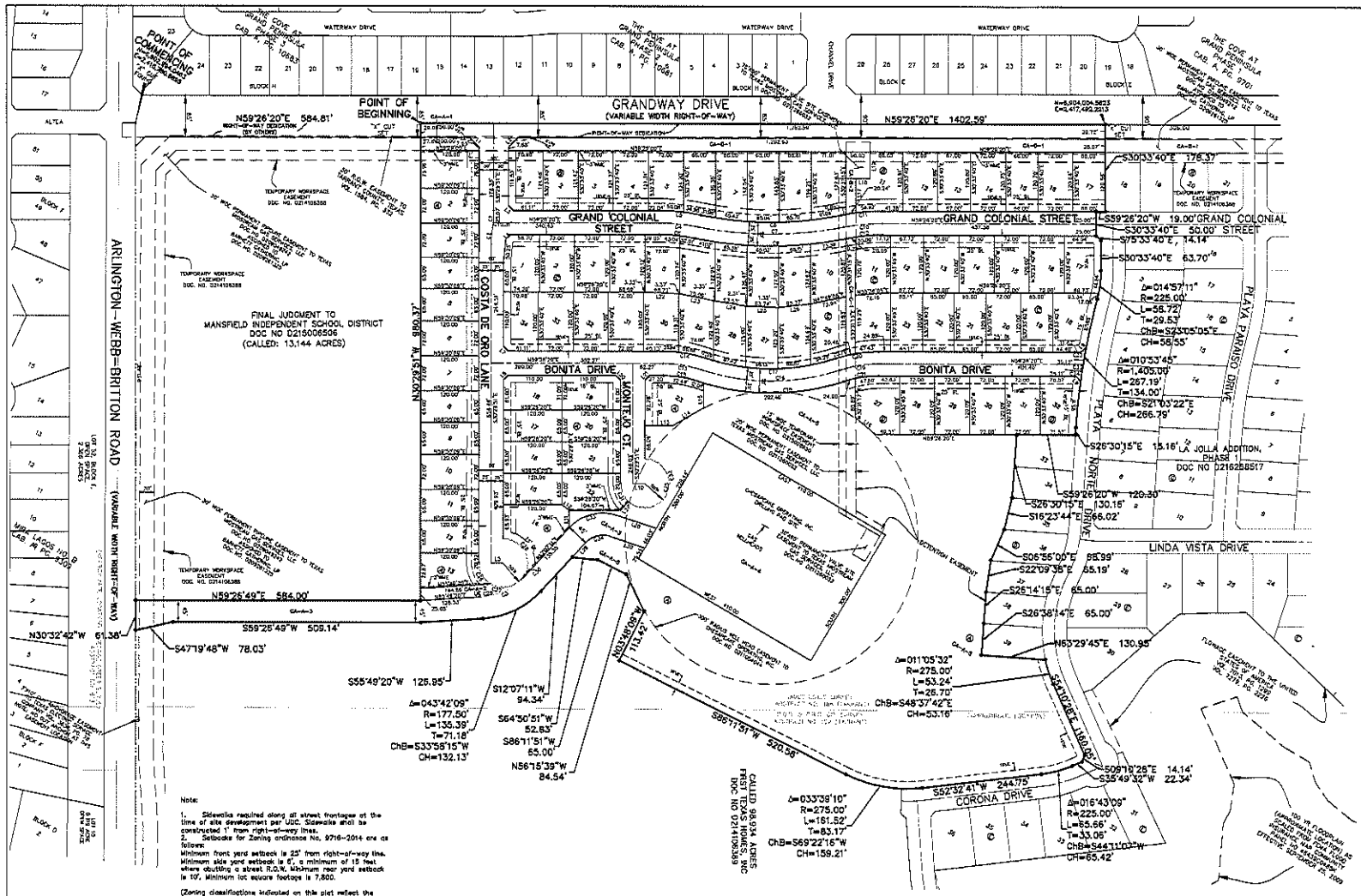

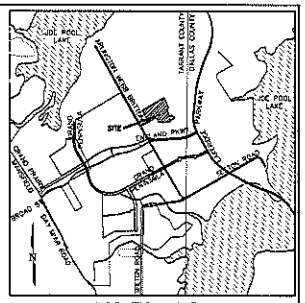

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- BUILDING LINE
- VISIBILITY EASEMENT
- COMMON AREA
- WALL MAINTENANCE EASEMENT
- STREET NAME CHANGE

Note:

1. Sidewalks required along all street frontages at the time of site development per UDC. Sidewalks shall be constructed 1' from right-of-way lines.
2. Setbacks for Zoning ordinance No. 9716-2014 are as follows:
Minimum front yard setback is 25' from right-of-way line. Minimum side yard setback is 5', a minimum of 15 feet where abutting a street R.O.W. Minimum rear yard setback is 10', Minimum lot square footage is 7,800.

(Zoning classifications indicated on this plat reflect the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.)

(Existing or future minimum set-backs established by City Ordinance shall take precedance over building lines indicated on this plat.)

3. The following lots are dedicated to and maintained by the Home Owner's Association: Lot CA-A-1, CA-A-2, CA-A-3, CA-A-5, Block A; Lot CA-B-1, CA-B-2, Block B; and CA-C-1, Block C;
4. Lot CA-A-3 is dedicated as an Access and Utility Easement to the Gas Well Operator.
5. Lot CA-A-4 is dedicated to the Home Owner's Association, but will be maintained by Gas Company while Gas Wells are in operation.
6. Lot CA-A-5 is an Open Space and Detention area.
7. Coordinates shown hereon are NAD 1983 Texas State Plane North Central FIPS coordinates derived from GPS Observations using the City of Grand Prairie Monument # 20.
8. All corners are one-half inch iron rods with cap stamped "JBI" set unless noted otherwise on the plat.

LOT WIDE AT BUILDING LINE AND LOT NUMBER SUMMARY

LOT WIDE	NO. OF RESIDENTIAL LOTS	
60-69 FEET	39 LOTS –	LOTS 4, 5, 8, 9, 11-21, BLOCK A; LOTS 1, 5-9, 13, 15, 17, BLOCK B; LOTS 1, 7-9, 12, 17-19, 21-23, 26-28, 34, BLOCK C; LOT 32, BLOCK D;
70+ FEET	41 LOTS –	LOTS 1-3, 6, 7, 10, 22, 23, BLOCK A; LOTS 2-5, 10-12, 14, 16, BLOCK B; LOTS 2-6, 10, 11, 13-16, 20, 24, 25, 29-33, BLOCK C; LOTS 27-31, BLOCK D;

NET DENSITY CALCULATION		
TOTAL SITE AREA	35.955	ACRES
AREA OF RIGHT-OF-WAY	5.302	ACRES
AREA OF GAS WELL ROAD AND PAD (C-A-3, AND C-A-4)	4.000	ACRES
AREA OF DRAINAGE OPEN SPACE (C-A-5)	9.714	ACRES
NET DENSITY AREA	16.939	ACRES
NET DWELLING UNITS PER ACRE (80 UNITS)	4.72	UNITS/ACRE

FLOOD STATEMENT: According to Community Panel No. 48439C0485K, dated September 25, 2009 (Tarrant County) and 48113C0585K, dated July 07, 2014 (Dallas County) of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is partially located within an identified special flood hazard area as shown hereon.

Planning Department
JAN 31 2017
Received

CASE # 160602
FINAL PLAT

LA JOLLA
PHASE 2

BEING 35.955 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199,
AND A PART OF THE
JAMES ESTES SURVEY, ABSTRACT NO. 488
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

FIRST TEXAS HOMES, INC. — OWNER
500 Crescent Court, Suite 350
Dallas, Texas 75201 — (214) 613-3400

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 — (972) 248-7676

80 RESIDENTIAL LOTS
6 COMMON AREA LOTS

REVISED: JANUARY 18, 2017
SUBMITTED: DECEMBER 29, 2016

Sheet 1 of 2

Drawing: H:\Projects\FTH017-DukeKey\FTH017-p1-Phase 2.dwg Saved By: dbryzek Save Time: 1/26/2017 3:04 PM
Plotted by: ddavey Plot Date: 1/31/2017 9:17 AM

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, FIRST TEXAS HOMES, INC. is the owner of a tract of land situated in the City of Grand Prairie, Tarrant County, Texas, a part of the B.B.B. and C.R.R. Company Survey, Abstract No. 199, a part of the James Estes Survey, Abstract No. 488, being part of a called 98.934 acre tract of land described in a Special Warranty Deed to First Texas Homes, Inc., as recorded in Document Number D214105389, Tarrant County Deed Records and being further described as follows:

COMMENCING at an "X" found in concrete at the west corner of said 98.934 acre tract of land, said corner being the intersection of the northeast line of Arlington Webb Britton Road (a variable width right-of-way) with the southeast line of Grandway Drive (a variable width right-of-way);

THENCE North 59 degrees 26 minutes 20 seconds East, 384.81 feet along the northwest line of said 98.934 acre tract of land and along the southeast right-of-way line of Grandway Drive to an "X" set for the POINT OF BEGINNING of this tract of land;

THENCE North 59 degrees 26 minutes 20 seconds East, 1,402.39 feet along the northwest line of said 98.934 acre tract of land and along the southeast right-of-way line of Grandway Drive to an "X" found at the west corner of La Jolla Addition, Phase 1, an addition to the City of Grand Prairie recorded in County Clerk's Document Number D216268517, Tarrant County Deed Records;

THENCE along the southwesterly line of said La Jolla, Phase 1 as follows:

South 30 degrees 33 minutes 40 seconds East, 178.37 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 59 degrees 26 minutes 20 seconds West, 19.30 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 30 degrees 33 minutes 40 seconds East, 20.00 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 75 degrees 33 minutes 40 seconds East, 14.14 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 30 degrees 33 minutes 40 seconds East, 63.70 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
Southwesterly, 58.72 feet along a tangent curve to the right having a central angle of 14 degrees 37 minutes 11 seconds, a radius of 225.00 feet, a tangent of 29.53 feet, and whose chord bears South 23 degrees 05 minutes 05 seconds East, 58.55 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
Southwesterly, 267.19 feet along a reverse curve to the left having a central angle of 10 degrees 53 minutes 45 seconds, a radius of 1,405.00 feet, a tangent of 134.00 feet, and whose chord bears South 21 degrees 03 minutes 22 seconds East, 266.79 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 26 degrees 30 minutes 15 seconds East, 15.16 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 29 degrees 26 minutes 20 seconds West, 120.30 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 26 degrees 30 minutes 15 seconds East, 130.16 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 19 degrees 23 minutes 44 seconds East, 96.02 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 06 degrees 56 minutes 00 seconds East, 68.99 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 22 degrees 09 minutes 38 seconds East, 93.19 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 26 degrees 14 minutes 15 seconds East, 65.00 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 28 degrees 38 minutes 14 seconds East, 65.00 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
North 53 degrees 29 minutes 45 seconds East, 130.93 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
Southeasterly, 53.24 feet along a non-tangent curve to the left having a central angle of 11 degrees 05 minutes 32 seconds, a radius of 275.00 feet, a tangent of 26.70 feet, and whose chord bears South 48 degrees 37 minutes 42 seconds East, 53.16 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 54 degrees 10 minutes 28 seconds East, 160.05 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 09 degrees 10 minutes 28 seconds East, 14.14 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 35 degrees 49 minutes 32 seconds West, 22.34 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
Southwesterly, 60.66 feet along a tangent curve to the right having a central angle of 16 degrees 43 minutes 09 seconds, a radius of 225.00 feet, a tangent of 33.06 feet, and whose chord bears South 44 degrees 11 minutes 07 seconds West, 60.42 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;
South 52 degrees 32 minutes 41 seconds West, 244.79 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner.

THENCE Southwesterly, 161.52 feet along a tangent curve to the right having a central angle of 33 degrees 39 minutes 10 seconds, a radius of 275.00 feet, a tangent of 83.17 feet, and whose chord bears South 69 degrees 22 minutes 16 seconds West, 159.21 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE South 86 degrees 11 minutes 51 seconds West, 320.38 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE North 03 degrees 48 minutes 09 seconds West, 113.42 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE North 26 degrees 13 minutes 39 seconds West, 88.51 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE South 86 degrees 11 minutes 51 seconds West, 65.00 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE South 64 degrees 00 minutes 51 seconds West, 52.83 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE South 12 degrees 07 minutes 11 seconds West, 94.34 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE Southwesterly, 103.39 feet along a tangent curve to the right having a central angle of 43 degrees 42 minutes 09 seconds, a radius of 177.30 feet, a tangent of 71.18 feet, and whose chord bears South 33 degrees 18 minutes 15 seconds West, 132.13 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE South 55 degrees 49 minutes 20 seconds West, 126.93 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE South 29 degrees 26 minutes 49 seconds West, 509.14 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner;

THENCE South 47 degrees 19 minutes 48 seconds West, 78.03 feet to a one-half inch iron rod set with yellow cap stamped "JBI" for corner in the southwest line of said 98.934 acre tract of land, said point being in the northeast line of Arlington Webb Britton Road;

THENCE North 30 degrees 32 minutes 42 seconds West, 61.38 feet along the southwest line of said 98.934 acre tract of land and along the northeast line of Arlington Webb Britton Road to a one-half inch iron rod with a yellow cap stamped "JBI" set for corner;

THENCE North 59 degrees 26 minutes 49 seconds East, 584.00 feet to a one-half inch iron rod with a yellow cap stamped "JBI" set for corner;

THENCE North 30 degrees 29 minutes 51 seconds West, 980.37 feet to the POINT OF BEGINNING and containing 1,566,197 square feet or 35.955 acres of land.

BASIS OF BEARING is derived from monuments found along the easterly line of Mira Lagos, Phase B, an addition to the City of Grand Prairie, recorded in Cabinet "A", Page 9309, Map Records Tarrant County, Texas.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FIRST TEXAS HOMES, INC., does hereby adopt this plat designating the hereon above described property as LA JOLLA PHASE 2, 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 all 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 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 which may obstruct the flow of water may be constructed or placed in drainage easements. No buildings or improvements, including fences, shall be permitted in an erosion hazard easement. Any public utility shall have the right to remove and keep removed 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 ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2017.

By: FIRST TEXAS HOMES, INC.
a Texas corporation

By: _____
Name: KEITH HARDESTY
DIVISION PRESIDENT

STATE OF TEXAS -

COUNTY OF _____ -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Keith Hardesty, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

DRAINAGE EASEMENT NOTE:

The City of Grand Prairie is not responsible for the design, construction, operation, maintenance, or use of any detention pond or underground detention facility and associated drainage easements, hereinafter referred to as "improvements," to be developed, constructed or used by Owner or his successors, assigns or heirs. Owner shall indemnify, defend and hold harmless the City of Grand Prairie, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon all the lots of this plat abutting, adjacent, or served by the "improvement." It is also expressly contemplated that the Owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said "improvement." Owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, EDWARD SCOTT BACAK, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations, and resolutions of the City of Grand Prairie, Tarrant County, Texas.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Edward Scott Bacak, R.P.L.S. No. 6248

STATE OF TEXAS -

COUNTY OF DALLAS -

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Edward Scott Bacak, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas.

LOT AREA TABLE					
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	9,118	0.209	B-17	7,960	0.183
A-2	8,640	0.198	B-CA-1	33,877	0.778
A-3	8,640	0.198	B-CA-2	4,165	0.096
A-4	7,800	0.179	C-1	8,893	0.204
A-5	7,800	0.179	C-2	8,640	0.198
A-6	8,640	0.198	C-3	8,640	0.198
A-7	8,640	0.198	C-4	8,640	0.198
A-8	7,800	0.179	C-5	8,708	0.200
A-9	7,800	0.179	C-6	8,787	0.202
A-10	8,640	0.198	C-7	8,085	0.186
A-11	7,800	0.179	C-8	8,130	0.187
A-12	7,800	0.179	C-9	8,154	0.187
A-13	8,581	0.197	C-10	8,822	0.203
A-14	11,924	0.274	C-11	8,734	0.200
A-15	7,800	0.179	C-12	8,127	0.187
A-16	7,800	0.179	C-13	8,140	0.186
A-17	7,800	0.179	C-14	8,641	0.198
A-18	9,470	0.254	C-15	8,640	0.198
A-19	9,470	0.154	C-16	8,640	0.198
A-20	7,800	0.179	C-17	8,821	0.203
A-21	7,800	0.179	C-18	9,438	0.217
A-22	9,407	0.217	C-19	7,800	0.179
A-23	10,738	0.247	C-20	8,640	0.198
A-CA-1	3,115	0.072	C-21	7,800	0.179
A-CA-2	4,055	0.093	C-22	7,800	0.179
A-CA-3	51,740	1.176	C-23	7,811	0.179
A-CA-4	223,000	5.224	C-24	8,536	0.196
A-CA-5	428,135	9.714	C-25	8,896	0.204
B-1	8,583	0.197	C-26	8,344	0.192
B-2	8,745	0.201	C-27	8,314	0.191
B-3	9,740	0.207	C-28	9,225	0.199
B-4	8,726	0.201	C-29	8,687	0.198
B-5	8,781	0.202	C-30	8,565	0.197
B-6	8,140	0.186	C-31	8,640	0.198
B-7	8,640	0.198	C-32	8,640	0.198
B-8	9,139	0.214	C-33	9,040	0.208
B-9	9,320	0.214	C-34	9,275	0.213
B-10	9,308	0.214	C-CA-1	4,806	0.110
B-11	10,040	0.231	D-27	10,081	0.231
B-12	8,703	0.200	D-28	8,640	0.198
B-13	8,095	0.186	D-29	8,640	0.198
B-14	8,695	0.200	D-30	8,640	0.198
B-15	7,957	0.183	D-31	8,640	0.198
B-16	9,188	0.211	D-32	9,186	0.211

LINE TABLE		
NO.	BEARING	LENGTH
L1	S76°07'39"E	28.28'
L2	N14°29'01"E	28.28'
L3	S70°31'46"E	14.13'
L4	S17°04'03"W	14.78'
L5	N59°28'20"E	23.00'
L6	S14°28'14"W	14.13'
L7	S75°31'46"E	14.13'
L8	S21°28'08"W	14.99'
L9	S79°28'02"E	10.38'
L10	S59°30'09"W	25.00'
L11	S30°33'40"E	34.79'
L12	S84°54'02"E	18.52'
L13	N59°30'09"E	57.44'
L14	N29°03'24"E	72.38'
L15	N30°28'21"W	21.10'
L16	N80°32'28"W	53.03'
L17	S30°31'10"E	89.71'
L18	S59°31'34"W	28.99'
L19	N30°28'06"W	34.84'
L20	S70°31'46"E	14.13'
L21	N12°55'53"E	14.28'
L22	N61°27'54"E	72.05'
L23	N70°46'01"E	73.43'
L24	N68°48'25"E	56.88'
L25	N61°43'01"E	96.05'
L26	N53°16'28"E	86.69'
L27	N16°45'43"E	23.00'
L28	N77°52'10"E	84.77'
L29	N12°07'10"E	44.01'
L30	N77°52'10"E	75.10'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	35.36'	090°00'00"	250.00'	17.72'	N59°26'34"W	35.36'
C2	35.36'	090°00'00"	250.00'	17.72'	S30°33'34"E	35.36'
C3	101.06'	043°42'08"	132.50'	53.13'	N33°54'15"E	98.63'
C4	80.08'	011°28'02"	400.00'	40.16'	S85°10'21"W	79.93'
C5	85.06'	011°28'02"	425.00'	42.67'	S85°10'21"W	84.92'
C6	75.03'	011°28'02"	375.00'	37.65'	S85°10'21"W	74.93'
C7	300.21'	022°36'05"	730.00'	152.14'	N59°28'20"E	298.21'
C8	290.21'	022°36'05"	735.00'	147.07'	N59°28'20"E	288.27'
C9	310.22'	022°36'05"	785.00'	157.22'	N59°28'20"E	308.13'
C10	80.08'	011°28'02"	400.00'	40.16'	S53°42'16"W	79.92'
C11	85.06'	011°28'02"	425.00'	42.67'	S53°42'16"W	84.92'
C12	75.03'	011°28'02"	375.00'	37.65'	S53°42'16"W	74.93'
C13	80.56'	018°27'36"	250.00'	40.63'	S69°40'08"W	80.20'
C14	85.60'	018°27'36"	275.00'	44.69'	S69°40'08"W	85.23'
C15	72.49'	018°27'36"	225.00'	36.56'	S69°40'08"W	72.18'
C16	238.36'	036°35'12"	447.50'	148.38'	N59°28'20"E	233.39'
C17	272.25'	036°35'12"	422.50'	141.04'	N59°28'20"E	267.56'
C18	304.47'	036°35'12"	472.50'	157.77'	N59°28'20"E	299.23'
C19	80.56'	018°27'36"	250.00'	40.63'	S50°12'32"W	80.20'
C20	85.60'	018°27'36"	275.00'	44.69'	S50°12'32"W	85.23'
C21	72.49'	018°27'36"	225.00'	36.56'	S50°12'32"W	72.18'
C22	17.30'	003°57'36"	250.00'	8.66'	S81°25'16"W	17.30'
C23	11.62'	002°23'18"	278.00'	5.81'	S80°36'59"W	11.62'
C24	3.43'	000°52'28"	225.00'	1.72'	S59°52'34"W	3.43'
C25	233.62'	27°00'01"	50.00'	50.00'	N14°30'09"E	70.71'
C26	51.56'	059°04'54"	50.00'	28.34'	S80°06'07"E	49.30'
C27	62.00'	071°02'34"	50.00'	35.69'	N54°30'08"E	58.10'
C28	122.09'	139°48'20"	50.00'	136.69'	N90°30'19"W	93.91'
C29	84.42'	036°01'14"	132.50'	43.70'	N27°33'07"E	83.00'
C30	16.94'	007°19'38"	132.50'	8.53'	N13°43'01"E	16.93'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C31	42.53'	048°44'25"	50.00'	22.56'	S24°22'03"E	41.28'
C32	193.05'	221°15'38"	50.00'	132.81'	N09°32'03"W	93.59'
C33	108.15'	069°44'56"	92.30'	59.78'	S44°39'40"W	100.42'
C34	54.51'	069°44'56"	47.50'	30.70'	S44°39'40"W	51.57'

Planning Department

JAN 31 2017

Received

CASE # 160602
FINAL PLAT

LA JOLLA
PHASE 2

BEING 35.955 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199,
AND A PART OF THE
JAMES ESTES SURVEY, ABSTRACT NO. 488
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

FIRST TEXAS HOMES, INC. — OWNER
500 Crescent Court, Suite 350
Dallas, Texas 75201 — (214) 613-3400

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001 — (972) 248-7676

80 RESIDENTIAL LOTS
8 COMMON AREA LOTS

REVISED: JANUARY 16, 2017
SUBMITTED: DECEMBER 09, 2016

Sheet 2 of 2

Drawing: M:\Projects\FN017-JollaVista\FN017-pl-Phase 2.dwg Saved By: ebrajbock Save Time: 1/26/2017 3:04 PM

Plotted by: ddavey Plot Date: 1/31/2017 9:17 AM