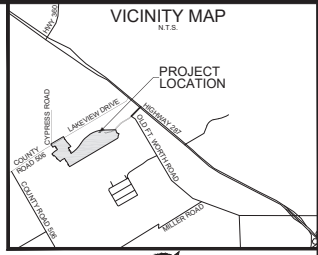


Exhibit C - Prairie Ridge, Phase 2B Preliminary Plat  
Page 1 of 2



LEGEND

- PHASE LINE
- EXISTING 10' UTILITY EASEMENT
- 100' YEAR FLOODPLAIN BOUNDARY
- EXISTING POWER POLE
- PROPOSED LOCATION OF MAIL KIOSKS

- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
  2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48139C0025 F. DATED JUNE 13, 2013. THE PROPERTY LOCATED IN ELLIS COUNTY, TEXAS IN FLOOD ZONE X.
  3. ALL CORNER CLIPS TO BE 10'10", EXCEPT ALONG PRAIRIE RIDGE BOULEVARD AND COUNTY ROAD 508 WHERE THEY WILL BE 25'5".
  4. ALL CURB RADI AT INTERSECTIONS TO BE 25', EXCEPT ALONG PRAIRIE RIDGE BOULEVARD WHERE THEY WILL BE 50'.
  5. COMMON LOTS 1X, 2X, AND 3X ARE ALSO DESIGNATED UTILITY EASEMENTS.
  6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48139C0025 F. DATED JUNE 13, 2013. THE PROPERTY LOCATED IN ELLIS COUNTY, TEXAS IN FLOOD ZONE X.

Certificate of approval by the Department of Development of Ellis County, Texas.

Approved this date, the \_\_\_\_ day of \_\_\_\_\_, 2018.

Department of Development Director

A PRELIMINARY PLAT FOR  
**PRAIRIE RIDGE, PHASE 2B**  
90 ACRES CONTAINING LOTS 3-26, BLK A LOTS 1-8, BLK B LOTS 1-7, BLK C LOTS 1-32, BLK E LOTS 1-17, BLK F LOTS 1-9, BLK G LOTS 1-26, BLK H LOTS 4X, 1-8, BLK I LOTS 3X, 1-12, BLK J LOTS 1-9, BLK K LOTS 1-11, BLK L LOTS 5X, 6X, 1-27, BLK M LOTS 6X, 1-8, BLK N LOTS 7X, 1-49, BLK O LOTS 1-12, BLK P LOTS 1-18, BLK Q LOTS 1-18, BLK R LOTS 1-7, BLK S FOR A TOTAL OF 309 RESIDENTIAL LOTS AND 7 COMMON LOTS  
GRAND PRAIRIE, ELLIS COUNTY, TEXAS

OWNER / DEVELOPER  
NAME: PRA PRAIRIE RIDGE DEVELOPMENT CORP.  
ADDRESS: 10210 N CENTER EXPY, SUITE 300  
DALLAS, TEXAS 75231  
PHONE: (972) 385-4100  
FAX: (972) 259-7383  
CONTACT: KYLE J. KRUPPA  
EMAIL: KKRUPPA@PROVIDENTREALTY.NET  
DATE: AUGUST 2018  
PELTON PROJECT #: PRA18003.02  
CITY CASE #: P181005

PLANNER / ENGINEER / SURVEYOR  
**PELTON LAND SOLUTIONS**  
TEXAS REGISTRATION ENGINEERING FIRM NO. 12027  
1805 DOWNEY BLVD, SUITE 200, FORT WORTH, TEXAS 76102  
PHONE: (817) 350-1000  
DESIGNED: BAW  
DRAWN: MCM  
REVIEWER: ESH  
SHEET  
1 of 2

MINIMUM BUILDING SETBACKS

	FRONT YARD	BACK YARD	SIDEYARD*
PR-SF1	25	20	6
PR-SF2	17	20	5
PR-SF3	17	20	6

\*MINIMUM SIDEYARD BUILDING SETBACKS FOR CORNER LOTS ADJACENT TO SIDE STREETS SHALL EQUAL FRONT YARD SETBACK.

LAND USE SUMMARY

PHASE	PR-SF 1 (80'x130') (MIN 10%)		PR-SF 2 (60'x120') (MIN 25%)		PR-SF 3 (53'x114') (MAX 65%)		OPEN SPACE (MIN 10%)	ROW	TOTAL
	LOTS	ACREAGE	LOTS	ACREAGE	LOTS	ACREAGE			
EXISTING	-	-	82	13.6	108	15.1	9.3	25.7	190
PHASE 2B	-	-	103	17.0	206	28.8	15.1	29.0	309
FUTURE	459	109.6	963	159.2	2469	373.5	106.3	403.1	4091
TOTAL	459	109.6	1148	189.8	2983	417.4	120.7	457.8	4590
PERCENTAGE	20%	(459 LOTS / 4590 LOTS)	25%	(1148 LOTS / 4590 LOTS)	65%	(2983 LOTS / 4590 LOTS)	10%	(120.7 AC / 1305.3 AC)	

Exhibit C - Prairie Ridge, Phase 2B Preliminary Plat  
Page 1 of 2  
Created: 8/1/2018 10:00 AM  
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User: KKRUPPA

PRAIRIE RIDGE, PHASE 2B - PRELIMINARY PLAT

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Curve #	Chord Direction	Chord	Length	Radius	Delta
C1	S75° 24' 41.00"E	70.71	235.62	50.00	270.00
C2	N60° 10' 30.51"W	49.74	52.04	50.13	059.41
C3	N80° 43' 02.38"W	17.32	17.40	54.18	018.46

Line Table		
Line #	Bearing	Distance
L28	S30° 24' 41.00"E	120.00
L29	S30° 24' 45.27"E	114.99
L30	S59° 35' 19.00"W	21.64
L31	N30° 24' 41.00"W	56.00
L32	N59° 35' 19.00"E	20.00
L33	N14° 35' 19.00"E	14.14
L34	N75° 24' 41.00"W	14.14
L35	S59° 35' 19.00"W	21.45
L36	N30° 24' 41.00"W	56.00
L37	N59° 35' 19.00"E	13.81
L38	S59° 35' 19.00"W	10.99
L39	N42° 13' 36.93"E	14.50
L40	S42° 14' 40.56"E	16.39
L41	N48° 11' 32.25"W	50.00
L42	N42° 14' 12.50"E	36.48
L43	N00° 56' 37.98"E	14.75
L44	S81° 22' 00.13"W	12.01
L45	S42° 14' 14.78"E	60.70
L46	N48° 14' 47.26"W	50.17
L47	N41° 33' 57.29"E	15.32
L48	N83° 10' 27.31"W	12.09
L49	S58° 51' 12.17"W	19.89
L50	N31° 29' 42.45"E	49.67
L51	N58° 34' 24.39"E	20.60
L52	N09° 34' 09.52"E	16.46
L53	N30° 26' 04.16"E	36.02
L54	S59° 39' 02.00"W	13.12



A graphic scale bar with two segments. The first segment is labeled '100'' and the second segment is labeled '20''.

### LEGEND

-  PHASE LINE  
 PROPOSED 10' UTILITY EASEMENT  
 100' YR FLOODPLAIN BOUNDARY  
 EXISTING POWER POLE  
 PROPOSED LOCATION OF MAIL KIOSKS

NOTES

1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48139C0025 F, DATED JUNE 13, 2013. THE PROPERTY LOCATED IN ELLIS COUNTY, TEXAS IN FLOOD ZONE X.
3. ALL OTHER CLIPS TO BE 25', EXCEPT ALONG PRAIRIE RIDGE BOULEVARD AND COUNTY ROAD 506 WHERE THEY WILL BE 25X25'.
4. ALL CURB RADI AT INTERSECTIONS TO BE 25', EXCEPT ALONG PRAIRIE RIDGE BOULEVARD WHERE THEY WILL BE 25X25'.
5. COMMON LOTS 1X, 2X, AND 3X ARE ALSO DESIGNATED UTILITY EASEMENTS.
6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48139C0025 F, DATED JUNE 13, 2013. THE PROPERTY LOCATED IN ELLIS COUNTY, TEXAS IN FLOOD ZONE X.

Certificate of approval by the Department of Development of Ellis County, Texas

Approved this date, the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Department of Development Director

90 ACRES CONTAINING LOTS 3-26, BLK A; LOTS 1-9, BLK B; LOTS 1-8, BLK C; LOTS 1-7, BLK D; LOTS 1-32, BLK E; LOTS 1X, 1-17, BLK F; LOTS 1-19, BLK G; LOTS 1-26, BLK H; LOTS 4X, 1-9, BLK I; LOTS 3X, 1-12, BLK J; LOTS 1-9, BLK K; LOTS 1-2X, BLK L; LOTS 5X, 6X, 1-27, BLK M; LOTS 6X, 1-8, BLK N; LOTS 7X, 1-49, BLK O; LOTS 1-12, BLK P; LOTS 1-15, BLK Q; LOTS 1-18, BLK R; LOTS 1-7, BLK S FOR A TOTAL OF 309 RESIDENTIAL LOTS AND 7 COMMON LOTS

**GRAND PRAIRIE, ELLIS COUNTY, TEXAS**

**OWNER / DEVELOPER**  
NAME: PRAIRIE RIDGE DEVELOPMENT CORP.  
ADDRESS: 10210 N CENTER EXPY, SUITE 300  
DALLAS, TEXAS 75231  
PHONE: (972) 385-4100  
FAX: (972) 239-7383  
CONTACT: KYLE J. KRUPPA  
EMAIL: KKRUPPA@PROVIDENTREALTY.NET

DATE:	AUGUST 2011
PELTON PROJECT #:	PRA18003.02
CITY CASE #:	P181005



PLANNER / ENGINEER / SURVEYOR  
**PELTON**  
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207  
10875 JOHN W. ELLIOTT DRIVE, SUITE 400, FRISCO, TEXAS 75033  
FRISCO OFFICE PHONE: (409) 313-1800

DESIGNED: BAW	SHEET  2 OF
DRAWN: MCM	
REVIEWER: ESH	

	FRONT YARD	BACK YARD	SIDEYARD*
PR-SF1	25	20	6
PR-SF2	17	20	5
PR-SF3	17	20	6

\*MINIMUM SIDEYARD BUILDING SETBACKS FOR CORNER LOTS ADJACENT TO SIDE STREETS SHALL EQUAL FRONT YARD SETBACK.

## LAND USE SUMMARY

LAND USE SUMMARY										ROW	TOTAL
PHASE	PR-SF 1 (B0+130) (MIN 10%)		PR-SF 2 (B0+130) (MIN 23%)		PR-SF 3 (S1+141) (MAX 65%)		OPEN SPACE (MIN 10%)				
	LOTS	ACREAGE	LOTS	ACREAGE	LOTS	ACREAGE	LOTS	ACREAGE			
EXISTING -	-	-	82	13.6	108	15.1	9.3	25.7	109	159	
PHASE 28 -	-	-	103	17.0	206	28.8	15.1	19.3	230	309	
FUTURE -	863	106.6	139	19.2	2669	37.5	106.2	4031	4091	1355	
TOTAL	459	109.0	459	114.8	2982	417.4	120.6	457.8	4590	1559	
PERCENTAGE	100%	(459 LOTS / 459.0 LOTS)	100%	(114.8 LOTS / 459.0 LOTS)	65%	(2388 LOTS / 3658.4 LOTS)	100%	(130.6 ACRES / 1305.4 ACRES)			

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FIRST SUBMITTAL

PRAIRIE RIDGE PHASE 2B - PRELIMINARY PLAT