

Exhibit B - Final Plat
Page 1 of 4

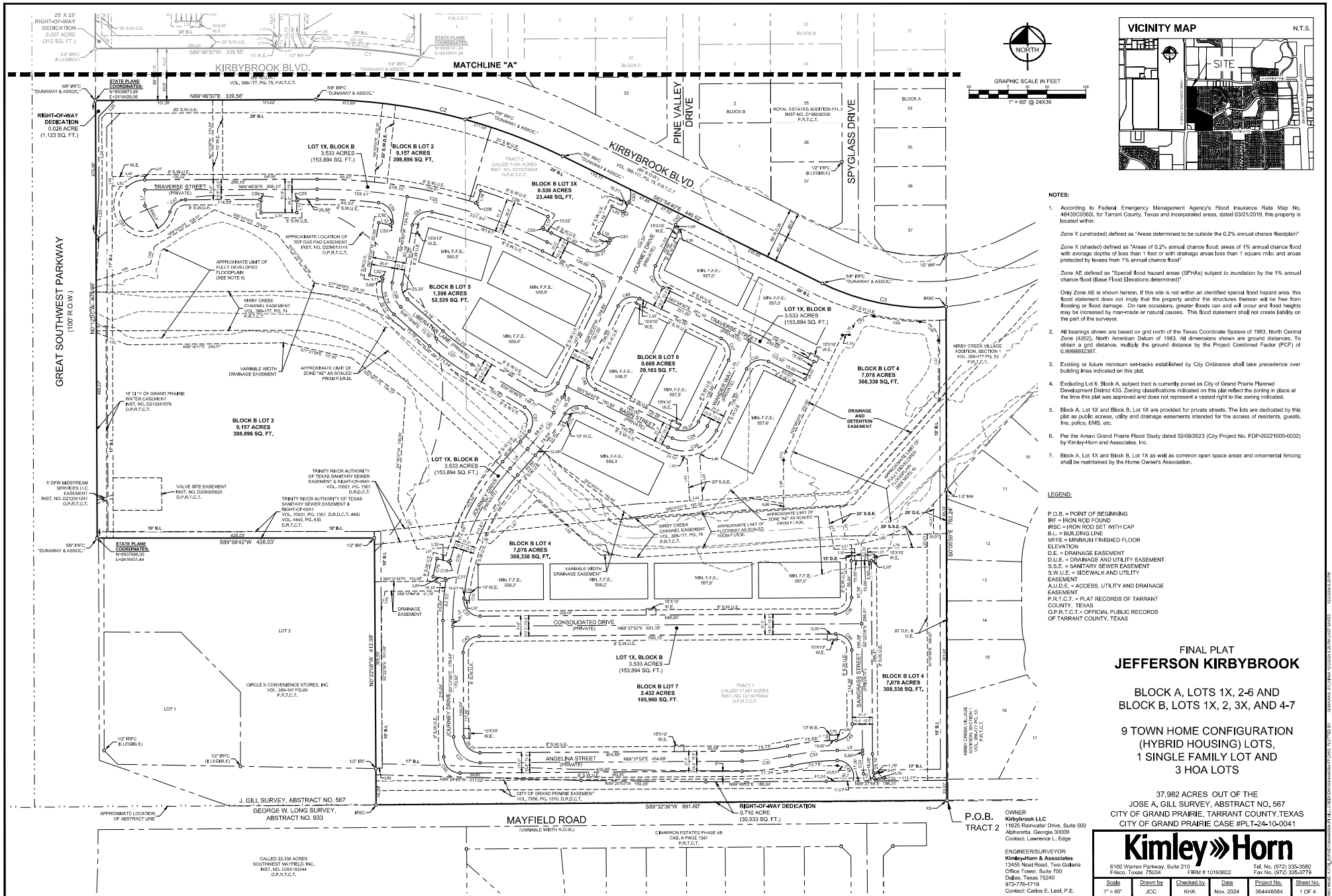
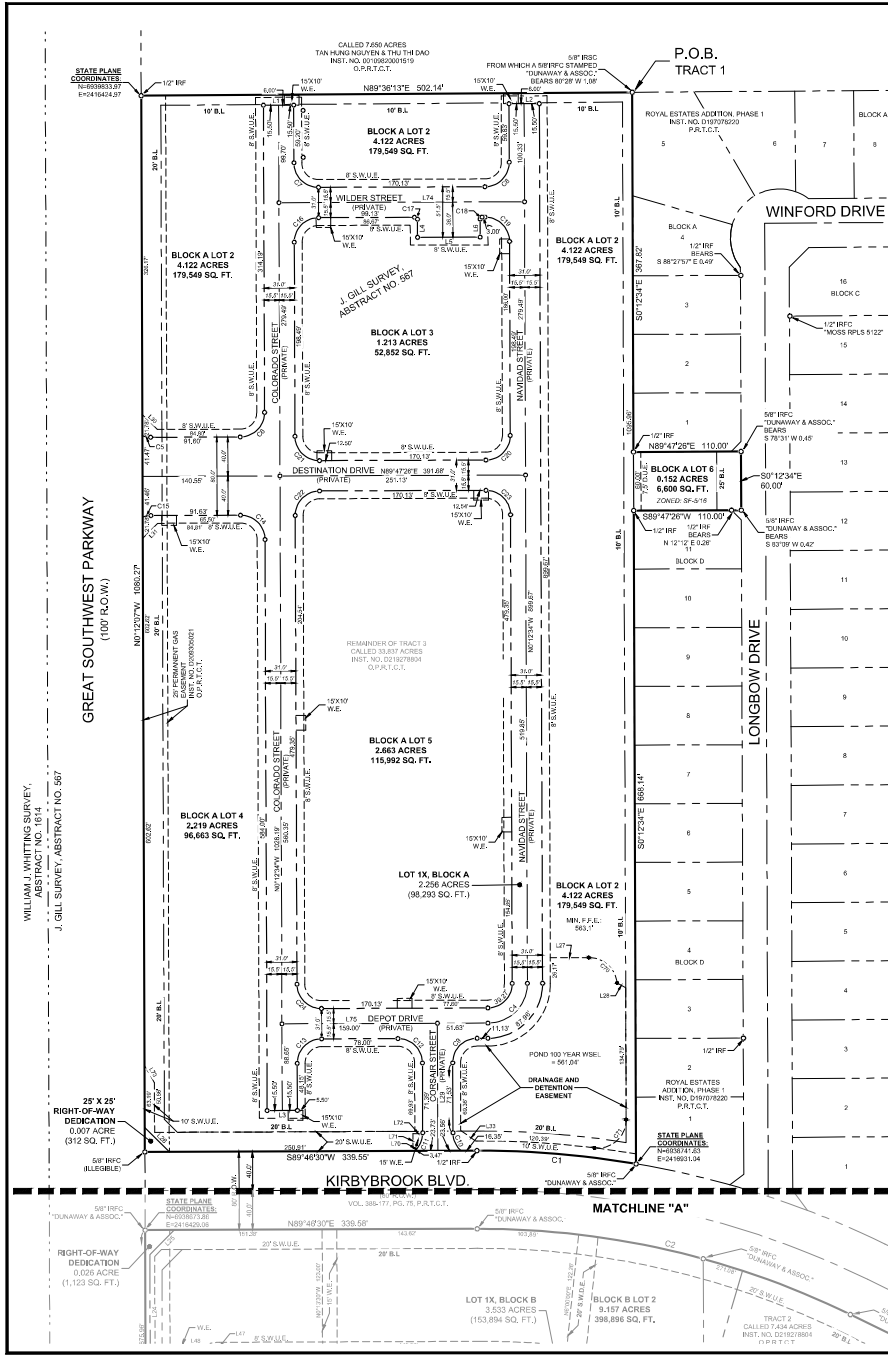
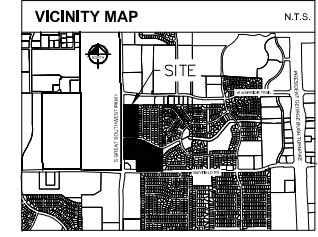
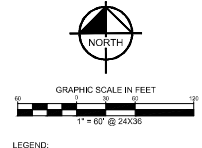


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NOTES:

- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4543C00350L for Tarrant County, Texas and incorporated areas, dated 03/21/2019, this property is located within:
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"
Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot and with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"
Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"
Only Zone AE is shown hereon. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement will not create liability on the part of the surveyor.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999952367.
- Existing or future minimum setbacks established by City Ordinance shall take precedence over building lines indicated on this plat.
- Excluding Lot 6, Block A, subject tract is currently zoned as City of Grand Prairie Planned Development District 433. Zoning designations 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.
- Block A, Lot 1X and Block B, Lot 1X are provided for private streets. The lots are dedicated by this plat as public access, utility and drainage easements intended for the access of residents, guests, fire, police, EMS, etc.
- Per the Amari Grand Prairie Flood Study dated 02/08/2023 (City Project No. FDP-20221005-0032) by Kimley-Horn and Associates, Inc.
- Block A, Lot 1X and Block B, Lot 1X as well as common open space areas and ornamental fencing shall be maintained by the Home Owner's Association.



CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°00'00"	146.00'	183.47'	N40°42'30"E	165.34'	C28	90°00'00"	40.00'	63.62'	N1°10'00"E	61.28'	C56	90°00'00"	2.00'	3.14'	S44°48'50"E	2.87'
C2	26°14'50"	980.00'	384.97'	S77°04'05"E	391.51'	C29	10°14'50"	350.00'	95.10'	N20°52'49"E	94.89'	C57	90°00'00"	2.00'	3.14'	N45°13'30"E	2.87'
C3	50°53'00"	385.00'	196.16'	S19°21'31"E	194.39'	C30	42°02'21"	350.00'	206.80'	S20°30'00"W	251.08'	C58	90°00'00"	25.00'	33.00'	S51°54'00"W	30.19'
C4	90°00'00"	40.00'	63.62'	N44°47'20"E	57.28'	C31	90°00'00"	40.00'	63.62'	S49°22'08"E	57.28'	C59	89°53'00"	2.00'	3.14'	N42°18'22"E	2.82'
C5	19°47'50"	25.00'	8.61'	S80°20'31"E	8.67'	C32	12°07'24"	350.00'	74.00'	N83°31'10"E	73.00'	C60	89°53'00"	2.00'	3.14'	N18°48'40"W	111.10'
C6	90°00'00"	25.00'	39.27'	N44°47'20"E	35.36'	C33	12°07'24"	350.00'	74.00'	S83°34'10"W	73.00'	C61	89°53'00"	2.00'	3.14'	S19°55'52"E	2.82'
C7	90°00'00"	25.00'	39.27'	S45°12'34"E	35.36'	C34	5°00'00"	350.00'	30.54'	S92°50'00"E	30.53'	C62	90°00'00"	2.00'	3.14'	N18°54'40"W	2.87'
C8	90°00'00"	25.00'	39.27'	N44°47'20"E	35.36'	C35	11°29'03"	25.00'	5.01'	S11°09'10"E	5.00'	C63	90°00'00"	2.00'	3.14'	N1°10'20"E	2.87'
C9	90°00'00"	25.00'	39.27'	S44°47'20"W	35.36'	C36	90°00'00"	25.00'	39.27'	N45°13'30"E	35.36'	C64	89°52'28"	25.00'	16.80'	N20°53'00"E	19.29'
C10	47°17'10"	25.00'	26.68'	S23°53'10"E	23.08'	C37	90°00'00"	25.00'	44.81'	S42°27'30"E	37.12'	C65	90°00'00"	25.00'	40.80'	S59°17'30"W	59.29'
C11	47°12'40"	25.00'	26.68'	N25°43'30"E	23.08'	C38	86°45'17"	25.00'	31.80'	S72°42'43"W	24.30'	C66	90°00'00"	25.00'	39.27'	N18°54'40"W	35.36'
C12	90°00'00"	25.00'	39.27'	N45°12'34"W	35.36'	C39	80°00'00"	36.00'	87.80'	N1°10'00"E	76.20'	C67	94°22'51"	25.00'	41.19'	N72°17'10"E	36.89'
C13	90°00'00"	25.00'	39.27'	S44°47'20"W	35.36'	C40	90°00'00"	25.00'	39.27'	S71°02'00"W	35.36'	C68	20°49'00"	40.00'	178.60'	S39°00'00"E	63.10'
C14	90°00'00"	25.00'	39.27'	N45°12'34"W	35.36'	C41	90°00'00"	25.00'	39.27'	S18°54'40"E	35.36'	C69	88°20'11"	20.00'	44.78'	N44°20'05"W	40.48'
C15	19°41'21"	25.00'	8.59'	S19°38'40"W	8.59'	C42	45°57'40"	25.00'	20.60'	S49°04'13"W	18.24'	C70	1°59'05"	50.00'	71.94'	S83°14'37"E	71.84'
C16	90°00'00"	25.00'	39.27'	S44°47'20"W	35.36'	C43	90°00'00"	25.00'	39.27'	S41°37'52"W	35.36'	C71	84°08'42"	20.00'	42.57'	N48°09'13"W	38.85'
C17	90°00'00"	2.00'	3.14'	N45°12'34"W	2.87'	C44	90°00'00"	20.00'	39.27'	N40°22'08"W	35.28'	C72	91°14'44"	20.00'	40.22'	N48°24'48"E	43.52'
C18	90°00'00"	2.00'	3.14'	S44°47'20"W	2.87'	C45	89°48'18"	20.00'	39.17'	N43°13'10"E	35.28'	C73	75°59'28"	20.00'	38.40'	S44°05'07"W	35.71'
C19	90°00'00"	25.00'	39.27'	N45°12'34"W	35.36'	C46	90°00'00"	25.00'	39.27'	S71°02'00"W	35.36'	C74	28°16'42"	20.00'	13.20'	S12°05'00"W	13.14'
C20	90°00'00"	25.00'	39.27'	N44°47'20"E	35.36'	C47	90°00'00"	25.00'	39.27'	N18°54'40"W	35.36'	C75	17°13'37"	375.00'	10.80'	S30°07'13"W	10.30'
C21	90°00'00"	25.00'	39.27'	S45°12'34"E	35.36'	C48	90°00'00"	25.00'	39.27'	S18°54'40"E	35.36'	C76	1°40'57"	405.00'	12.50'	S80°13'40"W	12.30'
C22	90°00'00"	25.00'	39.27'	S44°47'20"W	35.36'	C49	108°33'00"	25.00'	46.47'	N37°08'03"E	40.80'	C77	1°13'37"	489.00'	12.50'	S88°41'49"W	12.30'
C23	90°00'00"	25.00'	39.27'	N45°12'34"W	35.36'	C50	90°00'00"	25.00'	39.27'	S45°22'08"E	35.36'	C78	89°41'11"	2.00'	3.13'	N59°00'03"E	2.82'
C24	90°00'00"	25.00'	39.27'	S45°12'34"E	35.36'	C51	87°29'50"	25.00'	42.54'	N1°40'51"W	37.59'	C79	89°41'11"	2.00'	3.13'	N59°00'03"E	2.82'
C25	20°18'50"	800.00'	307.41'	N77°04'00"W	364.19'	C52	90°00'00"	2.00'	3.14'	N30°14'10"W	2.82'	C80	3°43'03"	426.00'	28.51'	S11°10'42"W	28.51'
C26	58°08'38"	40.00'	41.08'	S19°15'58"E	38.33'	C53	90°00'00"	3.00'	4.71'	N54°45'00"E	4.24'						
C27	11°11'01"	350.00'	88.52'	S83°50'18"E	68.21'	C54	80°33'24"	25.00'	40.80'	N36°40'52"W	36.20'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°40'30"W	31.00'	L24	S00°10'00"E	118.00'	L47	S00°13'30"W	5.90'	L70	N89°40'37"E	4.17'
L2	S89°47'30"W	31.00'	L25	S44°48'44"W	35.36'	L48	N89°40'37"E	45.40'	L71	S00°12'34"W	15.20'
L3	N89°47'20"E	31.00'	L26	S44°47'20"W	35.36'	L49	N89°40'37"E	15.20'	L72	N89°40'37"E	5.90'
L4	S00°12'34"E	15.20'	L27	N89°47'20"E	35.36'	L50	S00°12'34"E	15.20'	L73	S00°12'34"E	20.00'
L5	N89°47'20"E	65.00'	L28	S00°12'34"E	15.18'	L51	N89°47'20"E	31.20'	L74	N89°47'20"E	251.13'
L6	N00°12'34"W	15.20'	L29	N00°12'34"W	130.42'	L52	N89°48'00"E	22.80'	L75	N89°47'20"E	210.63'
L7	N00°13'30"W	24.50'	L30	S45°12'34"E	21.56'	L53	N89°52'47"W	10.50'	L76	N00°10'00"E	146.00'
L8	N41°40'12"E	40.80'	L31	S44°47'30"W	21.56'	L54	N89°52'47"W	10.50'	L77	S89°49'11"E	67.57'
L9	N89°37'52"E	38.84'	L32	S70°10'18"E	10.51'	L55	S10°45'37"W	31.88'	L78	S89°49'11"E	47.86'
L10	N89°22'08"W	11.41'	L33	S68°13'30"E	16.80'	L56	S89°27'52"W	10.50'	L79	N89°34'55"E	51.80'
L11	N89°14'10"E	16.20'	L34	N89°10'00"E	10.50'	L57	N89°11'02"W	5.88'	L80	S89°34'55"W	138.80'
L12	N89°14'10"E	16.20'	L35	N89°10'00"E	14.18'	L58	N89°11'02"W	10.50'	L81	S89°13'19"E	16.31'
L13	N89°13'30"W	16.80'	L36	S89°10'00"E	77.01'	L59	N10°22'00"W	5.88'			
L14	N89°48'30"E	55.80'	L37	S89°10'00"E	93.34'	L60	S10°22'00"E	9.97'			
L15	S00°13'30"W	18.50'	L38	S71°02'00"W	4.88'	L61	N87°08'03"E	56.88'			
L16	S17°22'32"W	18.50'	L39	S48°14'48"E	15.39'	L62	S21°11'48"E	67.17'			
L17	S34°59'59"W	18.50'	L40	S44°28'23"W	14.54'	L63	S68°29'20"E	51.82'			
L18	N89°54'40"W	18.50'	L41	N18°54'40"W	6.88'	L64	N73°00'44"E	87.81'			
L19	N20°02'00"E	46.50'	L42	N61°28'00"W	10.61'	L65	N12°28'47"E	28.59'			
L20	N89°54'40"E	16.20'	L43	S33°49'38"E	64.41'	L66	S10°17'21"E	20.37'			
L21	N89°22'08"W	16.20'	L44	N48°48'00"E	20.80'	L67	N48°14'49"E	85.24'			
L22	S00°22'08"E	28.67'	L45	S03°48'30"E	81.40'	L68	S48°23'00"E	130.19'			
L23	S03°58'30"W	85.51'	L46	N28°12'00"E	8.07'	L69	N89°18'28"E	21.80'			

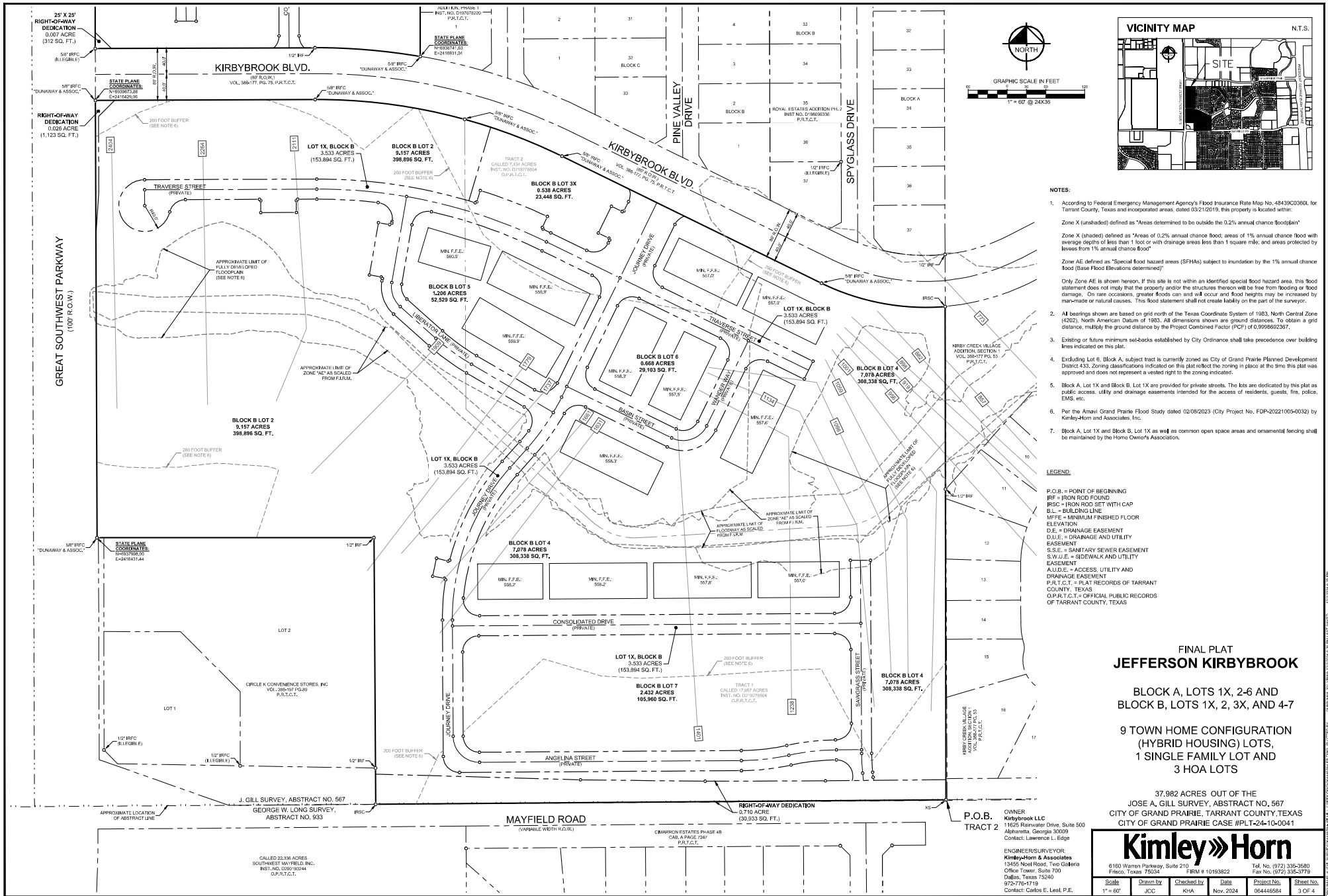
FINAL PLAT
JEFFERSON KIRBYBROOK
BLOCK A, LOTS 1X, 2-6 AND
BLOCK B, LOTS 1X, 2, 3X, AND 4-7
9 TOWN HOME CONFIGURATION
(HYBRID HOUSING) LOTS,
1 SINGLE FAMILY LOT AND
3 HOA LOTS

37.982 ACRES OUT OF THE
JOSE A. GILL SURVEY, ABSTRACT NO. 567
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
CITY OF GRAND PRAIRIE CASE #PLT-24-10-0041

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FIRM # 10193802
Date
Nov. 2024
Project No.
064446564
Sheet No.
2 OF 4

OWNER
Kimley-Horn LLC
11625 Rainwater Drive, Suite 500
Arlington, Texas 76010
Contact: Lawrence L. Edge
ENGINEER/SURVEYOR
Kimley-Horn & Associates
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
972-770-1719
Contact: Carlos E. Leal, P.E.

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FINAL PLAT
JEFFERSON KIRBYBROOK

BLOCK A, LOTS 1X, 2-6 AND
BLOCK B, LOTS 1X, 2, 3X, AND 4-7

9 TOWN HOME CONFIGURATION
(HYBRID HOUSING) LOTS,
1 SINGLE FAMILY LOT AND
3 HOA LOTS

37,982 ACRES OUT OF THE
JOSE A. GILL SURVEY, ABSTRACT NO. 567
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
CITY OF GRAND PRAIRIE CASE #PLT-24-10-0041

Kimley»Horn

6160 Western Parkway, Suite 210 Frisco, Texas 75034	TEL: (972) 335-3680 FAX: (972) 335-3778
Scale: 1" = 60'	Drawn by: JCC
Checked by: KHA	Date: Nov. 2024
Project No.: 064446564	Sheet No.: 3 OF 4

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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS **KIRBYBROOK LLC** is the owner a tract of land situated in the J. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, and being a portion of a called 33.837 acre tract of land described as Tract 3 in a Donation Special Warranty Deeded to Kirbybrook LLC, as recorded in Instrument No. 021927804 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 33.837 acre tract, common to the northwest corner of Royal Estates Addition, Phase 1, according to the plat thereof recorded in Instrument No. D19278200 of the Plat Records of Tarrant County, Texas, being on the southerly line of a called 7.650 acre tract of land described in a deed to Tan Hung Nguyen and Thu Thi Dao, as recorded in Volume 10962, Page 1513 of the Deed Records of Tarrant County, Texas, from which a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found, bears South 80°28' West, a distance of 1.06 feet;

THENCE departing the southerly line of said 7.650 acre tract, along the common line of said 33.837 acre tract and said Royal Estates Addition, Phase 1, the following:

South 00°12'34" East, a distance of 367.82 feet to a 1/2 inch iron rod found for corner;

North 88°47'26" East, a distance of 110.00 feet to a point for corner, from which a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found, bears South 78°31' West, a distance of 0.45 feet;

South 00°12'34" East, a distance of 60.00 feet to a point for corner, from which a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found, bears South 83°39' West, a distance of 0.42 feet;

South 89°47'26" West, a distance of 110.00 feet to 1/2 inch iron rod found for corner;

South 00°12'34" East, a distance of 668.14 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found for the southwest corner of said 33.837 acre tract, common to the southwest corner of said Royal Estates Addition, Phase 1, same being on the northerly right-of-way line of Kirbybrook Blvd., an 80 foot wide right-of-way, as dedicated in Volume 388-177, Page 75 of the Plat Records of Tarrant County, Texas and at the beginning of a non-tangent curve to the left with a radius of 940.00 feet, a central angle of 09°18'01", and a chord bearing and distance of North 85°14'27" West, 163.34 feet;

THENCE in a northerly direction along the southerly line of said 33.837 acre tract, the northerly right-of-way line of said Kirbybrook Blvd, and with said non-tangent curve to the left, an arc distance of 163.34 feet to a 1/2 inch iron rod found for corner;

THENCE South 89°48'32" West, continuing along the southerly line of said 33.837 acre tract and the northerly right-of-way line of said Kirbybrook Blvd, a distance of 339.55 feet to a 5/8 inch iron rod with plastic cap (LLEGBLE) found for the southwest corner of said 33.837 acre tract, same being at the intersection of the northerly right-of-way line of said Kirbybrook Blvd, and the easterly right-of-way line of Great Southwest Parkway, a 100 foot wide right-of-way;

THENCE North 00°12'07" West, departing the northerly right of way line of said Kirbybrook Blvd, and along the westerly line of said 33.837 acre tract and the easterly right-of-way line of said Great Southwest Parkway, a distance of 1,060.27 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found for the northwest corner of said 33.837 acre tract, common to the southwest corner of said 7.650 acre tract;

THENCE North 89°36'13" East, departing the easterly right-of-way line of said Great Southwest Parkway, and along the northerly line of said 33.837 acre tract and the southerly line of said 7.650 acre tract, a distance of 562.14 feet to the **POINT OF BEGINNING** and containing 12,632 acres (550,261 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the J. Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, and being all of a called 17.387 acre tract of land described as Tract 1 and all of a called 7.434 acre tract of land described as Tract 2 in a Donation Special Warranty Deed to Kirbybrook LLC, as recorded in Instrument No. 021927804 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a "X" cut set for the southeast corner of said Tract 1, common to the southwest corner of Kirby Village Creek Village Section 1, according to the plat thereof recorded in Volume 388-177, Page 53 of the Plat Records of Tarrant County, Texas, same being on the northerly right-of-way line of Mayfield Road, a variable width right-of-way;

THENCE South 89°32'36" West, along the southerly line of said Tract 1 and the northerly right-of-way line of said Mayfield Road, a distance of 881.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southwest corner of said Tract 1, common to the southeast corner of Circle K Addition, according to the plat thereof recorded in Volume 388-197, Page 89 of the Plat Records of Tarrant County, Texas;

THENCE North 89°22'08" West, departing the northerly right-of-way line of said Mayfield Road, along the westerly line of said Tract 1 and the easterly line of said Circle K Addition a distance of 412.09 feet to a 1/2 inch iron rod found for an ell corner of said Tract 1, common to the northeast corner of said Circle K Addition;

THENCE South 89°58'12" West, along the southerly line of said Tract 1 and the northerly line of said Circle K Addition, a distance of 426.83 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found for the northernmost southwest corner of said Tract 1, common to the northwest corner of said Circle K Addition, same being on the easterly right-of-way line of Great Southwest Parkway, a 100 foot wide right-of-way;

THENCE North 00°12'07" West, along the westerly line of said Tract 1 and the easterly right-of-way line of said Great Southwest Parkway, a distance of 675.96 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found for the northwest corner of said Tract 1, same being at the intersection of the easterly right-of-way line of said Great Southwest Parkway with the southerly right-of-way line of Kirbybrook Blvd., an 80 foot wide right-of-way, as dedicated in Volume 388-177, Page 75 of the Plat Records of Tarrant County, Texas;

THENCE along the northerly line of said Tract 1, the northerly line of said Tract 2, and the southerly right-of-way line of said Kirbybrook Blvd, the following courses and distances:

North 89°49'30" East, a distance of 339.55 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found at the beginning of a tangent curve to the right with a radius of 660.00 feet, a central angle of 26°18'50", and a chord bearing and distance of South 77°04'05" East, 361.51 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 384.97 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found for corner;

South 83°54'40" East, a distance of 446.62 feet to a 5/8 inch iron rod with plastic cap stamped "Dunaway Assoc. LP" found at the beginning of a tangent curve to the left with a radius of 365.00 feet, a central angle of 30°52'09", and a chord bearing and distance of South 79°21'15" East, 196.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 196.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Tract 2, same being on the westerly line of said Kirby Creek Village Section 1;

THENCE South 00°09'59" East, departing the southerly right-of-way line of said Kirbybrook Blvd, along the easterly line of said Tract 1, the easterly line of said Tract 2 and the westerly line of said Kirby Creek Village Section 1, a distance of 762.24 feet to the **POINT OF BEGINNING** and containing 25.3486 acres (1,104,220 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **KIRBYBROOK LLC** does hereby adopt this plat designating the hereon above described property as **JEFFERSON KIRBYBROOK**, an addition to the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie in fee simple forever the streets, alleys and storm water conveyance 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 growths, except fences, vegetation, driveways, and sidewalks less than 5 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.

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond 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 "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 on all the lots of this 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at _____ this _____ day of _____, 20____.

BY: **KIRBYBROOK LLC**, a Texas limited partnership.

By The Mediation Group, LLC, a Georgia limited liability company
its Manager

BY: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20____.

NOTARY PUBLIC in and for the STATE OF _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Grand Prairie, Texas.

Dated this _____ day of _____, 20____.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public, State of Texas

FINAL PLAT
JEFFERSON KIRBYBROOK

BLOCK A, LOTS 1X, 2-6 AND
BLOCK B, LOTS 1X, 2, 3X, AND 4-7

9 TOWN HOME CONFIGURATION
(HYBRID HOUSING) LOTS,
1 SINGLE FAMILY LOT AND
3 HOA LOTS

37.982 ACRES OUT OF THE
JOSE A. GILL SURVEY, ABSTRACT NO. 567
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
CITY OF GRAND PRAIRIE CASE #PLT-24-10-0041

OWNER
Kirbybrook LLC
11625 Rainwater Drive, Suite 500
Alpharetta, Georgia 30009
Contact: Lawrence L. Edge

ENGINEER/SURVEYOR
Kimley-Horn & Associates
13455 Noel Road, Two Galleria
Office Tower, Suite 700
Dallas, Texas 75240
972-776-1719
Contact: Carlos E. Leal, P.E.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	Nov. 2024	064446564	4 OF 4