



**LEGEND**

- C.M. ~ CONTROLLING MONUMENT
- TOP ~ TOP OF FILL DIRT
- EGCI ~ EDGE OF CONCRETE AT GRATE INLET
- WFC ~ WROUGHT IRON FENCE CORNER
- RCP ~ REINFORCED CONCRETE PIPE
- TOS ~ TOP OF SLOPE
- BOS ~ BOTTOM OF SLOPE
- NG ~ NATURAL GROUND
- TC ~ TOP OF CURB
- EA ~ EDGE OF ASPHALT
- G ~ GUTTER
- EG ~ EDGE OF GRAVEL
- EA ~ EDGE OF CONCRETE
- THW ~ TOP OF HEADWALL
- TOW ~ TOP OF WING WALL
- TOC ~ TOP OF CONCRETE
- TOR ~ TOP OF RIM
- SMH ~ STORM DRAIN MANHOLE
- MH ~ MAN HOLE
- HR ~ HATCH RAMP
- IN ~ INLET
- SW ~ SIDEWALK
- STFC ~ STOCKADE FENCE CORNER
- ANK ~ ANCHOR
- FL ~ FLOWLINE
- MD ~ MEASURE DOWN
- SFL ~ STOCKADE FENCE LINE
- FIRC ~ FOUND IRON ROD WITH CAP
- FIR ~ FOUND IRON ROD
- PL ~ PROPERTY LINE
- C ~ CENTER LINE
- ANC ~ ANCHOR
- C/O ~ CLEAN OUT
- LP ~ LIGHT POLE
- FH ~ FIRE HYDRANT
- WM ~ WATER METER
- PP ~ POWER POLE
- WV ~ WATER VALVE
- ICV ~ IRRIGATION CONTROL VALVE
- SMH ~ STORM DRAIN MAN HOLE
- TMH ~ TELEPHONE MAN HOLE
- SMH ~ SANITARY SEWER MANHOLE
- OHSL ~ OVERHEAD
- ELECTRIC LINE
- FENCE LINE
- ANCHOR

LOT 1, BLOCK A  
PRAIRIE ESTATES VILLAS  
VOL. 98220, PG.83  
P.R./D.C.T.

BOB BRUGGEMEYER AND BOB SCHWARTZ  
VOL. 83276, PG.4294  
D.R./D.C.T.

LOTT 11  
BRUGGEMEYER & SCHWARTZ ADDITION  
VOL. 82021, PG.2309  
P.R./D.C.T.

LOT 1, BLOCK A  
PARK 161 DISTRIBUTION CENTER  
INST#201500046514  
P.R./D.C.T.

T.B.M.  
(X) CUT SET  
IN SIDEWALK WEST  
OF INLET  
ELEV.=537.23'

**Note:**  
1. The basis of elevation for this Topographic survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Latico GPS Reference Network.  
2. I have examined the Flood Insurance Rate Map for the City of Grand Prairie, Dallas County, Texas, Community Panel No. 4813C0295, Suffix K, Map Effective Date: 7/7/14, and it appears that part of the subject property lies in Zone "X", special flood hazard area.  
3. Before building, owner/developer should verify right of way access and or denial, existing easements, boundary lines, building lines with City of Grand Prairie Planning Dept. per the current zoning, ect.  
4. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.  
5. This drawing does not constitute a boundary survey. Bearings and distances are from a survey prepared by James M. Mobly RPLS 4128 Dated 11/26/2104.

**TOPOGRAPHIC SURVEY**  
**9.2644 ACRE TRACT**  
**OUT OF THE P.H. FORD SURVEY**  
**ABST#1711 AND THE JOSEPH C.**  
**REED SURVEY, ABST#1729**  
City of Grand Prairie, Dallas County, Tx.  
**KEETON SURVEYING COMPANY**  
H.B. KEETON W.S. "STEVE" KEETON  
REGISTERED PROFESSIONAL LAND SURVEYORS  
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS  
PHONE: (972) 641-0843 FAX: (972) 647-0154  
E-MAIL: kac4019@abglobal.net  
DATE: 12/08/2016 SCALE: FILE:  
1"=40' BRUGGEMEYER-TOPO.dwg  
REV-2016-PROJECTS/P.H. FORD & BRUGGEMEYER

**BENCHMARK:**  
City of Grand Prairie G.P.S. Monument #59  
The station is located on the west side of  
19th street, approximately 88 feet south of  
the centerline of dalworth street and  
approximately 8.1 feet west of the 19th  
street back of curb.  
(NAVD '88, GEDID '03) Elev=562.78'

