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, part of the Robert McCoy Survey, Abstract Number 1104, and being a part of a called 72.378 acre tract of land described in a special warranty deed from Peninsula Investment Limited Partnership to First Texas Homes, Inc., recorded in Document No. D212156965, Tarrant County Deed Records and being further described as follows:

BEGINNING at a one—half inch iron rod found at the south corner of Lot 19, Block E, Bella Vista at Mira Lagos, City of Grand Prairie as recorded in Cabinet A, Slide 10994, Tarrant County Map Records; an addition to

THENCE along the southeast line of said Block E, Bella Vista at Mira Lagos as follows:

North 70 degrees 13 minutes 43 seconds East, 114.77 feet to a one—half inch iron rod found for corner;

North 72 degrees 30 minutes 51 seconds East, 80.00 feet to a one—half inch iron rod found for corner;

North 74 degrees 36 minutes 24 seconds East, 80.00 feet to a one—half inch iron rod found for corner;

North 78 degrees 41 minutes 58 seconds East, 80.00 feet to a one—half inch iron rod found for corner;

North 79 degrees 20 minutes 03 seconds East, 58.35 feet to a one—half inch iron rod found for corner;

North 78 degrees 57 minutes 06 seconds East, 21.65 feet to a one—half inch iron rod found for corner;

North 78 degrees 57 minutes 52 seconds East, 416.66 feet to a one—half inch iron rod found at the east corner of Lot 10,

Block E, of said Bella Vista at Mira Lagos, said point being in the southwest line of Lot 11, Block E, of said Bella Vista at Mira Lagos, said point being in the northeast line of said 72.378 acre tract of land;

THENCE South 30 degrees 17 minutes 10 seconds East, 1221.03 feet along the northeast line of said 72.378 acre tract of land to a one—half inch iron rod found for corner in the southwest line of that tract of land described in deed to Samuel S. R. Huang, et ux as recorded in Volume 10177, Page 373, Tarrant County Deed Records and said point being in the northwesterly right—of—way line of S. Grand Peninsula Drive (a 110 foot right—of—way);

THENCE South 60 degrees 46 minutes 18 seconds West, 776.94 feet along the northwest line of S. Grand Peninsula Drive to one—half inch iron rod found for corner;

THENCE North 29 degrees 52 minutes 40 seconds West, 500.05 feet to a one—half inch iron rod set for corner;

THENCE North 13 degrees 13 minutes 13 seconds West, 10.00 feet to a one-half inch iron rod set for corner; THENCE North 83 degrees 11 minutes 08 seconds East, 197.76 feet to a one-half inch iron rod set for corner;

THENCE North 67 degrees 20 minutes 05 seconds East, 120.00 feet to a one—half inch iron rod set for corner;

THENCE Northwesterly, 99.29 feet along a non—tangent curve to the right having a central angle of 15 degrees 10 minutes 15 seconds, a radius of 375.00 feet, a tangent of 49.94 feet, and whose chord bears North 21 degrees 57 minutes 55 seconds West, 99.00 feet to a one—half inch iron rod set for corner;

THENCE North 55 degrees 19 minutes 08 seconds West, 15.01 feet to a one—half inch iron rod set for corner;

THENCE Southwesterly, 17.27 feet along a non—tangent curve to the right having a central angle of 02 degrees 38 minutes 17 seconds, a radius of 375.00 feet, a tangent of 8.63 feet, and whose chord bears South 85 degrees 03 minutes 40 seconds West, 17.26 feet to a one—half inch iron rod set for corner; THENCE North 03 degrees 37 minutes 11 seconds West, 50.00 feet to a one—half inch iron rod set for corner;

THENCE Northeasterly, 55.97 feet along a non—tangent curve to the left having a central angle of 09 degrees 52 minutes 03 seconds, a radius of 325.00 feet, a tangent of 28.06 feet, and whose chord bears North 81 degrees 26 minutes 47 seconds East, 55.90 feet to a one—half inch iron rod set for corner;

THENCE South 78 degrees 54 minutes 53 seconds West, 65.24 feet to a one—half inch iron rod set for corner; THENCE North 16 degrees 50 minutes 05 seconds West, 139.00 feet to a one—half inch iron rod set for corner; South 80 degrees 31 minutes 52 seconds West, 190.67 feet to a one-half inch iron rod set for corner;

THENCE South 73 degrees 51 minutes 30 seconds West, 64.15 feet to a one—half inch iron rod set for corner; THENCE South 77 degrees 38 minutes 29 seconds West, 64.15 feet to a one—half inch iron rod set for corner; THENCE South 75 degrees 45 minutes 00 seconds West, 71.06 feet to a one—half inch iron rod set for corner;

South 72 degrees 03 minutes 49 seconds West, 64.15 feet to a one—half inch iron rod set for corner; South 71 degrees 10 minutes 34 seconds West, 136.25 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 28.83 feet along a non—tangent curve to the right having a central angle of 00 degrees 44 minutes 32 seconds, a radius of 2225.00 feet, a tangent of 14.41 feet, and whose chord bears North 67 degrees 43 minutes 51 seconds East 28.82 feet to a one—half inch iron rod set for corner; THENCE North 22 degrees 38 minutes 25 seconds West, 172.45 feet to a one—half inch iron rod set for corner;

North 22 degrees 49 minutes 07 seconds West, 14.04 feet to a one-half inch iron rod set for corner; North 22 degrees 35 minutes 30 seconds West, 224.55 feet to a one—half inch iron rod set for corner;

THENCE North 22 degrees 35 minutes 30 seconds West, 50.00 feet to a one—half inch iron rod set for corner; North 67 degrees 35 minutes 30 seconds West, 14.14 feet to a one-half inch iron rod set for corner; South 67 degrees 24 minutes 30 seconds West, 17.50 feet to a one—half inch iron rod set for corner;

degrees 35 minutes 30 seconds West, 258.11 feet to a one—half inch iron rod found for corner in the of Mira Lagos, an addition to the City of Grand Prairie as recorded in Cabinet A, Slide 10029, Tarrant said point being in the southwesterly right—of—way line of N. Camino Lagos (a 85 foot right—of—way);

THENCE North 22 degrees 24 minutes 30 seconds East, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 67 degrees 24 minutes 30 seconds East, 85.00 feet along the southeasterly line of said Mira Lagos to a one—half inch iron rod found for corner in the southwesterly line of said Lot 19, Block E, said point being in the northeasterly right—of—way line of said N. Camino Lagos;

THENCE South 22 degrees 35 minutes 30 seconds East, 140.78 feet along the southwesterly line of said Lot 19, Block E to the POINT OF BEGINNING and containing 1,038,764 square feet or 23.847 acres of land.

MIRA LAGOS NO. D-1, 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 drivinge 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 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.

MY HAND

COUNTY OF DALLAS

the undersigned authority in and for the State of Texas, on this day personally appeared STY, known to me to be the person whose name is subscribed to the foregoing instrument and to me that he executed the same for the purposes and consideration therein expressed and in therein stated.

MY HAND at

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, 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.

REASON FOR CORRECTION PLAT TO CHANGE STREET MAREA TO SENDE RO.

83 2

RESIDENTIAL LOTS COMMON AREA LOTS

SUBMITTED:

JUNE 06,

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.

R.P.L.S.

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Ramsey,

COUNTY STATE OF **TEXAS** DALLAS

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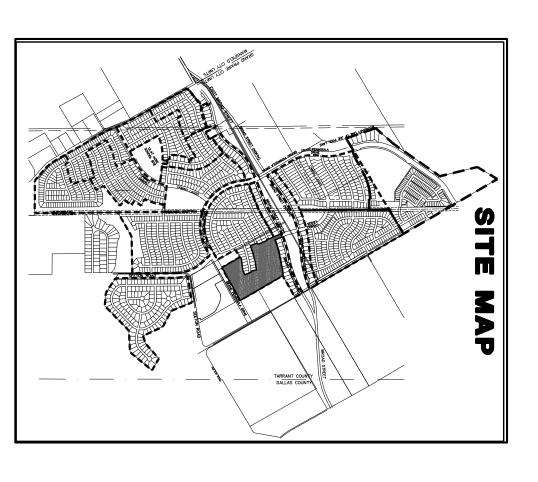
BEFORE ME, this day pers person whose the undersigned authority in and for the State of Texas, on sonally appeared Dan B. Ramsey, known to me to be the a name is subscribed to the foregoing instrument and d to me that he executed the same for the purposes and not therein expressed and in the capacity therein stated.

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

⊇. and for the State of



Plotted by: blogsdon Plot Date: 6/6/2014 7:58 AM



CORRECTION PLAT

MIRA **LAGOS** NO. P

BLOCK A, LOTS 1-28, AND CA-A1;
BLOCK B, LOTS 1-20; BLOCK C, LOTS 10-24;
BLOCK D, LOTS 31-50, AND CA-D1; BLOCK X, LOT 1; BEING 23.847 ACRES OUT OF THE ROBERT McCOY SURVEY, ABSTRACT NO. 1104;

GRAND PRAIRIE, TARRANT COUNTY, **TEXAS**

NC.

500 Cres Dallas, Te Contact: ST TEXAS HOMES,
Crescent Court, #350
as, Texas 75201
tact: Tony Shaw

(214)682-6234

JBI PARTNERS, INC.

16301 Quorum Drive, Suite 2
Addison, Texas 75001
Contact: Daniel Dewey
TBPE No. F-438 TBPLS N o. 10076000

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2014 Sheet N of

CASE #P121002

Drawing: 7:42 AM

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MIRA LAGOS D'(AWG (PLAT) XFTHOU/A-PT_DT-(CORRECTION PLAT). AWG Saved By: blogsaon Save Time:

SURVEYOR/ENGINEER

(972)248–

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