




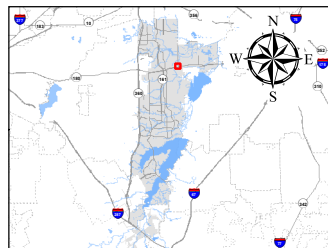


City of Grand Prairie
Planning and Development

(972) 237-8255
www.gptx.org

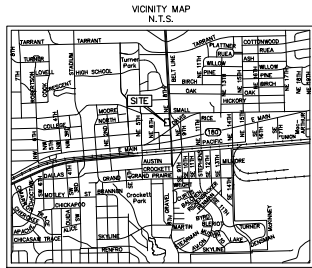
-  Location
-  Street Center Line
-  Parcels

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.

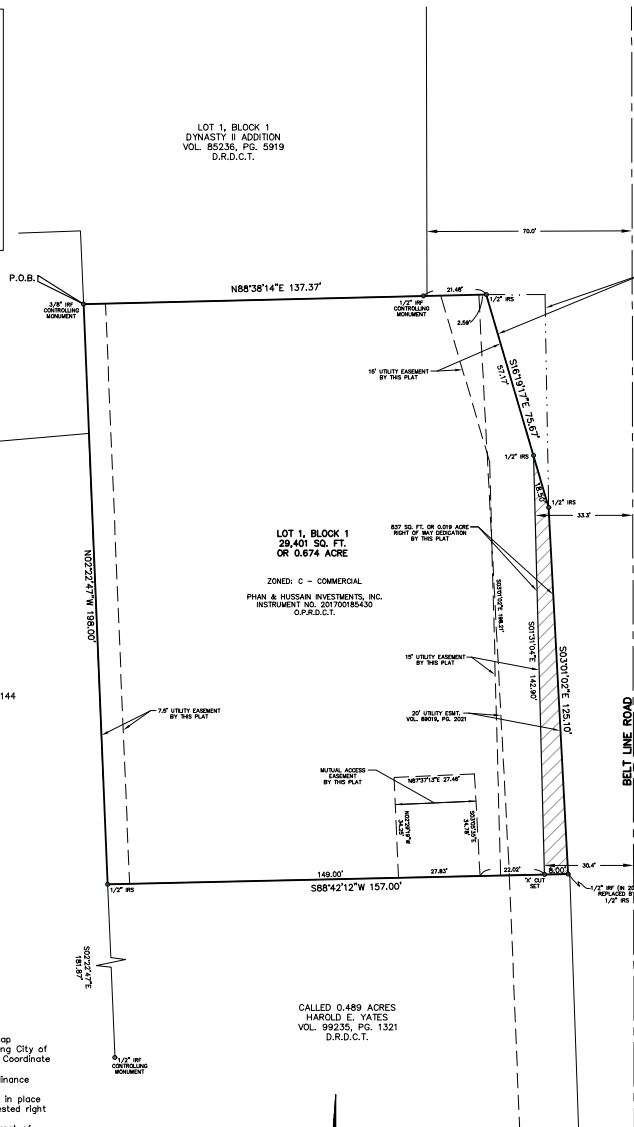


0 0.07 Miles
Grand Prairie
TEXAS
PLANNING
Date: 3/12/2025

Exhibit A - Boundary Description
Page 2 of 2



LOT 1, BLOCK 1
DYNASTY II ADDITION
VOL. 85236, PG. 5919
D.R.D.C.T.

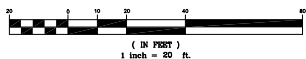


FLOOD CERTIFICATE
The subject property is not located within the 100 year floodplain per Dallas County FIRM Panel #48113C0455L, dated 7/7/14.
Where applicable and prior to construction, submit certification by a professional that site does not have wetlands and other waters of the United States, or a permit for proposed activities in wetlands and other waters of the United States. Wetlands and other waters of the United States are as defined in Section 404 of the Clean Water Act. All delineation's shall certify that they were conducted per U.S. Army Corps of Engineers' requirement. An agreement stipulating that the owner is responsible for maintenance of any wetland mitigation areas is require prior to construction.

- NOTES:
1. IRF - Iron Rod Found
 2. IRS - Iron Rod Set with "Peiser & Mankin Surv" red plastic cap
 3. Basis of Bearing was established using GPS observations holding City of Grand Prairie Geodetic Monuments 56 and 55, and is on the TX Coordinate System (North Central Zone) NAD83 (2007).
 4. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat.
 5. Zoning classifications 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.
 6. The purpose of this plat is to create one lot from a single tract of land.
 7. Streams are to remain natural and maintenance of ponds and streams are solely the responsibility of the property owner or Home Owners Association (HOA)

CALLED 0.489 ACRES
HAROLD E. YATES
VOL. 99235, PG. 1321
D.R.D.C.T.

GRAPHIC SCALE



STATE OF TEXAS
COUNTY OF DALLAS

Being all that certain tract of land situated in the John W. Kirk Survey, Abstract No. 726, City of Grand Prairie, Dallas County, Texas, and being all that certain tract of land conveyed to Phan & Hussain Investments, Inc., by Warranty Deed recorded in Instrument No. 201700185430, Dallas Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the Northwest corner of said Phan & Hussain Investments, Inc. tract, same being the most southerly Southwest corner of Lot 1, Block 1, Dynasty II Addition, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 85236, Page 5919, said Deed Records, same being in an easterly line of that certain tract of land conveyed to the City of Grand Prairie (recording information unknown);

THENCE North 88 deg. 38 min. 14 sec. East, along the common line of said Phan & Hussain Investments, Inc. tract and said Lot 1, passing at a distance of 115.89 feet, a 1/2 inch iron rod found, and continuing along the common line of said Phan & Hussain Investments, Inc. tract and said Lot 1, passing the Southeast corner of said Lot 1, some being in the westerly right-of-way line of Belt Line Road (variable width right-of-way), and continuing along the common line of said Phan & Hussain Investments, Inc. tract and said Belt Line Road, a total distance of 137.37 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Northeast corner of the herein described tract, same being the Northwest corner of that certain tract of land to County of Dallas, by Right-of-Way Deed recorded in Volume 78199, Page 605, said Deed Records;

THENCE along said Belt Line Road as follows:

South 16 deg. 19 min. 17 sec. East, a distance of 75.67 feet to a 1/2 inch iron rod set for angle point;

South 03 deg. 01 min. 02 sec. East, a distance of 125.10 feet to a 1/2 inch iron rod set for the Southeast corner of said Phan & Hussain Investments, Inc. tract, same being the Northeast corner of that certain tract of land conveyed to Harold E. Yates, by deed recorded in Volume 99235, Page 1321, aforesaid Deed Records;

THENCE South 88 deg. 42 min. 12 sec. West, along the common line of said Phan & Hussain Investments, Inc. tract and said Yates tract, a distance of 157.00 feet to a 1/2 inch iron rod set for the Southwest corner of said Phan & Hussain Investments, Inc. tract, same being the Northwest corner of said Yates tract, same being in the West line of that certain tract of land conveyed to Cusa KBC, LLC, by deed recorded in Volume 2003190, Page 13144, said Deed Records;

THENCE North 02 deg. 22 min. 47 sec. West, along the common line of said Phan & Hussain Investments, Inc. tract and said Cusa tract, passing the most easterly Northeast corner of said Cusa tract, same being the Southeast corner of aforesaid City of Grand Prairie tract, and continuing along the common line of said Phan & Hussain Investments, Inc. tract and said City of Grand Prairie tract, a total distance of 198.00 feet to the POINT OF BEGINNING and containing 30,239 square feet or 0.694 acre of computed land, more or less.

STATE OF TEXAS
COUNTY OF TARRANT

That I, Timothy R. Mankin, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City plan Commission of the City of Grand Prairie.

TIMOTHY R. MANKIN, R.P.L.S. 6122

STATE OF TEXAS
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, 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 purpose and considerations therein expressed. Given under my hand and seal of the office this the 26th day of July, 2017.

NOTARY PUBLIC in and for TARRANT COUNTY, TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PHAN & HUSSAIN INVESTMENTS, INC. do hereby adopt this plat designating the heron above described property as **KP STAR ADDITION**, 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 stormwater management areas shown thereon. The easements shown thereon are hereby dedicated and reserved for the purpose as indicated. The utility, access and fire 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 or growths, except fences, vegetation, driveways, and sidewalks less than 6 feet in width shall be constructed or placed upon, over or across the easements as shown except as permitted by the City Ordinance 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 of parts of its respective systems without the necessity of 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.

WITNESS, my hand at _____ Texas, this the ____ day of _____, 2017.

PHAN & HUSSAIN INVESTMENTS, INC.
BY: KHEM PHAN, PRESIDENT

STATE OF TEXAS
COUNTY OF _____:

BEFORE me, the undersigned authority, a Notary Public in and for _____ County, Texas, on this day personally appeared KHEM PHAN, President of Phan & Hussain Investments, Inc., 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 purpose and considerations therein expressed.

Given under my hand and seal of the office this the ____ day of _____, 2017.

NOTARY PUBLIC in and for _____ COUNTY, TEXAS

FINAL PLAT
KP STAR ADDITION
LOT 1, BLOCK 1
BEING 0.694 ACRE OF LAND OUT OF THE
JOHN W. KIRK SURVEY, ABSTRACT NO. 726
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
CASE NUMBER S160701
THIS PLAT FILED IN INSTRUMENT NO. _____

OWNER/DEVELOPER:
PHAN & HUSSAIN INVESTMENTS, INC.
1611 PARK GARDEN COURT
CEDAR HILL, TX 75104

JOB NO.: 13-100999		623 E. DALLAS ROAD GRAPVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F) 817-481-1809 (T) FIRM NO. 100999-00	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		Member Since 1977
DATE: 05-12-2016					
REV: 06-20-2016					
SCALE: 1" = 20'	DRAWN BY: J.B.W.	CHECKED BY: T.R.M.			