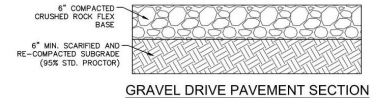
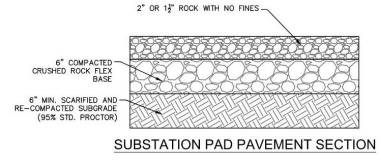
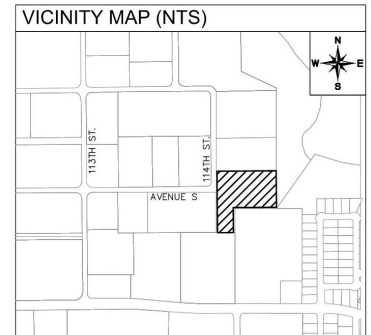
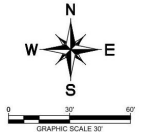
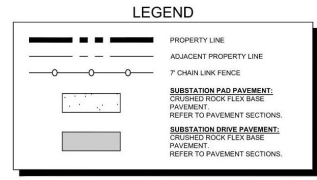
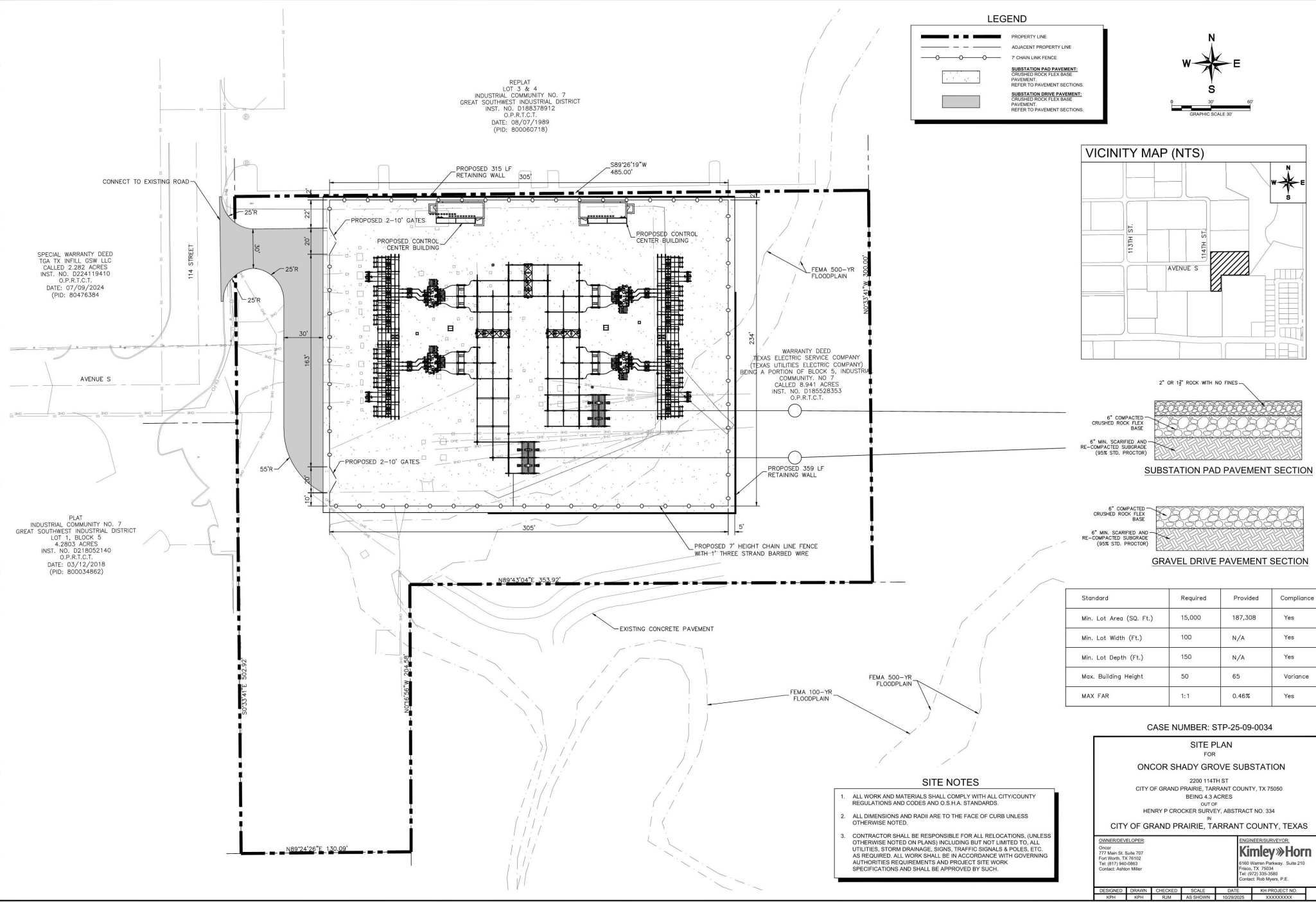


THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND DESIGN PRESENTED HEREAFTER, IS AN INSTRUMENT OF SERVICE, IS PREPARED ONLY FOR THE SPECIFIC PURPOSE AND SITE FOR WHICH IT WAS PREPARED, AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD. THE ENGINEER OF RECORD ASSUMES NO LIABILITY FOR NEGLIGENCE OR MALPRACTICE.

REPLAT
LOT 3 & 4
INDUSTRIAL COMMUNITY NO. 7
GREAT SOUTHWEST INDUSTRIAL DISTRICT
INST. NO. D188378912
O.P.R.T.C.T.
DATE: 08/07/1989
(PID: 800060718)

SPECIAL WARRANTY DEED
TGA TX INFILL, OSW LLC
CALLED 2.282 ACRES
INST. NO. D224119410
O.P.R.T.C.T.
DATE: 07/09/2024
(PID: 80476384)

PLAT
INDUSTRIAL COMMUNITY NO. 7
GREAT SOUTHWEST INDUSTRIAL DISTRICT
LOT 1, BLOCK 5
4.2803 ACRES
INST. NO. D218052140
O.P.R.T.C.T.
DATE: 03/12/2018
(PID: 800034862)



Standard	Required	Provided	Compliance
Min. Lot Area (SQ. Ft.)	15,000	187,308	Yes
Min. Lot Width (Ft.)	100	N/A	Yes
Min. Lot Depth (Ft.)	150	N/A	Yes
Max. Building Height	50	65	Variance
MAX FAR	1:1	0.46%	Yes

- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS, OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.

CASE NUMBER: STP-25-09-0034

SITE PLAN FOR ONCOR SHADY GROVE SUBSTATION

2200 114TH ST
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TX 75050
BEING 4.3 ACRES
OUT OF
HENRY P CROCKER SURVEY, ABSTRACT NO. 334
IN
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER: City of 777 Main St, Suite 707 Fort Worth, TX 76102 Tel: (817) 340-0993 Contact: Anton Miller	ENGINEER/SURVEYOR: Kimley-Horn 1160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5560 Contact: Rob Myers, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
MM	KPM	MM	AS SHOWN	10/20/2025	XXXXXXX