

VICINITY MAP
NOT TO SCALE
FT. WORTH MAPSCO NO. 126L

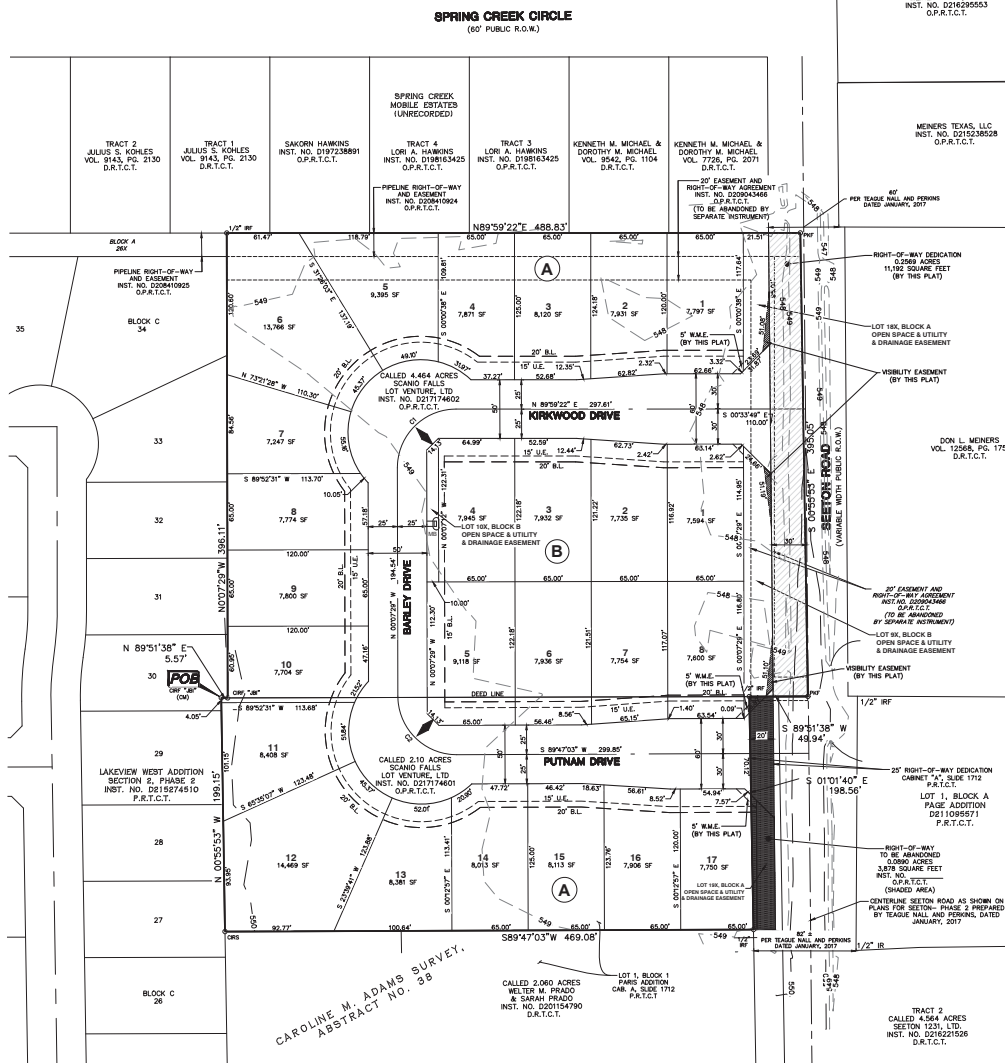


LEGEND	
IRF	IRON ROD FOUND
PIF	PIK NAIL FOUND
CRF	CAPPED IRON ROD FOUND
ORS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
MAO	MAO NAIL WITH WASHER STAMPED "STANTEC" SET
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY, TEXAS
M.R.T.C.T.	MAP RECORDS TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC 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
V.E.	VISIBILITY EASEMENT
↑	DENOTES STREET NAME CHANGE
F.K.A.	FORMERLY KNOWN AS
②	BLOCK NUMBER
Ⓜ	MAILBOX KIOSK

BLOCK A LOT AREA				
LOT #	SQUARE FEET	ACRES	LOT WIDTH AT 20' SETBACK	
1	7,797	0.1790	65.00'	
2	7,931	0.1801	65.14'	
3	8,130	0.1864	65.00'	
4	7,871	0.1807	68.69'	
5	9,395	0.2157	60.00'	
6	13,766	0.3160	60.00'	
7	7,247	0.1684	60.00'	
8	7,774	0.1780	67.83'	
9	7,800	0.1791	65.00'	
10	7,704	0.1768	68.38'	
11	8,408	0.1930	60.00'	
12	14,469	0.3332	60.00'	
13	8,381	0.1924	60.00'	
14	8,013	0.1839	68.36'	
15	8,113	0.1863	65.04'	
16	7,906	0.1815	65.12'	
17	7,750	0.1779	65.00'	

BLOCK B LOT AREA				
LOT #	SQUARE FEET	ACRES	LOT WIDTH AT 20' SETBACK	
1	7,594	0.1743	65.00'	
2	7,735	0.1778	65.14'	
3	7,952	0.1821	65.03'	
4	7,940	0.1824	60.00'	
5	9,118	0.2093	60.00'	
6	7,936	0.1822	65.02'	
7	7,754	0.1780	65.15'	
8	7,600	0.1745	64.31'	

HOA LOT AREA			
LOT #	SQUARE FEET	ACRES	
LOT 16, BLOCK B OPEN SPACE & UTILITY & DRAINAGE EASEMENT	4,897	0.1124	
LOT 16, BLOCK B OPEN SPACE & UTILITY & DRAINAGE EASEMENT	1,174	0.0269	
LOT 16, BLOCK A OPEN SPACE & UTILITY & DRAINAGE EASEMENT	2,341	0.0537	
LOT 16, BLOCK A OPEN SPACE & UTILITY & DRAINAGE EASEMENT	1,574	0.0361	



- GENERAL NOTES
- 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 0.999980014.
 - REFERENCE BENCHMARKS:
3-1/4-INCH ALUMINUM MONUMENT STAMPED "SPS #67" SET IN CONCRETE FOUND ON THE WESTERLY SIDE OF LAKE RIDGE PARKWAY, IN THE MEDIAN OF GRAND PENINSULA DRIVE SOUTH, APPROXIMATELY 111 FEET NORTH OF THE CENTERLINE OF LAKE RIDGE PARKWAY AND 16 FEET NORTHWESTERLY OF THE SOUTHEASTERLY OF THE BACK OF CURB OF SAID MEDIAN.
PUBLISHED ELEVATION = 546.84'
NORTHING: 6,901,221.89
EASTING: 2,419,866.52
3-1/4-INCH ALUMINUM MONUMENT STAMPED "SPS #71" SET IN CONCRETE FOUND APPROXIMATELY 111 FEET NORTHEAST FROM THE INTERSECTION OF ENGLAND PARKWAY AND NORTH CAMINO LAGOS AND 65 FEET WEST FROM THE CENTERLINE OF NORTH CAMINO LAGOS. PUBLISHED ELEVATION = 554.46'
NORTHING: 6,901,226.48
EASTING: 2,419,866.38
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 805 FINAL REVIEW PLANS PREPARED BY TEAGUE NALL & PERKINS DATED JANUARY 2017. PUBLISHED ELEVATION = 551.25'
 - SITE BENCHMARK:
SITE BM 1: 5/8-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "STANTEC". 30 FEET +/- EAST OF THE CENTERLINE OF SEETON ROAD AND 200 FEET +/- SOUTH OF THE CENTERLINE OF SPRING CREEK CIRCLE. ELEVATION = 547.64'
SITE BM 2: 5/8-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "STANTEC". 30 FEET +/- EAST OF THE CENTERLINE OF SEETON ROAD AND 700 FEET +/- SOUTH OF THE CENTERLINE OF SPRING CREEK CIRCLE. ELEVATION = 548.48'
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER PANEL NO. 48439C048SK, DATED SEPTEMBER 25, 2009.
THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48439C048SK & EFFECTIVE DATE: SEPTEMBER 25, 2009, FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 - 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 DETACHED RESIDENTIAL USE, PER ORDINANCE NUMBER 10300-2017, THIS ZONING STATEMENT SHALL NOT CREATE LIABILITY UPON THE SURVEYOR.
 - ZONING CLASSIFICATION INDICATED ON THIS PLAT, PD #363, REFLECTS 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.
 - 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.
 - 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.
 - OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA. THE CITY OF GRAND PRAIRIE IS NOT RESPONSIBLE FOR MAINTENANCE OF OPEN SPACE LOTS.
 - THE TOTAL AREA DEVOTED TO RIGHT-OF-WAY IS 11,192 SQUARE FEET.
 - NET SUBDIVISION DENSITY IS 3.8 RESIDENTIAL LOTS PER ACRE.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	78.64'	50.00'	90°06'31"	70.78'
C2	78.62'	50.00'	90°05'28"	70.77'

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
James M. Whitkanack, R.P.L.S.
Registration No. 011095571
October 31, 2017

**PRELIMINARY PLAT
SCANIO FALLS**
**LOTS 1 - 8, 9X AND 19X, BLOCK A AND
LOTS 1 - 8, 9X AND 10X, BLOCK B,
(4 OPEN SPACE LOTS AND 25 RESIDENTIAL LOTS)
REPLAT OF A PORTION OF LOT 1, BLOCK 1, PARIS ADDITION
AND ALSO BEING A 6.519 ACRE TRACT OF LAND SITUATED IN
THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38
CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
29 LOTS - 6.591 ACRES
CASE NUMBER P71102**

OCTOBER 31, 2017

APPLICANT/OWNER
SCANIO FALLS LOT VENTURE, LTD
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 888-8859
CONTACT: RICK DARRAGH

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
12222 MERRY DRIVE, SUITE 400
DALLAS, TEXAS 75251
PH: (972) 991-0011
CONTACT: JAMES M. WHITKANACK, R.P.L.S.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, SCANIO FALLS LOT VENTURE, LTD. IS THE OWNER OF A 6.519 ACRE (283,972 SQUARE FOOT) TRACT OF LAND SITUATED IN THE CAROLINE M. ADAMS SURVEY, ABSTRACT NO. 38, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK 1, PARIS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 1712, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.) AND BEING ALL OF A CALLED 2.10 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO SCANIO FALLS LOT VENTURE, LTD. RECORDED IN INSTRUMENT NUMBER D217174601, O.P.R.T.C.T. AND BEING ALL OF A CALLED 4.464 ACRE TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO SCANIO FALLS LOT VENTURE, LTD. RECORDED IN INSTRUMENT NUMBER D217174602, O.P.R.T.C.T., SAID 6.519 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "88" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 ALSO BEING THE NORTHWEST CORNER OF SAID 2.10 ACRE TRACT AND BEING IN THE EAST LINE OF LAKEVIEW WEST ADDITION SECTION 2, PHASE 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D215274510, P.R.T.C.T.;

THENCE NORTH 89° 51' 38" EAST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 1 AND SAID LAKEVIEW WEST ADDITION A DISTANCE OF 5.57 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "88" FOUND FOR THE SOUTHWEST CORNER OF SAID 4.464 ACRE TRACT;

THENCE NORTH 0° 07' 29" WEST ALONG THE COMMON LINE OF SAID LAKEVIEW WEST ADDITION AND SAID 4.464 ACRE TRACT A DISTANCE OF 396.11 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 4.464 ACRE TRACT ALSO BEING THE NORTHEAST CORNER OF SAID LAKEVIEW WEST ADDITION SAME BEING IN THE SOUTH LINE OF SPRING CREEK MOBILE ESTATES, AN UNRECORDED SUBDIVISION;

THENCE NORTH 89° 59' 22" EAST, ALONG THE COMMON LINE OF SAID 4.464 ACRE TRACT AND SAID SPRING CREEK MOBILE ESTATES, A DISTANCE OF 468.53 FEET TO A P.K. NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 4.464 ACRE TRACT;

THENCE SOUTH 0° 55' 53" EAST, ALONG THE EAST LINE OF SAID 4.464 ACRE TRACT A DISTANCE OF 395.05 FEET TO A P.K. NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 4.464 ACRE TRACT;

THENCE SOUTH 89° 51' 38" WEST, ALONG THE SOUTH LINE OF SAID 4.464 ACRE TRACT A DISTANCE OF 49.94 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE SOUTH 1° 01' 40" EAST ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 188.56 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 2.10 ACRE TRACT;

THENCE SOUTH 89° 47' 03" WEST ALONG THE SOUTH LINE OF SAID 2.10 ACRE TRACT A DISTANCE OF 450.34 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOUND FOR THE SOUTHWEST CORNER OF SAID 2.10 ACRE TRACT SAME BEING IN THE WEST LINE OF SAID LOT 1, BLOCK A;

THENCE NORTH 0° 55' 53" WEST ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 199.15 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 283,972 SQUARE FEET OR 6.519 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SCANIO FALLS LOT VENTURE, LTD DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SCANIO FALLS, 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 DANGER 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 ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.

BY: _____
NAME

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED XXXXXXXXXX, 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 _____

SURVEYORS STATEMENT:

I, JAMES M. WHITKANACK, 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.

JAMES M. WHITKANACK, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

Preliminary
This document shall not be
recorded for any purpose.
For Review Purposes Only
James M. Whitkanack, R.P.L.S.
Registration No. 6134
October 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 JAMES M. WHITKANACK, 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 AND UNDER OATH STATED 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
SCANIO FALLS
LOTS 1 - 17, 18X AND 19X, BLOCK A AND
LOTS 1 - 8, 9X AND 10X, BLOCK B,
(4 OPEN SPACE LOTS AND 25 RESIDENTIAL LOTS)
REPLAT OF A PORTION OF LOT 1, BLOCK 1, PARIS ADDITION
AND ALSO BEING A 6.519 ACRE TRACT OF LAND SITUATED IN
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CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS
29 LOTS - 6.591 ACRES
CABE NUMBER P171102

OCTOBER 31, 2017

APPLICANT/OWNER
SCANIO FALLS LOT VENTURE, LTD
6214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 886-8859
CONTACT: RICK DARRAGH

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE, SUITE 400
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