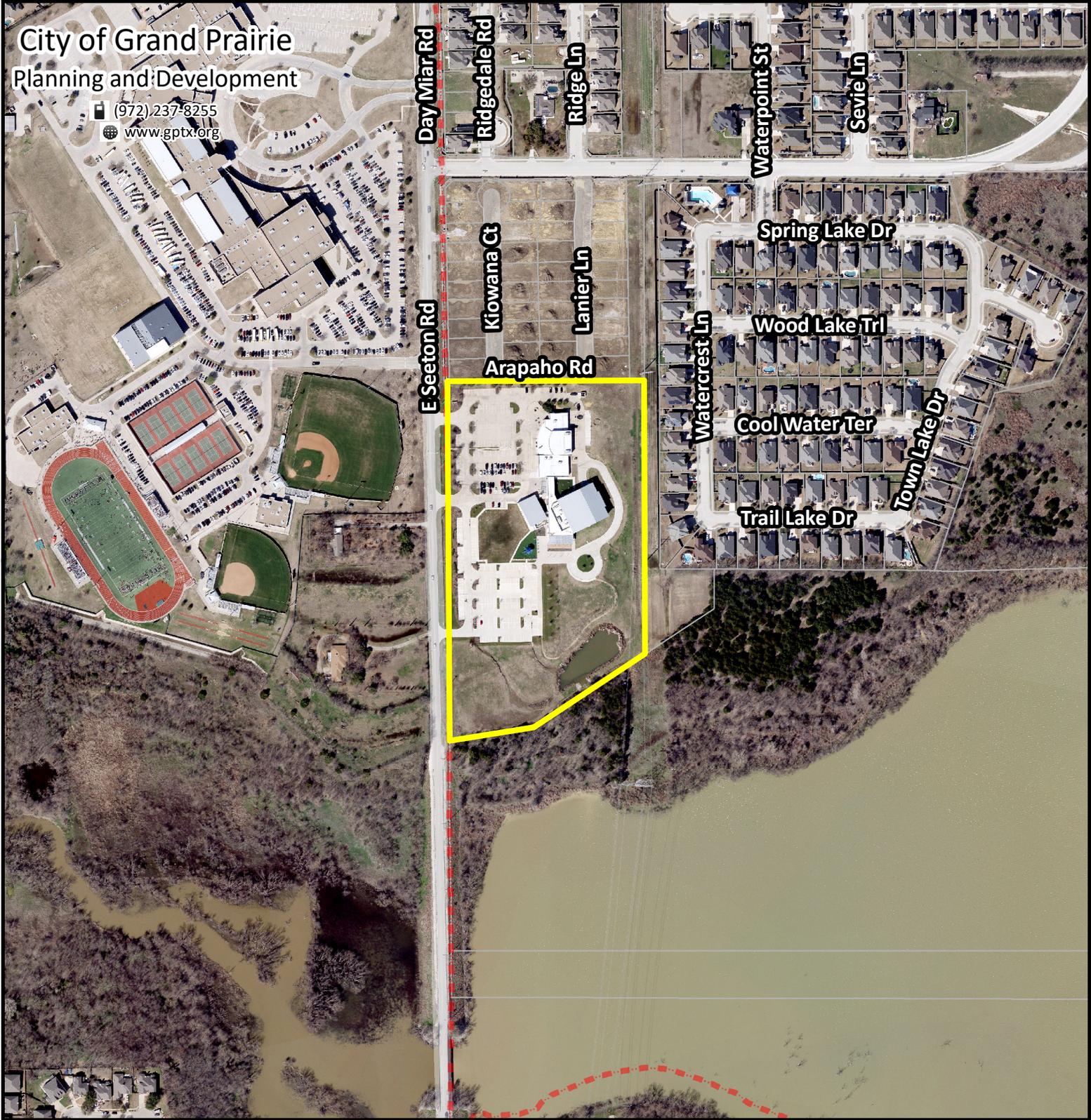


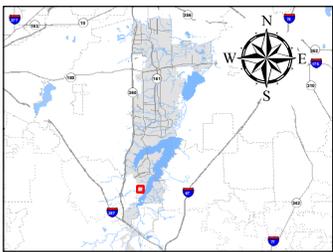
City of Grand Prairie
Planning and Development

(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 make 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 0.09 Miles

Grand Prairie
TEXAS
PLANNING
Date: 9/11/2024

ACCESS, UTILITY/FIBER EASEMENT
BROADUS TOWERS, LLC
HOLLAND ROAD
TX-113

Together with an Access, Utility/Fiber Easement, lying and being in S.C. Neill Survey, Abstract Number 1159, City of Grand Prairie, Tarrant County, Texas, and being a portion of the lands of Rush Creek Baptist Church, being Lot 1, Block 1 of the CRC Mira Lagos Addition, as recorded in Instrument Number D211181024, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a ½-inch capped iron pin, stamped PJB SURVEYING, found at the intersection of the north line of said Rush Creek Baptist Church lands and the east right-of-way line of East Seeton Road (having a variable width public right-of-way), said capped iron pin having a Texas Grid North, NAD83, North Central Zone Value of N=6893266.4647, E=241453.8853; thence running along said east right-of-way line, South 01°06'27" East, 775.65 feet to a point and the true POINT OF BEGINNING;

Thence leaving said east right-of-way line and running, North 88°53'33" East, 60.00 feet to a point;

Thence, South 01°06'27" East, 258.92 feet to a point;

Thence, North 88°53'19" East, 77.63 feet to a point on the Lease Area;

Thence running along said Lease Area, South 00°00'00" West, 50.00 feet to a point;

Thence leaving said Lease Area and running, South 88°53'22" West, 106.66 feet to a point;

Thence, North 01°06'27" West, 278.91 feet to a point;

Thence, South 88°53'33" West, 30.00 feet to a point on the east right-of-way line of East Seeton Road;

Thence running along said east right-of-way line, North 01°06'27" West, 30.00 feet to a point and the POINT OF BEGINNING.

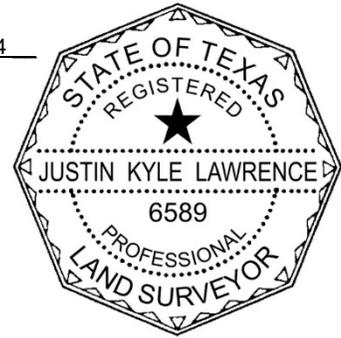
Bearings based on Texas Grid North, NAD83, North Central Zone.

Said easement contains 0.3219 acres (14,024 square feet), more or less, as shown in a survey prepared for Broadus Towers, LLC, by POINT TO POINT LAND SURVEYORS, INC. dated August 23rd, 2024, last revised September 26th, 2024.



Date: 09/26/2024

Justin Kyle Lawrence
TX RPLS # 6589
Point to Point Land Surveyors, Inc.
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
[REDACTED]
(w) pointtopointsurvey.com
TX Registration # 10194197



LEASE AREA
BROADUS TOWERS, LLC
HOLLAND ROAD
TX-113

All that tract or parcel of land lying and being in S.C. Neill Survey, Abstract Number 1159, City of Grand Prairie, Tarrant County, Texas, and being a portion of the lands of Rush Creek Baptist Church, being Lot 1, Block 1 of the CRC Mira Lagos Addition, as recorded in Instrument Number D211181024, and being more particularly described as follows:

To find the point of beginning, COMMENCE at a ½-inch capped iron pin, stamped PJB SURVEYING, found at the intersection of the north line of said Rush Creek Baptist Church lands and the east right-of-way line of East Seeton Road (having a variable width public right-of-way), said capped iron pin having a Texas Grid North, NAD83, North Central Zone Value of N=6893266.4647, E=241453.8853; thence running along said east right-of-way line, South 01°06'27" East, 775.65 feet to a point; thence leaving said east right-of-way line and running, North 88°53'33" East, 60.00 feet to a point; thence, South 01°06'27" East, 258.92 feet to a point; thence, North 88°53'19" East, 77.63 feet to a point and the true POINT OF BEGINNING;

Thence, North 90°00'00" East, 50.00 feet to a point;

Thence, South 00°00'00" West, 50.00 feet to a point;

Thence, South 90°00'00" West, 50.00 feet to a point;

Thence, North 00°00'00" East, 50.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Texas Grid North, NAD83, North Central Zone.

Said tract contains 0.0574 acres (2,500 square feet), more or less, as shown in a survey prepared for Broadus Towers, LLC, by POINT TO POINT LAND SURVEYORS, INC. dated August 23rd, 2024, last revised September 26th, 2024.


Date: 09/26/2024
Justin Kyle Lawrence
TX RPLS # 6589
Point to Point Land Surveyors, Inc.
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
[Redacted]
(w) pointtopointsurvey.com
TX Registration # 10194197



Exhibit A - Boundary Description
Page 5 of 5

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT RUSH CREEK BAPTIST CHURCH does hereby adopt this plat designating the herein above described property as CRC MIRA LAGOS ADDITION, LOT 1, BLOCK 1 in the City of Grand Prairie, Texas and does hereby dedicate to the City of Grand Prairie the easements for the streets, alleys and storm water management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purposes as indicated. The streets, alleys, utility easements and fire lane easements shall be open to the public and private utilities for each particular use. The maintenance of parking on this plat, access and fire lane easements is the responsibility of the property owner. No dredging or other improvements or growth, except fences, vegetation, driveways, and sidewalks less than 2 feet in width shall be constructed or placed on, over or across the easements as shown except as permitted by City Ordinances. No improvements that may obstruct the flow of water shall be constructed or placed in drainage easements. Any public utility shall have the right to remove and keep removed all or parts of the easements allowed shown 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 access and egress to and upon the said easements for the purpose of constructing, reconstructing, inspecting, restoring, maintaining and adding to or removing all or parts of its respective systems without the necessity of any form 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 the utility.

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

IN WITNESS WHEREOF, I have set my hand this 10th day of May, 2011.

Brad Hilemon
BRAD HILEMON, Trustee
Rush Creek Baptist Church

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared BRAD HILEMON, Trustee of Rush Creek Baptist Church, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. In the capacity thereof stated and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 10th day of May, 2011.

Richard C. Makl
Notary Public in and for
the State of Texas
My Commission Expires: 3/31/14



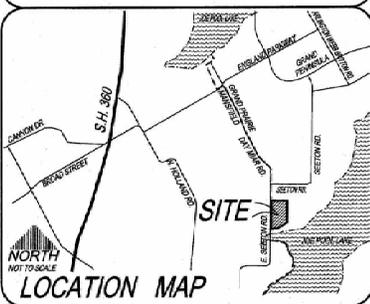
SURVEYOR CERTIFICATION:

This is to certify that I, RICHARD C. MAKL, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

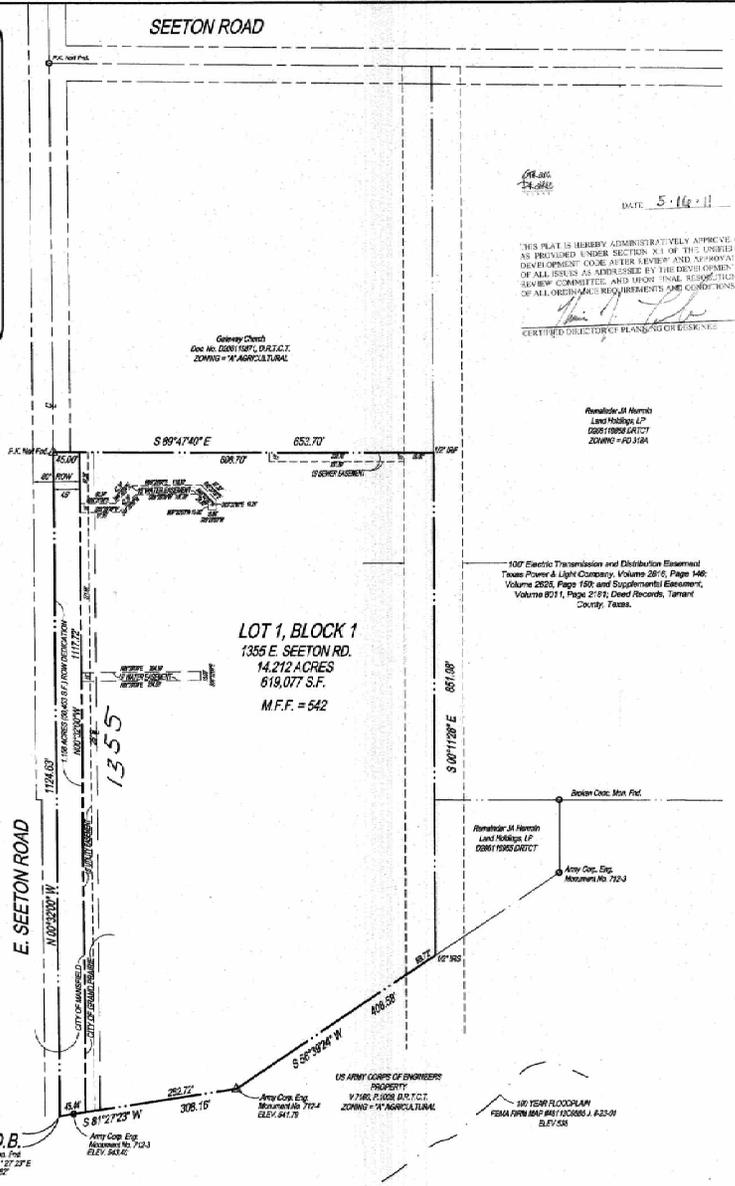
RICHARD C. MAKL, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4567



NOTE: Existing or future minimum sea-levels established by City ordinance shall take precedence over building lines indicated on this plat. Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and do not represent a vested right to the zoning indication.



The City of Grand Prairie is not responsible for the design, construction, operation, maintenance or use of any private on-site wastewater collection system including but not limited to: holding tanks, pipelines and any appurtenances thereon. It is the responsibility of the owner of the "Improvement", constructed or used by Owner or its 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, damages, liability or expense not attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Improvement", including any use performed by the Employer. Owner shall require any successors, assigns or heirs in interest to accept full responsibility and liability for the "Improvement". All of the above shall be construed in favor of the City. It is expressly contemplated that the Owner shall impose these covenants upon all lots of the plat abutting, adjacent, or owned by the "Improvement". It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assignee or heirs in interest. The full adoption and responsibility of maintaining and operating said "Improvement" and "Use" hereof shall be the responsibility of the owner of the property in compliance with all applicable regulations to connect to a public facility, and the "Improvement" set as removed from operation. Owner shall remain any successor, assignee or heirs in interest to remain full responsibility and liability for the "Improvement". All of the above shall be construed in favor of the City. Owner shall not allow any property outside the present boundaries shown on this plat to be deemed by such improvements without the express written permission of the City. The owner understands that the improvements are within the change area of a residential providing drinking water, a public water system and agrees to properly maintain such improvements and promptly remedy any deficiencies resulting therefrom and effect the clean up thereof to the satisfaction of the City, State and Federal authorities.



STATE OF TEXAS
COUNTY OF TARRANT:

WHEREAS, Rush Creek Baptist Church, acting by and through the undersigned its duly authorized agent, is the sole owner of a tract of land situated in the S.C. Neil Survey, Abstract No. 1150, Tarrant County, Texas, being a portion of the tracts of land described in deeds to J.A. Horman Land Holdings, L.P., recorded in Document No. 020110P355 and 020110P360, Deed Records, Tarrant County, Texas. (D.R.T.C.T.), and being that certain tract of land described in a deed to Rush Creek Baptist Church, recorded in Doc. No. 020405181, D.R.T.C.T., and being more particularly described by metes and bounds as follows:

- BEGINNING at a point in County Road 2007, (E. Seeton Road), said point being the Southwest corner of said Rush Creek Baptist Church tract, and being the Northwest corner of a tract of land described in a deed to the United States of America, recorded in Volume 7160, Page 1039, D.R.T.C.T. from said point an Army Corps of Engineers concrete monument No. 712-3 found bears North 81 deg. 27 min. 23 sec. East, a distance of 24.62 feet;
- THENCE North 01 deg. 32 min. 09 sec. West, along said County Road, a distance of 1124.83 to a P.K. Nail Found for corner, said point being the Northwest corner of said Rush Creek Baptist Church tract, and the Southwest corner of a tract of land described in a deed to Gateway Church, recorded in Document No. 0205119871, D.R.T.C.T.;
- THENCE South 89 deg. 47 min. 40 sec. East, along the common line between said Rush Creek Baptist and said Gateway Church tracts, a distance of 663.70 feet to a 1/2-inch iron rod found for corner;
- THENCE South 09 deg. 11 min. 28 sec. East, a distance of 651.96 feet to a 1/2-inch iron rod set for corner, said 1/2-inch iron rod set being the Southeast corner of said Rush Creek Baptist Church tract, and being in the North line of said USA tract;
- THENCE South 95 deg. 39 min. 24 sec. West, along the North line of said USA tract a distance of 408.68 feet to Conc. Monument found, Monument No. 712-4;
- THENCE South 81 deg. 27 min. 23 sec. West, continuing along the North line of said USA tract, a distance of 368.16 feet to the Point of Beginning, and containing 669,530 square feet or 15.370 acres of land, more or less. Save and Except any and all portion thereof contained within any public or private right of way.

PLANNER / ENGINEER / LANDSCAPE ARCHITECT
COTTER ASSOCIATES, LLC
LAND DEVELOPMENT DESIGN CONSULTANTS
LAND PLANNING / CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
3025 G. West Park Row Drive, Arlington, Texas 76010
Phone: (817) 274-3665 Fax: (817) 795-1051
Email: CALL@COTTERASSOCIATES.COM

SURVEYOR:
MAKL AND ASSOCIATES, INC.
P.O. BOX 4048, ARLINGTON, TEXAS 76010-0408
PHONE: 817-368-2320 FAX: 817-454-8552
EMAIL: MAKLASSOCIATES@GMAIL.COM

OWNER/DEVELOPER: (02020405181, D.R.T.C.T.)
RUSH CREEK BAPTIST CHURCH (aka THE CHURCH ON RUSH CREEK MIRA LAGOS)
2350 SW GREEN OAKS BLVD., ARLINGTON, TEXAS 76017
PHONE: 817-460-7124, FAX: 817-704-0574
E-MAIL: PHILLIP@RUSHCREEK.ORG

Final Plat of
CRC Mira Lagos Addition
Lot 1, Block 1
an addition to the City of Grand Prairie, Tarrant County, Texas
Being a 15.370 acres
S.C. Neil Survey, Abstract No. 1150
Grand Prairie, Tarrant County, Texas
DECEMBER 13, 2010 - CITY CASE NUMBER P101201
0211181024 7-29-2011