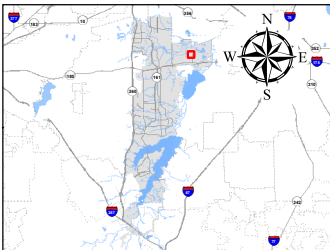




Location
 Street Center Line
 Parcels

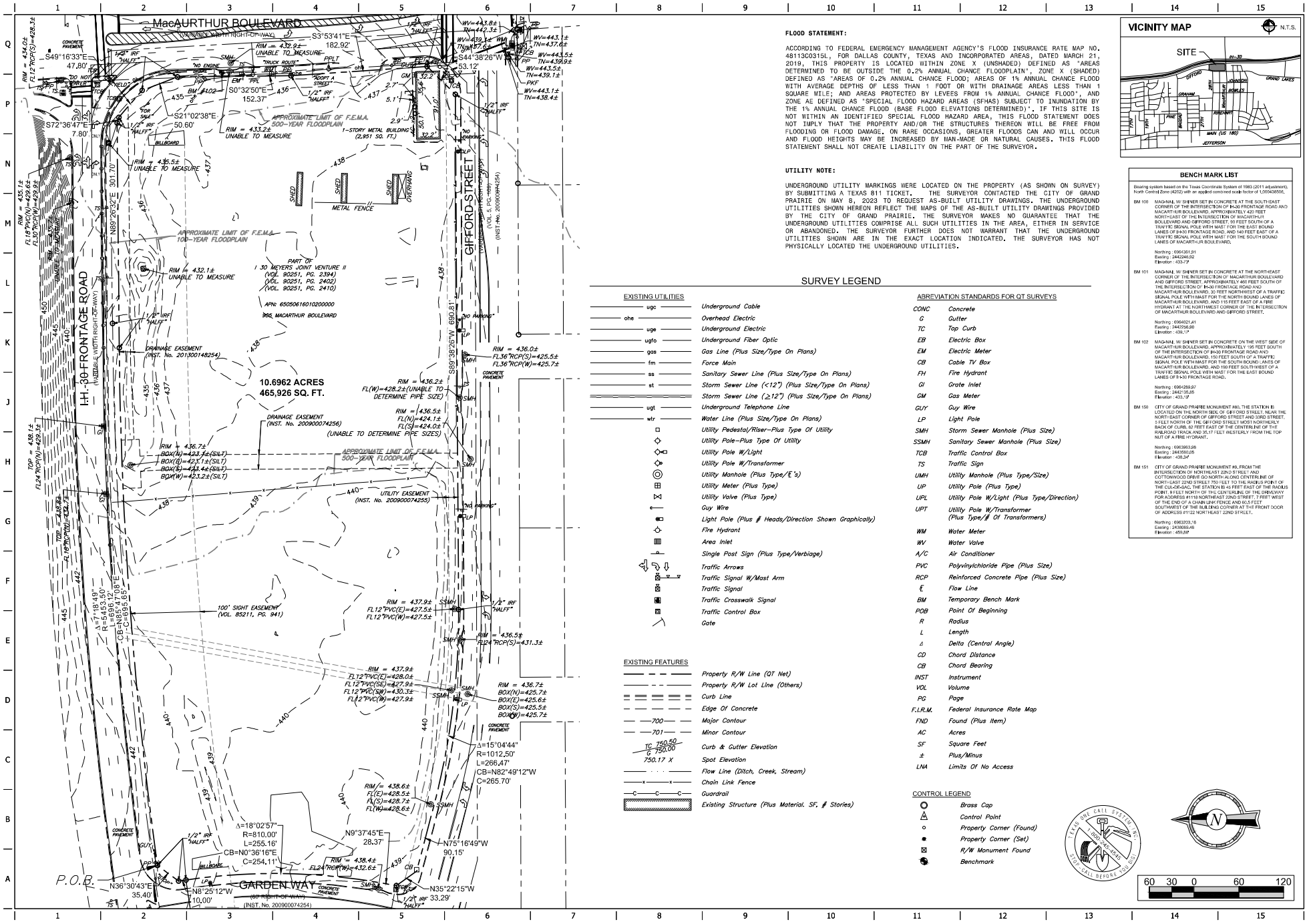
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0 0.09 Miles

Grand Prairie
TEXAS
PLANNING
Date: 6/14/2024

Exhibit A - Boundary Description
Page 2 of 3



FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4811300315L, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED MARCH 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 OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"; AND ZONE X AS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)". 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 SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

UTILITY NOTE:

UNDERGROUND UTILITY MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY) BY SUBMITTING A TEXAS 811 TICKET. THE SURVEYOR CONTACTED THE CITY OF GRAND PRAIRIE ON MAY 8, 2023 TO REQUEST AS-BUILT UTILITY DRAWINGS. THE UNDERGROUND UTILITIES SHOWN HEREON REFLECT THE MAPS OF THE AS-BUILT UTILITY DRAWINGS PROVIDED BY THE CITY OF GRAND PRAIRIE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

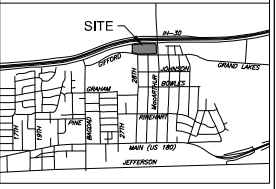
SURVEY LEGEND

EXISTING UTILITIES	UNDERGROUND CABLE	UNDERGROUND UTILITY MARKINGS	UTILITY PEDAL/RISE-PLUS TYPE OF UTILITY	UTILITY POLE-PLUS TYPE OF UTILITY	UTILITY MANHOLE (PLUS TYPE/E'S)	UTILITY METER (PLUS TYPE)	UTILITY VALVE (PLUS TYPE)	GUY WIRE	LIGHT POLE (PLUS # HEADS/DIRECTION SHOWN GRAPHICALLY)	FIRE HYDRANT	AIR INLET	SINGLE POST SIGN (PLUS TYPE/VERBAGE)	TRAFFIC ARROWS	TRAFFIC SIGNAL W/MAST ARM	TRAFFIC SIGNAL	TRAFFIC CROSSWALK SIGNAL	TRAFFIC CONTROL BOX	GATE	
ugc	Underground Cable	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
ohe	Overhead Electric	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
uge	Underground Electric	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
ugfo	Underground Fiber Optic	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
gms	Gas Line (Plus Size/Type On Plans)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
fm	Force Main	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
ss	Sanitary Sewer Line (Plus Size/Type On Plans)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
sl	Storm Sewer Line (<12" (Plus Size/Type On Plans)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
sl	Storm Sewer Line (>12" (Plus Size/Type On Plans)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
ugt	Underground Telephone Line	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
wlr	Water Line (Plus Size/Type On Plans)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Utility Pedestal/Riser-Plus Type of Utility	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Utility Pole-Plus Type of Utility	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Utility Manhole (Plus Type/E's)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Utility Meter (Plus Type)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Utility Valve (Plus Type)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Guy Wire	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Light Pole (Plus # Heads/Direction Shown Graphically)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Fire Hydrant	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Air Inlet	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Single Post Sign (Plus Type/Verbage)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Traffic Arrows	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Traffic Signal W/Mast Arm	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Traffic Signal	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Traffic Crosswalk Signal	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Traffic Control Box	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Gate	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Property R/W Line (OT Net)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Property R/W Lot Line (Others)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Curb Line	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Edge Of Concrete	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Major Contour	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Minor Contour	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Curb & Gutter Elevation	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Spot Elevation	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Flow Line (Ditch, Creek, Stream)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Chain Link Fence	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Guardrail	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
	Existing Structure (Plus Material, SF, # Stories)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

CONTROL LEGEND

○	Brass Cap
△	Control Point
●	Property Corner (Found)
⊙	Property Corner (Set)
⊠	R/W Monument Found
⊕	Benchmark

VICINITY MAP



BENCHMARK LIST

BM 100	MAGNAN W. SHENER SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 400 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 30 FEET NORTHWEST OF A TRAFFIC SIGNAL POLE WITH MAST ARM FOR THE SOUTH BOUND LANES OF MACARTHUR BOULEVARD. AND 10 FEET EAST OF A FIRE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET.
BM 101	MAGNAN W. SHENER SET IN CONCRETE AT THE NORTHEAST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 400 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 30 FEET NORTHWEST OF A TRAFFIC SIGNAL POLE WITH MAST ARM FOR THE SOUTH BOUND LANES OF MACARTHUR BOULEVARD. AND 10 FEET EAST OF A FIRE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET.
BM 102	MAGNAN W. SHENER SET IN CONCRETE ON THE WEST SIDE OF MACARTHUR BOULEVARD. APPROXIMATELY 100 FEET SOUTH OF THE INTERSECTION OF MACARTHUR BOULEVARD AND GIFFORD STREET. APPROXIMATELY 150 FEET SOUTH OF A TRAFFIC SIGNAL POLE WITH MAST ARM FOR THE SOUTH BOUND LANES OF MACARTHUR BOULEVARD. AND 10 FEET WEST OF THE TOP OF A FIRE HYDRANT.
BM 150	CITY OF GRAND PRAIRIE MONUMENT 150. THE STATION IS LOCATED ON THE NORTH SIDE OF GIFFORD STREET. NEAR THE NORTHEAST CORNER OF GIFFORD STREET AND 2ND STREET. 1.5 FEET NORTH OF THE GIFFORD STREET MOST NORTHEASTLY BACK OF CURB. 0.5 FEET EAST OF THE CENTERLINE OF THE ROADWAY TRACK AND 35.1 FEET WESTERLY FROM THE TOP OF A FIRE HYDRANT.
BM 151	CITY OF GRAND PRAIRIE MONUMENT 151. FROM THE INTERSECTION OF GIFFORD STREET AND 2ND STREET. COTTONWOOD DRIVE 60 NORTH ALONG CENTERLINE OF NORTH 1ST STREET 100 FEET TO THE NUBB POINT OF THE CURB-25.5 AC. THE STATION IS 45 FEET EAST OF THE RADIUS POINT. 1.5 FEET NORTH OF THE CENTERLINE OF THE ROADWAY FOR ADDRESS 8118 NORTHEAST 2ND STREET. 7 FEET WEST OF THE CURB. 0.5 FEET EAST OF THE CENTERLINE OF THE ROADWAY TRACK AND 35.1 FEET WESTERLY FROM THE TOP OF A FIRE HYDRANT.

Kimley»Horn

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www.kimleyhorn.com

PROJECT NO. 069304954

QuikTrip No. 1927

905 MACARTHUR BOULEVARD
GRAND PRAIRIE, TEXAS

ORIGINAL ISSUE DATE:

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PROTOTYPE: P-90 (2/10/21/18)

DESIGNER: _____

VERSION: 301

DRAWN BY: SCR

REVIEWED BY: MCB

SHEET TITLE:
ALTAN/SPS
LAND TITLE SURVEY

SHEET NUMBER:
1 of 2

