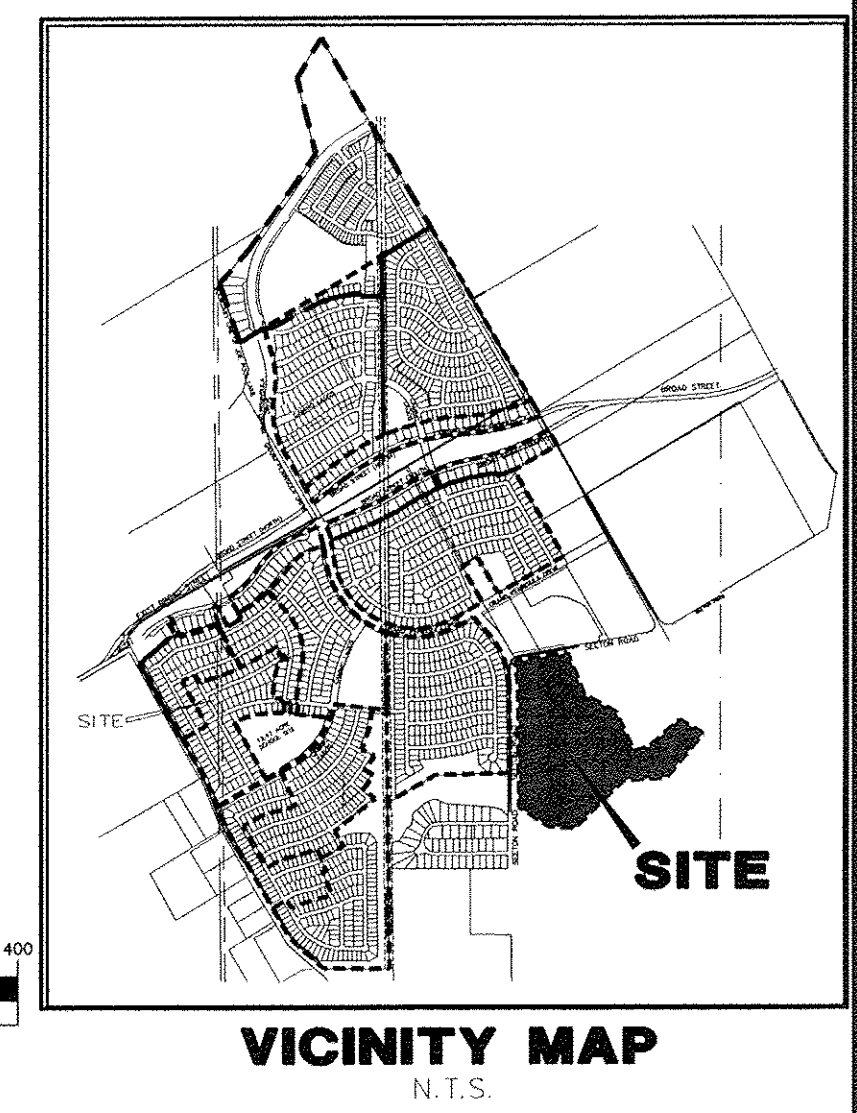


LEGEND

POB POINT OF BEGINNING
IRF IRON ROD FOUND
ROW RIGHT-OF-WAY
CA COMMON AREA
BL BUILDING LINE
DE DRAINAGE EASEMENT
UE UTILITY EASEMENT
VEM VISIBILITY EASEMENT
ADUE ACCESS, DRAINAGE & UTILITY EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



- Note:
- Sidewalks required along all street frontages at the time of site development per UDC. Sidewalks shall be constructed 1' from right-of-way lines.
 - Setbacks for PD-271-C (Subdistrict H) are as follows: Lots 33-53, Block B minimum front yard setback is 30' from right-of-way line. All other residential lots minimum front yard setback is 25' from right-of-way line. Minimum side yard setback is 6', a minimum of 15 feet where abutting a street R.O.W. Minimum rear yard setback is 10'.
- (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 precedence over building lines indicated on this plat.)
- Minimum lot size = 7,800 square feet within Mira Lagos No. H Addition. The average lot size shall be 10,000 square feet within Mira Lagos No. H Addition. Lots 33-53, Block B shall be non-front entry dwellings. 30% of all lots, except Lots 33-53, Block B shall be non-front entry garages.
 - The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Area for Screening and Landscaping Only: Lot CA-A1, Block A and Lot CA-B1, Block B.
 - The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Area and Drainage Easement: Lots CA-B2, CA-B5, & CA-B7 Block B, and Lot CA-E1, Block E.
 - The following lots are dedicated to and maintained by the Home Owner's Association and are designated as Common Areas: Lot CA-A2, Block A, Lot CA-C1, Block C, Lot CA-F1, Block F, Lots CA-G1, Block G.
 - The following lot is dedicated to and maintained by the Home Owner's Association and is designated as Common Area and Private Access Easement: Lot CA-G2, Block G.
 - The following lot is dedicated to the City of Grand Prairie and is designated as Lift Station Site: Lot CA-B6, Block B.
 - Coordinates shown hereon are NAD 1983 Texas State Plane North Central FIPS coordinates derived from GPS Observations using the City of Grand Prairie Monument # 26.
 - All corners are one-half inch iron rods set unless noted otherwise on the plat.
 - No portion of the premises are located within the 100-Year Flood Plain according to the Federal Emergency Management Agency's Insurance Rate Map 48439C0485K, Dated September 25, 2009.

CASE #Fxxxxx
FINAL PLAT

MIRA LAGOS NO. H ADDITION

BEING 58.586 ACRES OUT OF
A PART OF THE
J.A. CURRY SURVEY, ABSTRACT NO. 338,
AND A PART OF THE
G.A.F. WASH SURVEY, ABSTRACT NO. 1945
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

PENINSULA INVESTMENT LIMITED PARTNERSHIP OWNER
3001 Knox Street, Suite 207 (214) 373-1892
Dallas, Texas 75205
Contact: Ben McCaslin

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

171 RESIDENTIAL LOTS
15 COMMON AREA LOTS
SUBMITTED: DECEMBER 17, 2013 Sheet 1 of 2

Application Received
12/18/2013 9:16:40 AM

LOT AREA TABLE		
BLOCK/LOT	SQUARE FEET	ACRES
A-1	8,316	0.191
A-2	7,800	0.179
A-3	7,800	0.179
A-4	8,125	0.187
A-5	8,125	0.187
A-6	8,125	0.187
A-7	7,920	0.182
A-8	7,920	0.182
A-9	8,125	0.187
A-10	8,125	0.187
A-11	8,125	0.187
A-12	7,800	0.179
A-13	7,800	0.179
A-14	8,149	0.187
A-15	12,608	0.289
A-16	11,070	0.254
A-17	7,860	0.180
A-18	10,100	0.232
A-19	11,086	0.254
A-20	9,600	0.220
A-21	12,593	0.289
A-22	9,919	0.228
A-23	8,898	0.204
A-24	13,080	0.300
A-25	11,251	0.258
A-26	8,737	0.201
A-27	9,927	0.228
A-28	9,336	0.214
A-29	10,428	0.239
A-30	10,555	0.242
A-31	10,555	0.242
A-32	11,491	0.264
A-33	10,013	0.230
A-34	9,030	0.207
A-35	9,003	0.207
A-36	8,640	0.198
A-37	10,002	0.230
A-38	10,712	0.246
A-39	9,987	0.229
A-40	9,396	0.216
A-41	9,722	0.223
A-42	9,199	0.211
A-43	10,233	0.235
A-44	10,233	0.235
A-45	9,811	0.225
A-46	9,230	0.212
A-47	9,546	0.219
A-48	9,695	0.223
A-49	10,533	0.242
A-50	10,533	0.242
A-51	9,695	0.223
A-52	9,695	0.223
A-53	10,175	0.234
A-54	9,899	0.227
A-55	9,555	0.219
A-56	9,555	0.219
A-57	9,555	0.219
A-58	11,184	0.257
B-1	10,095	0.232
B-2	8,945	0.205
B-3	8,071	0.185
B-4	11,269	0.259
B-5	13,712	0.315
B-6	9,912	0.228
B-7	13,101	0.301
B-8	8,830	0.203
B-9	7,800	0.179
B-10	7,800	0.179
B-11	9,175	0.211
B-12	11,533	0.265
B-13	12,053	0.277
B-14	10,881	0.250
B-15	7,800	0.179
B-16	7,800	0.179
B-17	8,950	0.205
B-18	9,550	0.219
B-19	9,605	0.221
B-20	10,440	0.240
B-21	12,034	0.276
B-22	14,445	0.332
B-23	11,454	0.263
B-24	13,234	0.304
B-25	10,189	0.234
B-26	9,644	0.221
B-27	11,817	0.271
B-28	16,740	0.384
B-29	12,850	0.295
B-30	10,234	0.235
B-31	9,417	0.216
B-32	11,002	0.253
B-33	14,576	0.335
Subtotal	911,138	

LOT AREA TABLE		
BLOCK/LOT	SQUARE FEET	ACRES
B-34	12,464	0.286
B-35	21,263	0.488
B-36	14,764	0.339
B-37	12,544	0.288
B-38	14,030	0.322
B-39	16,776	0.385
B-40	18,138	0.416
B-41	15,214	0.349
B-42	13,464	0.309
B-43	12,536	0.288
B-44	12,000	0.275
B-45	14,244	0.327
B-46	15,487	0.356
B-47	11,858	0.272
B-48	15,118	0.347
B-49	15,118	0.347
B-50	15,019	0.345
B-51	14,345	0.329
B-52	14,572	0.335
B-53	15,251	0.350
C-1	12,515	0.287
C-2	14,139	0.325
C-3	13,916	0.319
C-4	12,310	0.283
C-5	18,106	0.416
C-6	8,853	0.203
C-7	7,800	0.179
C-8	9,673	0.222
C-9	10,394	0.239
C-10	7,800	0.179
C-11	10,337	0.237
C-12	9,810	0.225
C-13	10,190	0.234
C-14	9,522	0.219
C-15	8,854	0.203
C-16	9,911	0.228
D-1	9,070	0.208
D-2	7,800	0.179
D-3	7800	0.179
D-4	7800	0.179
D-5	7,800	0.179
D-6	7,800	0.179
D-7	9,601	0.220
D-8	12,321	0.283
D-9	13,540	0.311
D-10	15,199	0.349
D-11	9,029	0.207
D-12	13,572	0.312
D-13	10,841	0.249
D-14	9,183	0.211
D-15	7,894	0.181
D-16	7,800	0.179
D-17	7,800	0.179
D-18	7,800	0.179
D-19	7,800	0.179
D-20	7,800	0.179
D-21	7,800	0.179
D-22	9,070	0.208
E-1	9,020	0.207
E-2	8,400	0.193
E-3	8,520	0.196
E-4	7,800	0.179
E-5	8,520	0.196
E-6	7,800	0.179
E-7	7,800	0.179
E-8	8,520	0.196
E-9	7,800	0.179
E-10	8,520	0.196
E-11	8,400	0.193
E-12	9,070	0.208
E-13	12,196	0.280
E-14	8,520	0.196
E-15	8,520	0.196
E-16	7,800	0.179
E-17	7,800	0.179
E-18	8,520	0.196
E-19	8,520	0.196
E-20	8,520	0.196
E-21	8,520	0.196
E-22	9,643	0.221
Subtotal	862,184	

Grand Total	1,773,322	
Avg Lot	10,370	

LOT AREA TABLE		
BLOCK/LOT	SQUARE FEET	ACRES
CA-A1	21,869	0.502
CA-A2	8,811	0.202
CA-B1	4,783	0.110
CA-B2	3,052	0.070
CA-B3	8,898	0.204
CA-B4	12,908	0.296
CA-B5	20,248	0.465
CA-B6	1,937	0.044
CA-B7	37,608	0.863
CA-C1	6,094	0.140
CA-E1	84,890	1.949
CA-F1	2,075	0.048
CA-G1	2,128	0.049
CA-G2	66,010	1.515
CA-G3	1,257	0.029

COMMON AREA TABLE		
BLOCK/LOT	SQUARE FEET	ACRES
CA-A1	21,869	0.502
CA-A2	8,811	0.202
CA-B1	4,783	0.110
CA-B2	3,052	0.070
CA-B3	8,898	0.204
CA-B4	12,908	0.296
CA-B5	20,248	0.465
CA-B6	1,937	0.044
CA-B7	37,608	0.863
CA-C1	6,094	0.140
CA-E1	84,890	1.949
CA-F1	2,075	0.048
CA-G1	2,128	0.049
CA-G2	66,010	1.515
CA-G3	1,257	0.029

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 "improvement," 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 attorney's 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.

COMMON AREA TABLE		
BLOCK/LOT	SQUARE FEET	ACRES
CA-A1	21,869	0.502
CA-A2	8,811	0.202
CA-B1	4,783	0.110
CA-B2	3,052	0.070
CA-B3	8,898	0.204
CA-B4	12,908	0.296
CA-B5	20,248	0.465
CA-B6	1,937	0.044
CA-B7	37,608	0.863
CA-C1	6,094	0.140
CA-E1	84,890	1.949
CA-F1	2,075	0.048
CA-G1	2,128	0.049
CA-G2	66,010	1.515
CA-G3	1,257	0.029

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, FIRST TEXAS HOMES, INC. is the owner of a parcel of land located in the City of Grand Prairie, Tarrant County, Texas, a part of the James A. Curry Survey, Abstract No. 338, a part of the G.A.F. Wash Survey, Abstract No. 1945, and being a part of that called 115.985 acre tract of land conveyed to Peninsula Investment Limited Partnership described as Tract 1 in a Special Warranty Deed as recorded in Volume 16091, Page 17, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found for corner in the southwest line of said 115.985 acre tract of land, said point being the southwest corner of a 110 foot wide right-of-way dedication for Seeton Road according to the right-of-way dedication plat recorded in Cabinet A, Slide 1216, Tarrant County Plat Records;

THENCE North 89 degrees 32 minutes 29 seconds East, 110.00 feet to a one-half inch iron rod found at the southeast corner of said Seeton Road right-of-way dedication;

THENCE along the east right-of-way line of said Seeton Road right-of-way dedication as follows:
North 00 degrees 27 minutes 31 seconds West, 1003.42 feet to a one-half inch iron rod found for corner;
Northwesterly, 567.48 feet along a curve to the left which has a central angle of 29 degrees 25 minutes 29 seconds, a radius of 1105.00 feet, a tangent of 290.15 feet, and whose chord bears North 15 degrees 10 minutes 15 seconds West, 561.27 feet to a one-half inch iron rod found for corner in the northeast of said 115.985 acre tract of land, said point being in the southwest line of a tract of land conveyed to XTO Energy, Inc. as recorded in Document Number D207129628, Tarrant County Deed Records;

THENCE South 29 degrees 53 minutes 00 seconds East, 208.20 feet along the northeast line of said 115.985 acre tract of land and along the southwest line of said XTO Energy, Inc. tract of land to a P.K. nail found for corner in the center of Seeton Road (a prescriptive use right-of-way);

THENCE North 80 degrees 18 minutes 38 seconds East, 630.46 feet along the center of Seeton Road to a P.K. nail found for corner, said point being in the westerly line of a 189.68 acre tract of land conveyed to the United States of America from Lester A. Levy, Trustee as recorded in Volume 7168, Page 1088, Tarrant County Deed Records;

THENCE along the westerly line of said 189.68 acre tract of land and along the boundary line of Joe Pool Lake as follows:
South 22 degrees 01 minutes 51 seconds East, 598.55 feet to a concrete monument found for corner;
South 61 degrees 41 minutes 33 seconds East, 435.20 feet to a concrete monument found for corner;
South 25 degrees 02 minutes 44 seconds East, 530.49 feet to a concrete monument found for corner;
North 72 degrees 00 minutes 39 seconds East, 199.96 feet to a concrete monument found for corner;
North 48 degrees 18 minutes 52 seconds East, 483.34 feet to a concrete monument found for corner;
South 59 degrees 38 minutes 58 seconds East, 331.40 feet to a concrete monument found for corner;
South 39 degrees 44 minutes 04 seconds West, 690.84 feet to a concrete monument found for corner;
South 86 degrees 45 minutes 16 seconds West, 524.57 feet to a concrete monument found for corner;
South 45 degrees 44 minutes 08 seconds West, 838.19 feet to a concrete monument found for corner;
North 84 degrees 59 minutes 41 seconds West, 316.88 feet to a concrete monument found for corner;
North 56 degrees 55 minutes 06 seconds West, 555.50 feet to a P.K. nail found for corner in the center of Seeton Road;

THENCE North 00 degrees 27 minutes 31 seconds West, 339.66 feet along the center of Seeton Road to the POINT OF BEGINNING and containing 2,552,013 square feet or 58.586 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PENINSULA INVESTMENT LIMITED PARTNERSHIP, does hereby adopt this plat designating the hereon above described property as **MIRA LAGOS NO. H ADDITION**, 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 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 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 ordinances, rules, regulations and resolutions of the City of Grand Prairie, Texas.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2014.

By: FIRST TEXAS HOMES, INC.
a Texas corporation

By: _____
Name:

STATE OF TEXAS ~

COUNTY OF _____ ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, 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 _____, 2014.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN B. RAMSEY, do hereby certify that I prepared this plat from and 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.

Dan B. Ramsey, R.P.L.S. No. 4172

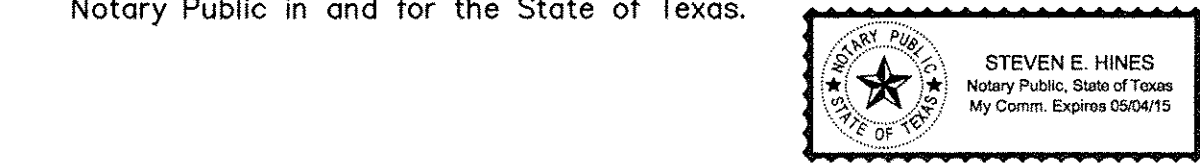
STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Dan B. Ramsey, 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 _____, 2014.

Notary Public in and for the State of Texas.



Grand Prairie
T E X A S

DATE _____

THIS PLAT IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THE DECISION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC.

CHAIRPERSON _____

CERTIFIED DIRECTOR OF PLANNING OR DESIGNEE _____

CASE #Fxxxxx
FINAL PLAT

MIRA LAGOS NO. H ADDITION

BEING 58.586 ACRES OUT OF
A PART OF THE
J.A. CURRY SURVEY, ABSTRACT NO. 338,
AND A PART OF THE
G.A.F. WASH SURVEY, ABSTRACT NO. 1945
CITY OF GRAND PRAIRIE
TARRANT COUNTY, TEXAS

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Contact: Ben McCaslin

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Contact: Daniel Dewey

171 RESIDENTIAL LOTS SUBMITTED: DECEMBER 17, 2013 Sheet 2 of 2
15 COMMON AREA LOTS