




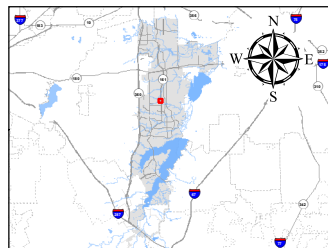


City of Grand Prairie  
Planning and Development

(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 makes 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 0.05 Miles  
**Grand Prairie**  
TEXAS  
PLANNING  
Date: 7/29/2024



Exhibit A - Boundary Description  
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## VICINITY MAP

NOT TO SCALE



### LEGEND

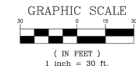
D.R.D.C.T.                      DEED RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T.                    OFFICIAL PUBLIC RECORDS, DALLAS

TBM  
"X" CUT  
IRF  
CIRS

SAMPLED CIVIL ENGINEERING	

PROPERTY LINE  
EASEMENT LINE  
MAJOR CONTOUR  
MINOR CONTOUR  
FENCE LINE  
BACK OF CURB & GUTTER LINE  
GAS  
UNDERGROUND GAS LINE  
FUG  
UNDERGROUND ELECTRIC LINE  
FID  
UNDERGROUND TELEPHONE LINE  
FDI  
OVERHEAD ELECTRIC POWER LINE  
CONCRETE SURFACE

## GENERAL NOTES

[illegible]

( IN FEET )  
1 inch = 30 ft.

PROPERTY DESCRIPTION (PER TITLE POLICY GF NO. 5160710-CW-TX-CP-LAZ)

TRACT 1:  
LOT 9R-1, BLOCK B, EPIC WEST TOWNE CROSSING, PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 202200127309, MAP RECORDS, DALLAS COUNTY, TEXAS.

TRACT 2:

NON-EXCLUSIVE, EASEMENT ESTATE AS CREATED IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, EXECUTED BY EPIC NORTH WEST TOWNE CROSSING, L.P., DATED MARCH 11, 2019, FILED MARCH 26, 2019, UNDER CLERK'S FILE NO. 201900074178, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED UNDER CLERK'S FILE NO. 202100093936, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

TRACT 3:  
NON-EXCLUSIVE EASEMENT ESTATE AS CREATED AND DESCRIBED IN PARKING EASEMENT EXECUTED BY THE CITY OF GRAND PRAIRIE,  
TEXAS, DATED FEBRUARY 17, 2018, FILED FEBRUARY 9, 2018, RECORDED UNDER CLERK'S FILE NO. 201800036478, REAL PROPERTY  
RECORDS, DALLAS COUNTY, TEXAS.

TRACT 4:  
LOT 1R-2B, BLOCK C OF EPIC WEST TOWNE CROSSING PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 202300040355, RECORDS, DALLAS COUNTY, TEXAS.

## EXCEPTIONS (PER TITLE COMMITMENT NO. 5160710-CW-TX-CP-LAZ)

THE FOLLOWING NOTES CORRESPOND TO THE NUMBERING SYSTEM OF SCHEDULE B OF THE ABOVE MENTIONED TITLE COMMITMENT.

F. THE FOLLOWING AS SHOWN ON PLAT RECORDED UNDER CLERK'S FILE NO. 202200127309, NAP RECORDS, DALLAS COUNTY, TEXAS.

WATER EASEMENT. (DOES AFFECT THE SUBJECT PROPERTY AND SHOWN HEREON)  
DRAINAGE EASEMENT. (DOES AFFECT THE SUBJECT PROPERTY AND SHOWN HEREON)  
15 FOOT WASTEWATER EASEMENT. (DOES AFFECT THE SUBJECT PROPERTY AND SHOWN HEREON)  
10 FOOT UTILITY EASEMENTS. (DOES AFFECT THE SUBJECT PROPERTY AND SHOWN HEREON)

K. ALL EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS AS SHOWN ON RECORDED PLAT RECORDS UNDER CLERK'S FILE NO. 202000069024, MAP RECORDS, DALLAS COUNTY, TEXAS. (EASEMENTS THAT AFFECT THE SUBJECT PROPERTY, IF ANY, ARE SHOWN HEREON.)

L. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS RECORDED MARCH 26, 2019 UNDER CLERK'S FILE NO. 201900074178, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS AND SUPPLEMENTAL DECLARATION RECORDED IN FILE NO. 202100093936, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (DOES AFFECT THE SUBJECT PROPERTY HOWEVER IS UN-PLOTTABLE DUE TO VAGUE DESCRIPTION AND BLANKET IN NATURE)

O. ALL EASEMENTS, BUILDING SETBACK LINE AND OTHER MATTERS, AS SHOWN ON RECORDED PLAT RECORDED UNDER CLERK'S FILE NO. 200900026373, MAP RECORDS, DALLAS COUNTY, TEXAS. (EASEMENTS THAT AFFECT THE SUBJECT PROPERTY, IF ANY, ARE SHOWN HEREON.)

P. EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO TEXAS ELECTRIC SERVICE COMPANY RECORDED JANUARY 8, 1940 IN VOLUME 2175, PAGE 208, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (EASEMENT IS UN-PLOTTABLE DUE TO VAGUE DESCRIPTION AND IS BLANKET IN NATURE)

Q. EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE TRINITY RIVER AUTHORITY OF TEXAS  
 RECORDED FEBRUARY 2, 1970 IN VOLUME 70021, PAGE 1303, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (DOES NOT  
 AFFECT THE SUBJECT PROPERTY)

R. EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED FEBRUARY 2, 1970 IN VOLUME 70021, PAGE 1305, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PROPERTY)

S. EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED FEBRUARY 2, 1970 IN VOLUME 70021, PAGE 1300, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PROPERTY)

7. EASEMENTS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE TRINITY RIVER AUTHORITY OF TEXAS RECORDED JUNE 6, 2006 UNDER CLERK'S FILE NO. 200600203153, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (DOES NOT AFFECT THE SUBJECT PROPERTY)

U. EASEMENTS AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT TO TEXAS MIDSTREAM GAS SERVICES, LLC  
RECORDED JUNE 17, 2008 UNDER CLERK'S FILE NO. 20080199315, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS. (DOES  
AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON)

### TEMPORARY SITE BENCHMARKS (TBMs)

AN "X" CUT ON TOP OF A CONCRETE STORM SEWER INLET WEST OF THE SUBJECT PROPERTY ACROSS AN ADJACENT ENTRANCE DRIVE WITHIN ESPLANDE, LOCATED APPROXIMATELY APPROXIMATELY 185 FEET SOUTH OF WARRIOR TRAIL, ELEVATION = 536.65 FEET. NORTHING = 6940038.8510', EASTING = 2421539.3560'.

TBM #2

AN "X" CUT SET ON TOP OF A CONCRETE STORM SEWER INLET EAST OF THE SUBJECT PROPERTY ACROSS AN ADJACENT SERVICE ROAD TO S. STATE HIGHWAY 161 LOCATED APPROXIMATELY 240 FEET SOUTH OF WARRIOR TRAIL. ELEVATION = 519.13 FEET.

TBM #3

AN "X" CUT ON TOP OF A CONCRETE BACK OF CURB LOCATED ON THE SOUTH SIDE OF A MEDIAN WITHIN WARRIOR TRAIL AND LOCATED NORTH OF THE SUBJECT PROPERTY, LOCATED APPROXIMATELY 220 FEET WEST OF THE WEST SIDE OF SOUTH BOUND SERVICE ROAD TO S. STATE HIGHWAY 161. ELEVATION = 544.31 FEET. NORTHING = 6940258.5500', EASTING = 2421904.4230'.

## SURVEYOR'S CERTIFICATE

CERTIFY TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY; KENSINGTON VANGUARD NATIONAL LAND SERVICES OF TX, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a), 11(b), 13, 14 AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 11/21/2023.

**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.

SCOTT BERGHERR, RPLS  
TX LICENSE NO. 6821  
FIRM NO. 10194666

## ALTA/NSPS LAND TITLE SURVEY

2.549 ACRES OUT OF THE CHARLES J.  
BABCOCK SURVEY, ABSTRACT NO. 59  
LOTS 9R-1 & 9R-2, BLOCK B, EPIC WEST  
TOWNE CROSSING, PHASE 1  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PROJECT NO.	REV	DATE	DESCRIPTION	NAME
AMS-PR023003				
DRAWN BY:				
ER				
CHECKED BY:				
SRB				
ISSUE DATE:				
11/28/2013				

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John Measels, PE  
CIVIL ENGINEER