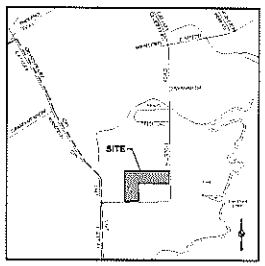


LADOGA DRIVE
(VARIABLE WIDTH PUBLIC R.O.W.)

SEETON ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

WATERPOINT STREET
(50-FOOT PUBLIC R.O.W.)

SPRING LAKE DRIVE
(50-FOOT PUBLIC R.O.W.)

PAIGE PLACE

SEVIE LANE

LAKEVIEW WEST ADDITION SECTION 2, PHASE I INST. NO. D216010680 O.P.R.T.C.T.

LAKEVIEW WEST INST. NO. 20120235131 O.P.R.T.C.T.

CALLED 8.89 ACRES CLEARVIEW ESTATES LOT VENTURE, LTD INST. NO. D217072808 O.P.R.T.C.T.

REMAINDER OF A CALLED 13.14 ACRES (TRACT 2) RAYAN REAL ESTATE, LLC SERIES H INST. NO. D215208691 O.P.R.T.C.T.

REMAINDER OF A CALLED 1.33 ACRES (TRACT 1) RAYAN REAL ESTATE, LLC SERIES H INST. NO. D215208691 O.P.R.T.C.T.

CALLED 58.53 ACRES (TRACT 307) UNITED STATES OF AMERICA VOL. 2171, PG. 1201 D.R.T.C.T.

CALLED 14.704 ACRES (TRACT 1) UNITED STATES OF AMERICA INST. NO. D212212438 D.R.T.C.T.

CALLED 19.22 ACRES UNITED STATES OF AMERICA VOL. 2171, PG. 443 D.R.T.C.T.

ZONE X (SHADED)

ZONE X (UNSHADED)

FLOWAGE EASEMENT (TRACT NO. 204) UNITED STATES OF AMERICA VOL. 2171, PG. 1201 D.R.T.C.T.

POB

N 89°44'47" E 537.78'

S 89°44'47" W 545.29'

S 89°56'46" W 300.00'

S 00°19'04" E 213.74'

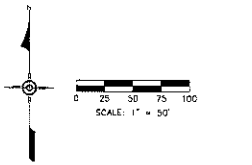
S 46°19'36" W 140.39'

N 00°14'38" W 670.10'

S 00°14'38" E 177.35'

S 00°14'38" E 115.96'

S 04°03'29" E 75.17'



LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
MAG	MAG NAIL WITH WASHER STAMPED "STANTEC" SET
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC	ACRE
SF	SQUARE FEET
B.L.	BUILDING LINE
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
W.M.E.	WALL MAINTENANCE EASEMENT
W.E.	WORKWAY EASEMENT
	DENOTES STREET NAME CHANGE
F.K.A.	FORMERLY KNOWN AS
(2)	BLOCK NUMBER

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S44°52'00"W	22.73'
L2	N01°41'38"W	33.60'
L3	N01°41'38"W	11.08'
L4	N03°31'16"E	54.04'
L5	N03°31'16"E	21.44'
L6	N41°02'33"W	21.87'
L7	N41°02'33"W	53.61'
L8	N01°41'38"W	11.51'
L9	N01°41'38"W	32.40'
L10	N45°14'38"W	28.28'
L11	S01°41'38"E	72.43'
L12	S01°41'38"E	11.10'
L13	S41°03'29"E	54.02'
L14	S41°03'29"E	21.14'
L15	S88°36'23"E	38.22'
L16	S88°36'23"E	38.05'
L17	N89°44'47"E	26.14'
L18	N89°44'47"E	37.16'
L19	S41°30'43"E	32.68'
L20	S83°20'36"W	24.11'
L21	S83°20'36"W	31.05'
L22	N89°44'47"E	14.06'
L23	N89°44'47"E	52.53'
L24	S44°42'55"W	28.27'
L25	S44°42'55"W	7.07'
L26	N01°23'21"E	30.54'
L27	S14°48'24"W	61.12'
L28	S83°30'13"E	31.07'
L29	S83°27'35"W	39.39'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	78.53'	50.00'	89°59'25"	70.70'	N44°45'05"E
C2	136.26'	530.00'	15°00'48"	135.87'	S37°11'26"W

LOT AREA TABLE

BLOCK A

LOT #	AREA	ACREAGE	LOT WIDTH AT 25' SETBACK
1	8,451	0.194	57.56'
2	7,897	0.181	62.12'
3	8,110	0.186	65.05'
4	8,125	0.187	65.00'
5	8,125	0.187	65.00'
6	8,125	0.187	65.00'
7	7,892	0.181	58.33'
8	13,981	0.321	65.00'
9	14,414	0.331	68.49'
10	7,957	0.183	56.32'
11	8,125	0.187	63.00'
12	8,125	0.187	63.00'
13	8,125	0.187	63.00'
14	8,125	0.187	65.00'
15	8,125	0.187	65.00'
16	8,125	0.187	65.00'
17	8,125	0.187	63.00'
18	8,106	0.186	65.00'
19	7,882	0.181	65.11'
20	8,495	0.195	52.40'

BLOCK B

LOT #	AREA	ACREAGE	LOT WIDTH AT 25' SETBACK
1	8,515	0.195	57.50'
2	7,798	0.179	65.10'
3	7,795	0.179	65.05'
4	7,800	0.179	65.00'
5	8,312	0.191	68.43'
6	9,040	0.208	57.50'
7	8,125	0.187	65.00'
8	8,125	0.187	65.00'
9	8,125	0.187	65.00'
10	8,125	0.187	65.00'
11	8,125	0.187	65.00'
12	8,125	0.187	65.00'
13	8,125	0.187	65.00'
14	8,082	0.186	65.00'
15	7,848	0.180	65.08'

HOA

LOT #	AREA	ACREAGE
16X	4,042	0.113
17X	487	0.011
18X	1,140	0.026
21X	487	0.011
22X	520	0.012

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99988014.
2. REFERENCE BENCHMARKS:

   CITY OF GRAND PRAIRIE GPS MONUMENT NUMBER 71 PUBLISHED ELEVATION = 554.46

   CUT "X" FOUND IN PAVEMENT APPROXIMATELY 42±FEET NORTH FROM THE SOUTHEAST CURB RETURN OF GRAND PENINSULA DRIVE AND SEETON ROAD. REFERENCE SEETON ROAD PHASE 2 PAVING, DRAINAGE, WATER & SEWER IMPROVEMENTS 75% FINAL REVIEW PLANS PREPARED BY TEAGUE NALL & PERKINS DATED JANUARY 2017. PUBLISHED ELEVATION = 551.25'

   SITE BENCHMARK:

   SQUARE CUT SET ON SOUTH END OF MEDIAN ALONG THE WEST SIDE OF SEETON ROAD APPROXIMATELY 730±FEET SOUTH FROM THE CENTERLINE OF LADOGA DRIVE. ELEVATION = 548.71'
3. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER PANEL NO. 48439C0440H, DATED SEPTEMBER 25, 2009.
4. BASED ON THE CITY OF GRAND PRAIRIE'S INTERACTIVE MAP, THE SUBJECT TRACT OF LAND IS CURRENTLY WITHIN THE PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL USAGE PER ORDINANCE NUMBER 10245-2017. THIS ZONING STATEMENT SHALL NOT CREATE LIABILITY UPON THE SURVEYOR.
5. ZONING CLASSIFICATION INDICATED ON THIS PLAT REFLECTS THE ZONING IN PLACE AT THE TIME THIS PLAT WAS APPROVED AND DOES NOT REPRESENT A VESTED RIGHT TO THE ZONING INDICATED.
6. EXISTING OR FUTURE MINIMUM SET-BACKS ESTABLISHED BY CITY ORDINANCE SHALL TAKE PRECEDENCE OVER BUILDING LINES INDICATED ON THIS PLAT.
7. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO PROVIDE FOR THE GENERAL LAYOUT AND LOCATION OF PROPOSED LOTS, STREETS, ACCESS APPROACHES, EASEMENTS, AND OTHER REQUIREMENTS PRIOR TO FULL CIVIL ENGINEERING NECESSARY FOR FINAL PLAT.
8. IT IS THE FURTHER PURPOSE OF THIS PRELIMINARY PLAT TO ESTABLISH THE DEVELOPMENT FRAMEWORK NECESSARY TO ENSURE THE DELIVERY OF SERVICES TO EACH LOT, INCLUDING, BUT NOT NECESSARILY LIMITED TO, WATER, SEWER, STORM DRAIN, UTILITIES, AND INGRESS/EGRESS; TO THE PUBLIC STREET SYSTEM. THE DEDICATION OR ESTABLISHMENT OF ADDITIONAL RIGHT OF WAY, CROSS ACCESS EASEMENTS, UTILITY AND DRAINAGE EASEMENTS, AND/OR OTHER NECESSARY EASEMENTS, AS REQUIRED BY THE CITY, SHALL BE PROVIDED AT THE TIME OF FINAL PLAT.
9. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA. THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE LOTS.
10. THE TOTAL AREA DEVOTED TO RIGHT-OF-WAY IS 66,882 SQUARE FEET
11. NET SUBDIVISION DENSITY IS 3.9 RESIDENTIAL LOTS PER ACRE.

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5774
May 31, 2017

APPLICANT/OWNER
CLEARVIEW ESTATES LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 888-8856
CONTACT: RICK DARRAGH

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 981-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.

PRELIMINARY PLAT
CLEARVIEW ESTATES
LOTS 1 - 20, 21X AND 22X, BLOCK A AND LOTS 1 - 15, 16X, 17X AND 18X, BLOCK B,
(5 OPEN SPACE LOTS AND 35 RESIDENTIAL LOTS)
BEING A 8.891 ACRE TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
40 LOTS - 8.891 ACRES
CASE NUMBER P170606
MAY 31, 2017

Planning Department

STANTEC PROJECT NO. 222210700

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MAY 31 2017
Received

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, CLEARVIEW ESTATES LOT VENTURE, LTD. IS THE OWNER OF A 8.891 ACRE TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.89 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CLEARVIEW ESTATES LOT VENTURE, LTD. RECORDED IN INSTRUMENT NUMBER D217077808, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.); SAID 8.89 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "JBI" FOUND FOR THE NORTHEAST CORNER OF SAID 8.89 ACRE TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK B OF LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, RECORDED IN INSTRUMENT NUMBER D213210090, O.P.R.T.C.T., AND BEING IN THE EAST LINE OF LOT 10, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1;

THENCE, NORTH 89°44'47" EAST ALONG THE COMMON NORTH LINE OF SAID 8.89 ACRE TRACT OF LAND WITH THE SOUTH LINE OF BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AT A DISTANCE OF 807.78 FEET PASSING A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR THE SOUTHEAST CORNER OF LOT 25A, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SECTION ROAD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING ALONG THE NORTH LINE OF SAID 8.89 ACRE TRACT OF LAND, IN ALL FOR A TOTAL DISTANCE OF 907.78 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE NORTHEAST CORNER OF SAID 8.89 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF SAID SECTION ROAD;

THENCE, SOUTH 00°15'04" EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID SECTION ROAD, AND THE MOST EASTERLY LINE OF SAID 8.89 ACRE TRACT, A DISTANCE OF 213.74 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR CORNER;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID 8.89 ACRE TRACT OF LAND THE FOLLOWING CALLS:

SOUTH 48°19'38" WEST, A DISTANCE OF 130.36 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 89°44'47" WEST, A DISTANCE OF 545.28 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 00°14'28" EAST, A DISTANCE OF 177.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 84°03'28" EAST, A DISTANCE OF 70.17 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

SOUTH 00°14'28" EAST, A DISTANCE OF 118.66 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR THE SOUTHEAST CORNER OF SAID 8.89 ACRE TRACT OF LAND AND BEING IN THE APPROXIMATE CENTERLINE OF SAID SECTION ROAD;

THENCE, SOUTH 89°36'46" WEST, ALONG THE SOUTH LINE OF SAID 8.89 ACRE TRACT OF LAND AND THE APPROXIMATE CENTERLINE OF SAID SECTION ROAD, A DISTANCE OF 300.00 FEET TO A MAG NAIL WITH WASHER STAMPED "STANTEC" SET FOR CORNER;

THENCE, NORTH 00°14'27" WEST, ALONG THE WESTERLY LINE OF SAID 8.89 ACRE TRACT OF LAND AT A DISTANCE OF 30.00 FEET PASSING A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TNP" FOUND FOR THE SOUTHEAST CORNER OF LOT 1R, BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, CONTINUING ALONG THE COMMON WESTERLY LINE OF SAID 8.89 ACRE TRACT OF LAND WITH THE EASTERLY LINE OF BLOCK B OF SAID LAKEVIEW WEST ADDITION SECTION 2, PHASE 1, IN ALL FOR A TOTAL DISTANCE OF 830.10 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 8.891 ACRES OR 387,309 SQUARE FEET OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CLEARVIEW ESTATES LOT VENTURE, LTD AND RAFAH REAL ESTATE, LLC SERIES H** DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **CLEARVIEW ESTATES**, 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 STORM WATER MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY DEDICATED AND RESERVED FOR THE PURPOSES 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, INCLUDING FENCES, SHALL BE PERMITTED IN AN EROSION HAZARD EASEMENT. 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 CITY ORDINANCES. 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 THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT 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.

THIS PLAT, APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

BY: _____
NAME

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLIE ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2017.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, MICHAEL J. MURPHY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE CITY OF GRAND PRAIRIE DEVELOPMENT CODE.

DATED THIS THE ____ DAY OF _____, 2017

_____
MICHAEL J. MURPHY, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be recorded for any purpose
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
May 31, 2017

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, 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 THEREIN EXPRESSED EXPRESSED AND UNDER OATH STATED THE THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____ 2017

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT
CLEARVIEW ESTATES
LOTS 1 - 20, 21X AND 22X, BLOCK A AND LOTS 1 - 15, 16X, 17X AND 18X, BLOCK B,
(5 OPEN SPACE LOTS AND 35 RESIDENTIAL LOTS)
BEING A 8.891 ACRE TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
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MAY 31, 2017

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CONTACT: MICHAEL J. MURPHY, R.P.L.S.

STANTEC PROJECT NO. 222210700

Planning Department

MAY 31 2017

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