PG. 81
D.R.D.C.T.

3521 WEST GILBERT ROAD, INC.
INST. NO. 20080104440,
O.P.R.D.C.T.

LOT 1
BLOCK 1
MAVERICK ADDITION
VOL. 89147, PG. 3180
D.R.D.C.T.

LOT 1
BLOCK 1
CAUSEY ADDITION
INST. NO. 20070263055,
O.P.R.D.C.T.

LARRY P. CAUSEY
VOL. 95081, VOL. 2464,
D.R.D.C.T.

LOT 2
BLOCK 1
CAUSEY ADDITION
INST. NO. 201500017040,
O.P.R.D.C.T.

LOT 2
BLOCK 1
STRINGER ADDITION
INST. NO. 20080185355,
O.P.R.D.C.T.

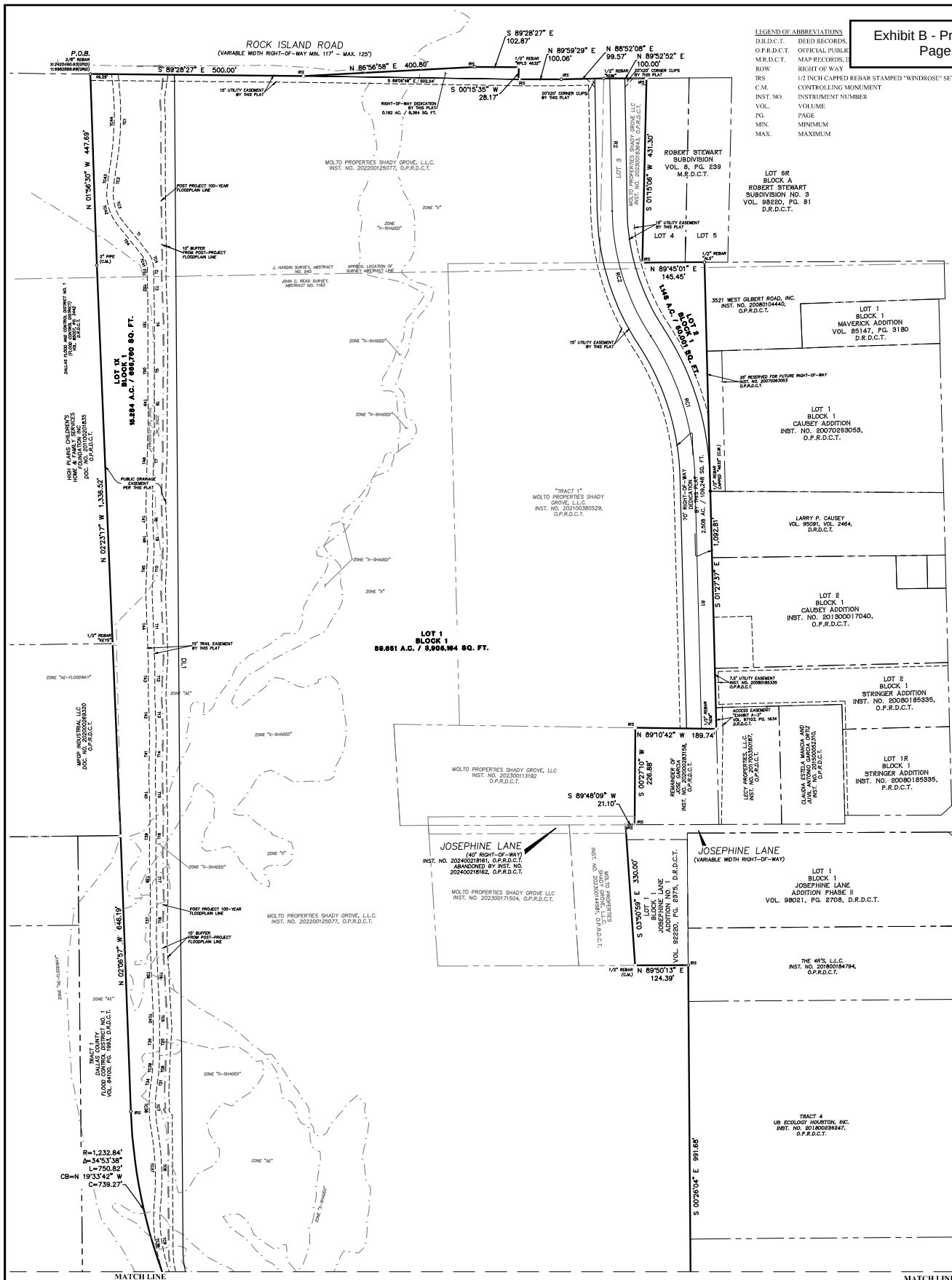
LOT 1R
BLOCK 1
STRINGER ADDITION
INST. NO. 20080185355,
P.R.D.C.T.

LOT 1
BLOCK 1
JOSEPHINE LANE
ADDITION PHASE II
VOL. 98021, PG. 2708, D.R.D.C.T.

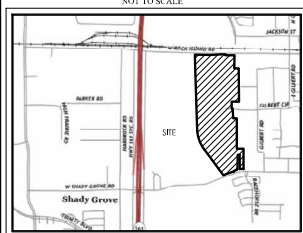
THE 4th, L.L.C.
INST. NO. 201800184794,
O.P.R.D.C.T.

TRACT 4
US ECOLOGY HOUSTON, INC.
INST. NO. 201800289547,
O.P.R.D.C.T.

GILBERT ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

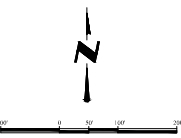


VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES

1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (CLL). Feet with a combined scale factor of 1.0003508.
2. This property lies within Zone "S", Zone "N", Zone "A", and Zone "B". Floodway Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, may be 401302851, dated March 21, 2019, via scaled map location and graphic plotting.
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and site planning statutes and is subject to fines and withholding of utilities and building certificates.
4. The purpose of this plat is to take one tract of land and create one recorded lot.
5. Zoning of this plat as of the approval date of this plat is L-1, Light Industrial.
6. Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on the plat.
7. All easements are to remain natural, and maintenance of ponds and streams are solely the responsibility of the owner or HOA.
8. Zoning classification 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.



WINDROSE
LAND SURVEYING & PLATTING

1155 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S. DATE: 06/06/2023 CHECKED BY: M.P. JOB NO: D6640
Point of Contact
Stephen Salcido 972-370-5871
stephen.salcido@windrosereservices.com
Last Revision Date: 11/11/2024

OWNER/DEVELOPER
Molto Properties
1333 W Loop South
Suite 740
Houston, TX 77027

PRELIMINARY PLAT
SHADY GROVE ADDITION
LOTS 1 AND 2, BLOCK 1

Being a 109.867 Acre tract of land
Situated in the

John C. Read Survey, Abstract No. 1183,
the Elizabeth Gray Survey, Abstract No. 1680,
& the J. Hardin Survey, Abstract No. 540
City of Grand Prairie, Dallas County, Texas

-- 2024 --

CITY CASE NO: PLT-23-07-0042

