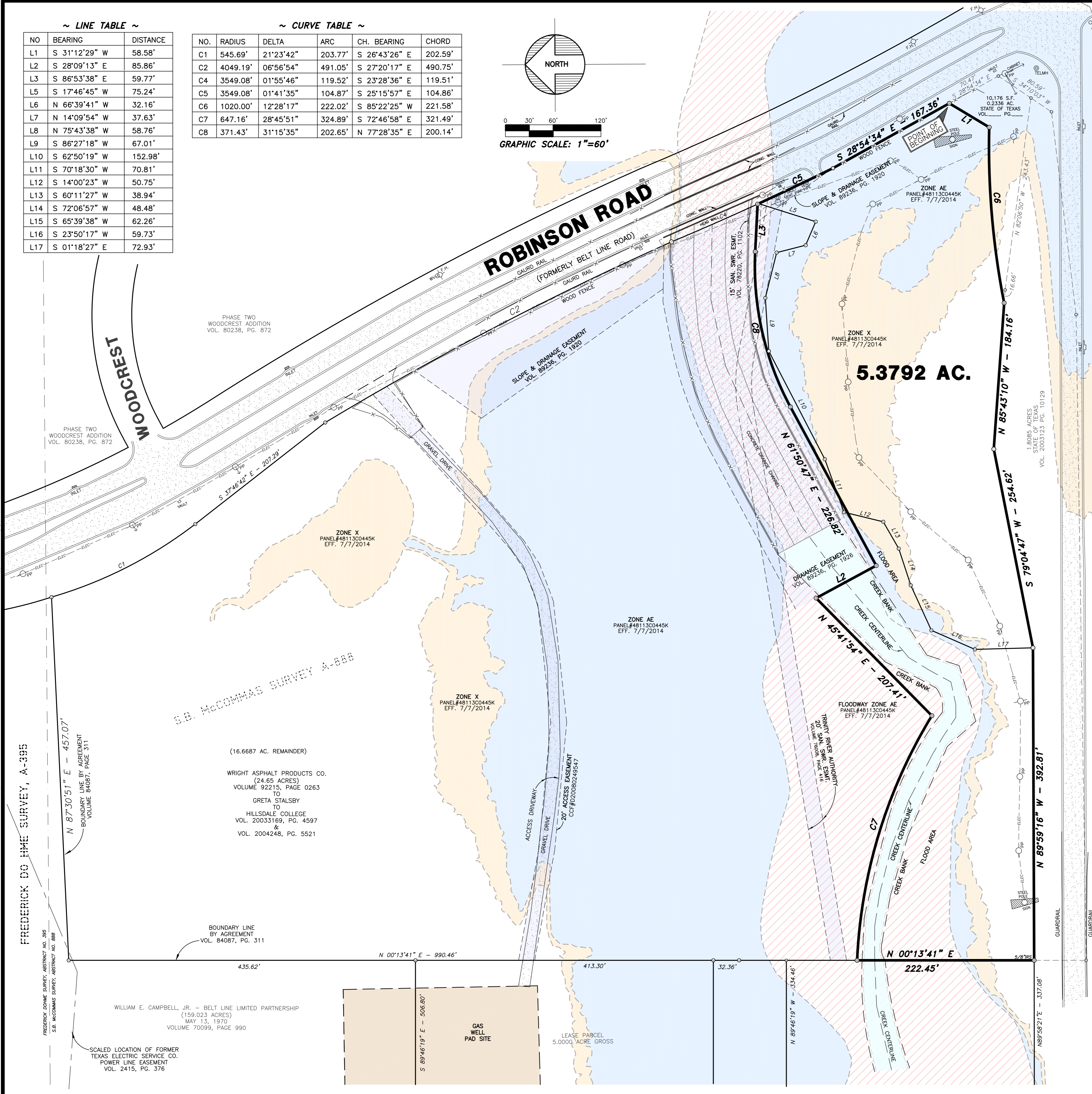
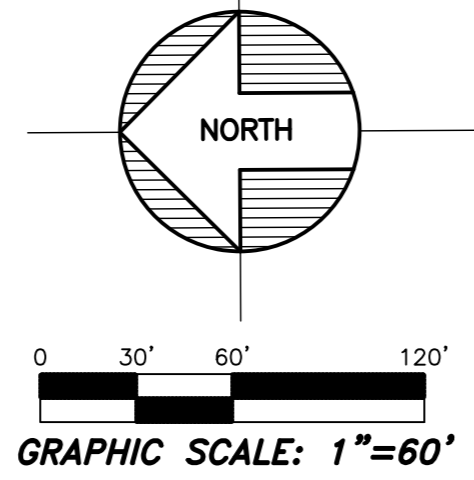


~ LINE TABLE ~

NO	BEARING	DISTANCE
L1	S 31°12'29" W	58.58'
L2	S 28°09'13" E	85.86'
L3	S 86°53'38" E	59.77'
L5	S 17°46'45" W	75.24'
L6	N 66°39'41" W	32.16'
L7	N 14°09'54" W	37.63'
L8	N 75°43'38" W	58.76'
L9	S 86°27'18" W	67.01'
L10	S 62°50'19" W	152.98'
L11	S 70°18'30" W	70.81'
L12	S 14°00'23" W	50.75'
L13	S 60°11'27" W	38.94'
L14	S 72°06'57" W	48.48'
L15	S 65°39'38" W	62.26'
L16	S 23°50'17" W	59.73'
L17	S 01°18'27" E	72.93'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	545.69'	21°23'42"	203.77'	S 26°43'26" E	202.59'
C2	4049.19'	06°56'54"	491.05'	S 27°20'17" E	490.75'
C4	3549.08'	01°55'46"	119.52'	S 23°28'36" E	119.51'
C5	3549.08'	01°41'35"	104.87'	S 25°15'57" E	104.86'
C6	1020.00'	12°28'17"	222.02'	S 85°22'25" W	221.58'
C7	647.16'	28°45'51"	324.89'	S 72°46'58" E	321.49'
C8	371.43'	31°15'35"	202.65'	N 77°28'35" E	200.14'



INTERSTATE HIGHWAY NO. 20

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DALLAS COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48113C0445K, MAP REVISED, JULY 7, 2014, THE PROPERTY SHOWN HEREON LIES PARTIALLY IN IN ZONE "X" SHADDED (OTHER FLOOD AREAS) AND PARTIALLY IN ZONE "AE" (SFHAS), AND ALSO LIES PARTIALLY IN A FLOODWAY AREA IN ZONE "AE".

ZONE "X" SHADDED IS 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.

ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED.

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

CERTIFICATION

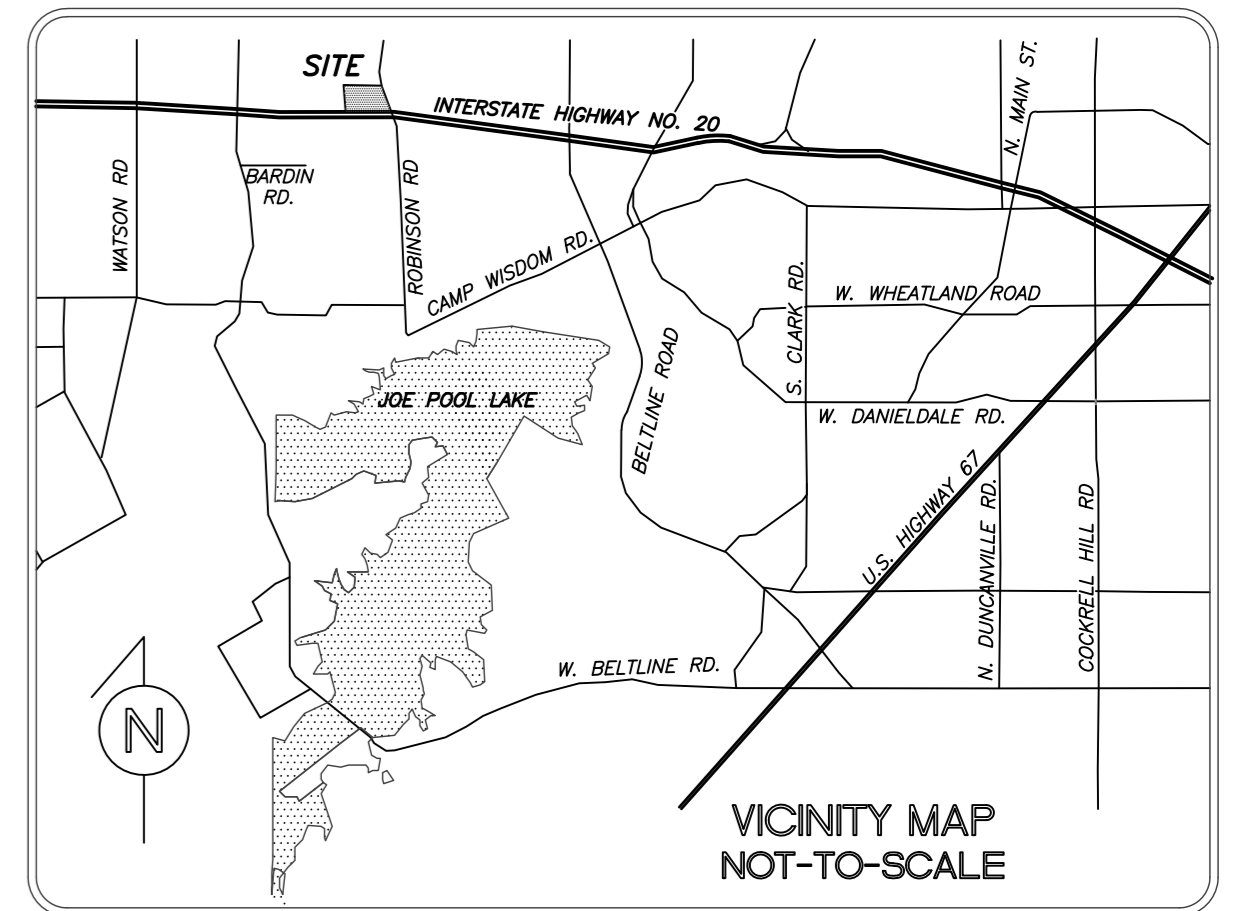
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, MADE ON THE GROUND, THIS DATE, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY BE OF RECORD, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED AND THAT THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1990

LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRF IRON ROD FOUND (SIZE AS NOTED)
- ORF IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- STMH SANITARY SEWER MANHOLE
- SMH STORM SEWER MANHOLE
- WMH WATER MANHOLE
- OV SAN. SWR. CLEAN OUT
- GV GAS VALVE
- WV WATER VALVE
- WM WATER METER
- B BOLLARD
- SP SIGNAL POLE
- SB SIGNAL BOX
- EV ELECTRIC VAULT
- EB ELECTRIC BOX
- SS STREET SIGN
- CM CABLE MARKER
- CB CABLE BOX
- S SIGN
- OAS AUTO SPRINKLER TRANSFORMER PAD
- TPAD TRANSFORMER PAD
- TR TREE



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S. B. McCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (CALLED 24.65 ACRE) TRACT OF LAND CONVEYED TO WRIGHT ASPHALT PRODUCTS COMPANY BY DEED RECORDED IN VOLUME 92215 AT PAGE 263 OF DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO BEING THE PROPERTY CONVEYED TO HILLSDALE COLLEGE BY DEEDS RECORDED IN VOLUME 2003169 AT PAGE 4597 AND VOLUME 2004248 AT PAGE 5521 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT THE NORTH END OF A CORNER CLIP FOUND AT THE INTERSECTION OF WEST RIGHT OF WAY LINE OF ROBINSON ROAD AND ALONG THE SAID CORNER CLIP FOR A DISTANCE OF 58.58 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET WITH A CENTRAL ANGLE OF 12° 28' 17" AND A CHORD BEARING SOUTH 85° 22' 25" WEST AT A DISTANCE OF 221.58 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS FOR AN ARC DISTANCE OF 222.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3;

1. NORTH 85° 43' 10" WEST FOR A DISTANCE OF 184.16 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 79° 04' 47" WEST FOR A DISTANCE OF 254.62 FEET TO A 5/8" IRON ROD SET FOR CORNER;
3. NORTH 89° 59' 16" WEST FOR A DISTANCE OF 392.81 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE COMMON LINE OF THAT CERTAIN (CALLED 159.023 ACRE) TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. - BELT LINE LIMITED PARTNERSHIP BY DEED DATED MAY 13, 1970 AND RECORDED IN VOLUME 70099 AT PAGE 990 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND AFORESAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRE) TRACT, AS ESTABLISHED BY BOUNDARY LINE AGREEMENT BY AND BETWEEN WILLIAM CAMPBELL, JR. AND WRIGHT ASPHALT PRODUCTS COMPANY BY INSTRUMENT DATED APRIL 1, 1984 AND RECORDED IN VOLUME 84087, PAGE 311, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00° 13' 41" EAST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 AS DESCRIBED IN A DEED TO STATE OF TEXAS AND RECORDED IN VOLUME 2003123, PAGE 10129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, ALONG THE COMMON LINE OF SAID CAMPBELL-BELT LINE (159.023 ACRE) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRE) TRACT, PER THE AFORESAID BOUNDARY LINE AGREEMENT FOR A DISTANCE OF 222.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 647.16 FEET WITH A CENTRAL ANGLE OF 28° 45' 51" AND A CHORD BEARING SOUTH 72° 46' 58" EAST AT A DISTANCE OF 321.49 FEET;

THENCE SOUTHEASTERLY AND LEAVING THE COMMON LINE OF SAID CAMPBELL-BELT LINE (159.023 ACRE) TRACT AND SAID WRIGHT ASPHALT PRODUCTS COMPANY (24.65 ACRE) TRACT, PER THE AFORESAID BOUNDARY LINE AGREEMENT AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 324.89 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 45° 41' 54" EAST FOR A DISTANCE OF 207.41 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 28° 09' 13" EAST FOR A DISTANCE OF 85.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 61° 50' 47" EAST FOR A DISTANCE OF 226.82 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 371.43 FEET WITH A CENTRAL ANGLE OF 31° 15' 35" AND A CHORD BEARING NORTH 77° 28' 35" EAST AT A DISTANCE OF 200.14 FEET;

THENCE NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 202.65 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 86° 53' 38" EAST FOR A DISTANCE OF 59.77 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3549.08 FEET WITH A CENTRAL ANGLE OF 01° 41' 35" AND A CHORD BEARING SOUTH 25° 15' 57" EAST AT A DISTANCE OF 104.86 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR AN ARC DISTANCE OF 104.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 28° 54' 34" EAST CONTINUING ALONG THE AFORESAID WEST RIGHT OF WAY LINE OF ROBINSON ROAD FOR AN ARC DISTANCE OF 167.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3792 ACRES OF LAND, MORE OR LESS.

BOUNDARY SURVEY
HILLSDALE COLLEGE TRACT
5.3792 ACRES OF LAND
S.B. McCOMMAS SURVEY, A-888
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

DATE: AUGUST 16, 2019
SCALE: 1"=60'
DRP@PETREE@BLUESKYSURVEYING.COM
TBLPS REGISTRATION No. 10105700
F:\Mayfield\bltline\161\HillsdaleCollege\5 AC.DWG