

VICINITY MAP
NOT TO SCALE
MA9050 1260

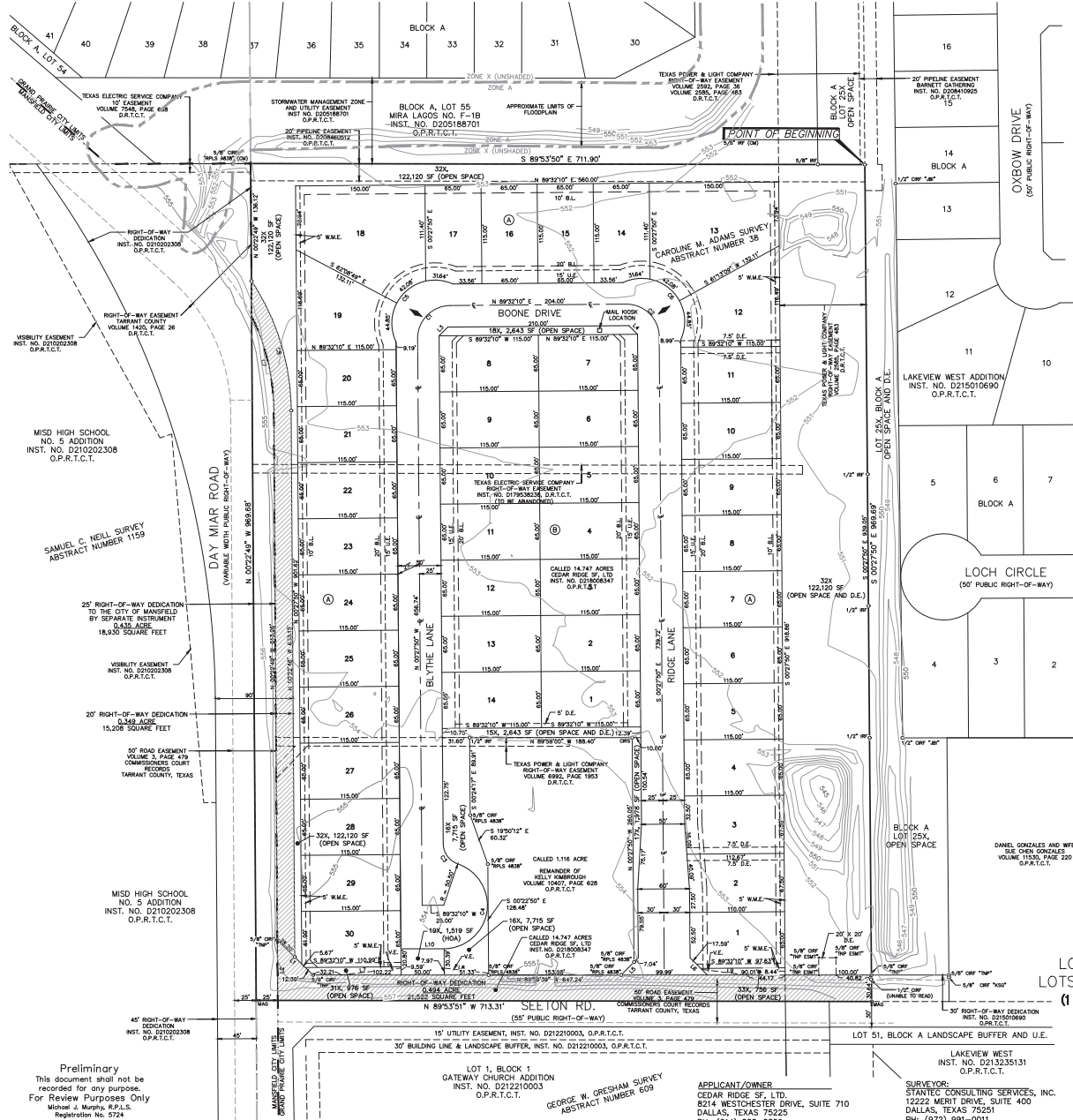
LEGEND

- IRF IRON ROD FOUND
CRF CAPPED IRON ROD FOUND
CRS 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
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
(CM) CONTROLLING MONUMENT
INST. NO. INSTRUMENT NUMBER
B.L. BUILDING LINE
W.M.E. WALL MAINTENANCE EASEMENT
V.E. VISIBILITY EASEMENT
D.E. DRAINAGE EASEMENT
C. CENTERLINE
DENOTES STREET NAME CHANGE
A BLOCK NUMBER

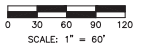
BLOCK A LOT AREA			BLOCK B LOT AREA		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	7,073	0.1624	1	7,475	0.1716
2	7,478	0.1717	2	7,475	0.1716
3	7,722	0.1773	3	7,475	0.1716
4	7,475	0.1716	4	7,475	0.1716
5	7,475	0.1716	5	7,475	0.1716
6	7,475	0.1716	6	7,475	0.1716
7	7,475	0.1716	7	7,475	0.1716
8	7,475	0.1716	8	7,475	0.1716
9	7,475	0.1716	9	7,475	0.1716
10	7,475	0.1716	10	7,475	0.1716
11	7,475	0.1716	11	7,475	0.1716
12	9,703	0.2227	12	7,475	0.1716
13	16,290	0.3740	13	7,475	0.1716
14	7,364	0.1691	14	7,475	0.1716
15	7,475	0.1716			
16	7,475	0.1716			
17	7,364	0.1691			
18	16,290	0.3740			
19	9,725	0.2233			
20	7,475	0.1716			
21	7,475	0.1716			
22	7,475	0.1716			
23	7,475	0.1716			
24	7,475	0.1716			
25	7,475	0.1716			
26	7,475	0.1716			
27	7,475	0.1716			
28	7,475	0.1716			
29	7,475	0.1716			
30	7,467	0.1714			

HOA LOT AREA		
LOT #	SQUARE FEET	ACRES
15X, BLOCK B	2,643	0.0607
16X, BLOCK B	7,715	0.1771
17X, BLOCK B	1,978	0.0454
18X, BLOCK B	2,200	0.0505
19X, BLOCK B	1,519	0.0349
20X, BLOCK A	976	0.0224
32X, BLOCK A	122,120	2.8035
33X, BLOCK A	756	0.0173

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
March 2, 2018



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 45°32'17" E	11.60'
L2	S 00°22'49" E	70.00'
L3	N 44°32'10" E	14.14'
L4	S 45°27'50" E	14.14'
L5	N 44°46'15" E	21.12'
L6	S 45°10'13" E	28.42'
L7	N 83°28'31" E	70.39'
L8	N 83°30'23" E	51.72'
L9	S 82°54'02" E	52.80'
L10	N 89°59'39" E	50.00'



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	59.69'	38.00'	90°00'00"	53.74'
C2	59.69'	38.00'	90°00'00"	53.74'
C3	30.83'	25.00'	70°39'46"	28.92'
C4	141.61'	50.50'	160°39'46"	99.57'
C5	122.14'	50.00'	139°57'44"	93.96'
C6	122.14'	50.00'	139°57'44"	93.96'
C7	113.68'	254.20'	25°37'26"	112.74'
C8	159.32'	274.20'	33°17'30"	157.09'

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (NAD 83) BASED ON LEICA GPS2005S NORTH TEXAS SHAPNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999980014.
- REFERENCE BENCHMARKS:
3-1/4-INCH ALUMINUM MONUMENT STAMPED "GPS #28" FOUND ALONG THE EAST SIDE OF DAY-MAR ROAD, APPROXIMATELY 21 FEET EAST FROM THE CENTERLINE OF DAY-MAR ROAD, APPROXIMATELY 43 FEET NORTH FROM THE CENTERLINE OF SETON ROAD. NORTHING: 6,901,221.89; EASTING: 2,419,894.52; PUBLISHED ELEVATION = 554.33'; STANTEC ELEVATION = 553.77'.
3-1/4-INCH ALUMINUM MONUMENT STAMPED "GPS #71" SET IN CONCRETE FOUND APPROXIMATELY 111 FEET NORTHEAST FROM THE INTERSECTION OF ENGLAND PARKWAY AND NORTH CANNON LAKES AND 65 FEET WEST FROM THE CENTERLINE OF NORTH CANNON LAKES. NORTHING: 6,901,028.48; EASTING: 2,415,284.38; PUBLISHED ELEVATION = 554.46'.
SITE BENCHMARK:
SQUARE CUT SET ON TOP OF CONCRETE HEADWALL APPROXIMATELY 760 FEET EAST FROM THE CENTERLINE OF DAY-MAR ROAD, APPROXIMATELY 40 FEET NORTH FROM THE CENTERLINE OF SETON ROAD. ELEVATION = 548.56'.
3. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO. 444304000, DATED SEPTEMBER 25, 2008.
4. BASED ON THE CITY OF GRAND PRAIRIE'S INTERACTIVE MAP, THE SUBJECT TRACT OF LAND IS CURRENTLY WITHIN THE PLANNED DEVELOPMENT DISTRICT (PD-370) FOR SINGLE FAMILY RESIDENTIAL USAGE PER ORDINANCE NUMBER 10400-2017. 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, EASEMENTS, ACCESS EASEMENTS, UTILITIES, 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 66,862 SQUARE FEET.
11. NET SUBDIVISION DENSITY IS 0.335 RESIDENTIAL LOTS PER ACRE.

PRELIMINARY PLAT
CEDAR RIDGE ESTATES
LOTS 1 - 30, 31X, 32X AND 33X, BLOCK A AND
LOTS 1 - 14, 15X, 16X, 17X, 18X AND 19X, BLOCK B,
(1 HOA LOT, 7 OPEN SPACE LOTS AND 44 RESIDENTIAL LOTS)
BEING A 14,747 ACRE TRACT OF LAND SITUATED IN THE
CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
52 LOTS - 14,747 ACRES
CASE NUMBER P180305
MARCH 2, 2018

APPLICANT/OWNER
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DALLAS, TEXAS 75225
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CONTACT: JOHN ARNOLD

SURVEYOR:
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DALLAS, TEXAS 75225
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