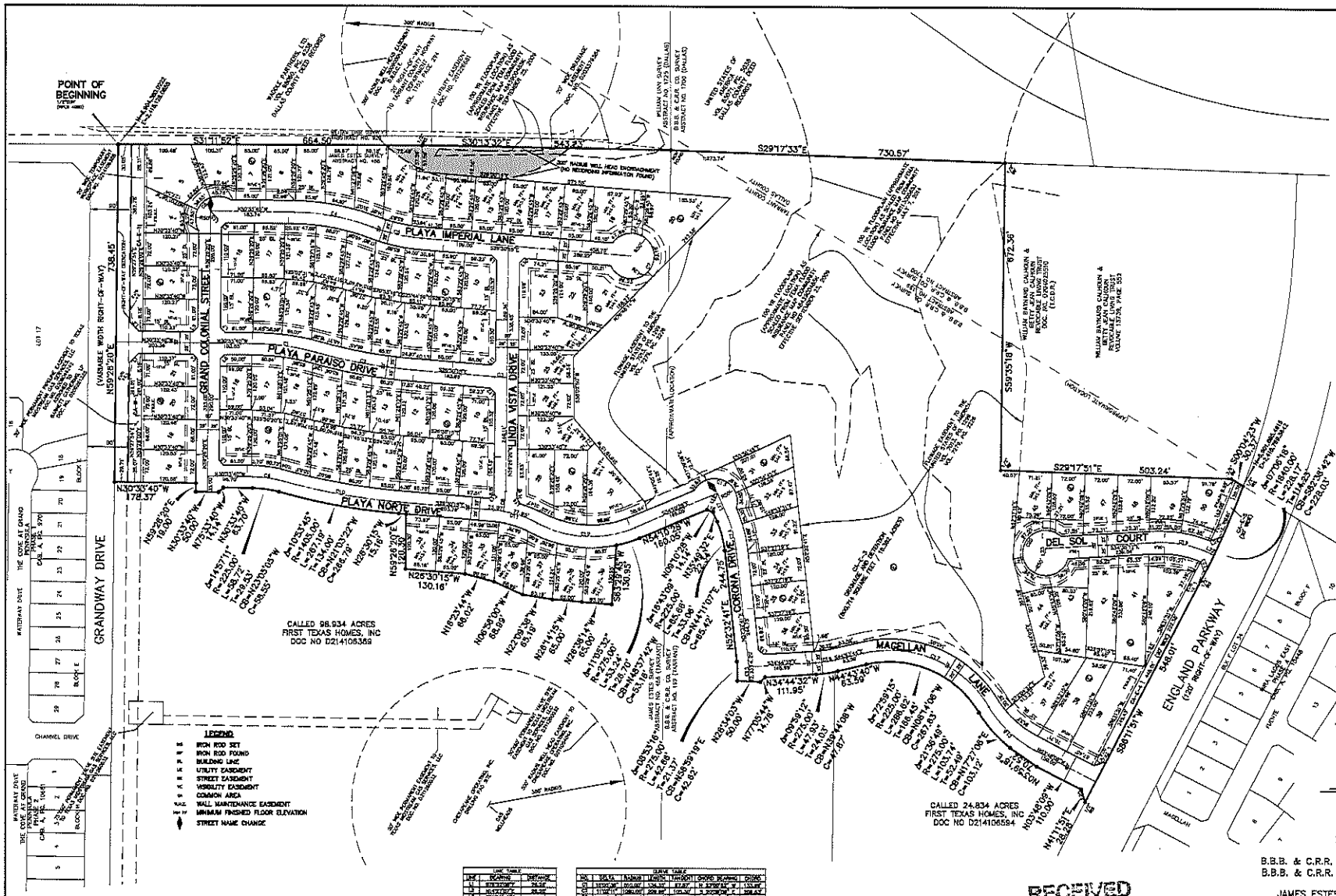

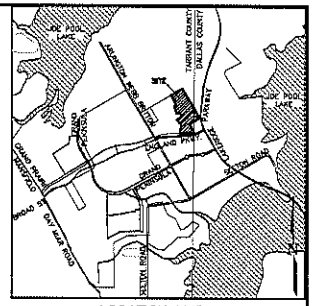

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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 7,500.

(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.)

3. The following lots are dedicated to and maintained by the Home Owner's Association and are designated as a Landscape buffer and utility easement:
Lot CA-C1, Block G;

4. The following lots are dedicated to and maintained by the Home Owner's Association.
Lot CA-B-1, Block B and Lots CA-C-1, CA-E-2, CA-C-3, CA-E-4 & CA-E-5, Block C

5. Coordinates shown hereon are NAD 1983 Texas State Plane North Central FIPS coordinates derived from GPS Observations using the City of Grand Prairie Monument # 23.

6. All corners are one-half inch iron rods with cap stamped "JBI" set unless noted otherwise on the plat.

CASE #P151101
FINAL PLAT

LA JOLLA
PHASE 1

BEING 47.305 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199 (TARRANT),
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 1700 (DALLAS),
AND A PART OF THE
JAMES ESTES SURVEY, ABSTRACT NO. 488 (TARRANT)
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS

FIRST TEXAS HOMES, INC.	**OWNER**
500 Crescent Court, Suite 350 Dallas, Texas 75201	(214) 613-3400
JBI PARTNERS, INC.	**SURVEYOR/ENGINEER**
18301 Quorum Drive, Suite 200 B Addison, Texas 75001	(972) 248-7576

97 RESIDENTIAL LOTS
6 COMMON AREA LOTS

REVISED: NOVEMBER 19, 2015
SUBMITTED: SEPTEMBER 23, 2015

Sheet 1 of 2

RECEIVED
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FLOOD STATEMENT: According to Community Panel No. [illegible] dated September 25, 2009 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.

LOT WIDE AT BUILDING LINE AND LOT NUMBER SUMMARY

LOT WIDE	NO. OF RESIDENTIAL LOTS	
60-69 FEET	69 LOTS –	LOTS 19 AND 21, BLOCK B; LOTS 34-39, BLOCK D; LOTS 1, 4-18, 22-23, 31, 38-39, 41-44, BLOCK E; LOTS 1-18, BLOCK F; LOTS 1-18, BLOCK G;
70+ FEET	28 LOTS –	LOTS 18 AND 20, BLOCK B; LOTS 33, BLOCK D; LOTS 2-3, 19-21, 24-30, 32-37, 40, 45-50, BLOCK E;

LINE TABLE

LINE	BEARING	DISTANCE
L1	N30°33'40"W	28.56'
L2	N59°26'20"E	18.00'
L3	N30°33'40"W	14.31'
L4	N59°26'20"E	14.31'
L5	N30°33'40"W	14.31'
L6	N59°26'20"E	14.31'
L7	N30°33'40"W	14.31'
L8	N59°26'20"E	14.31'
L9	N30°33'40"W	14.31'
L10	N59°26'20"E	13.87'
L11	N30°33'40"W	14.31'
L12	N59°26'20"E	14.31'
L13	N30°33'40"W	14.31'
L14	N59°26'20"E	14.31'
L15	N30°33'40"W	14.31'
L16	N59°26'20"E	14.31'

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, Dallas and Tarrant County, Texas, a part of the B.B.B. and C.R.R. Company Survey, Abstract No. 199 (Tarrant County) and Abstract No. 1700 (Dallas County), a part of the James Estes Survey, Abstract No. 488 (Tarrant County), 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 D214106380, Tarrant County Deed Records, being part of a called 24.834 acre tract of land described in a Special Warranty Deed to First Texas Homes, Inc., as recorded in Document Number D214106394, Tarrant County Deed Records and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "RPLS 4050" found at the north corner of said 98.934 acre tract of land, said point being in the southwest line of a tract of land described in a Warranty Deed to Waddle Partners, Ltd., as recorded in Volume 98060, Page 6238, Dallas County Deed Records, and said point being in the southeast line of Grandway Drive (a variable width right-of-way);

THENCE along the northeast line of said 98.934 acre tract of land and along the southwest line of said Waddle Partners, Ltd., tract of land as follows:
South 31 degrees 11 minutes 32 seconds East, 664.50 feet to a one-half inch iron rod set for corner;
South 30 degrees 13 minutes 32 seconds East, 543.23 feet to a United States of America concrete monument found at the south corner of said Waddle Partners, Ltd., tract of land, said point being the west corner of a tract of land described in a General Warranty Deed to the United States of America as recorded in Volume 83071, Page 3038, Dallas County Deed Records;

THENCE South 29 degrees 17 minutes 33 seconds East, 730.57 feet along the southwest line of said United States of America tract of land to a one-half inch iron rod found at the most northerly east corner of said 24.834 acre tract of land, said point being the north corner of a tract of land conveyed to William Bertard Calhoun and Betty Jean Calhoun Living Revocable Trust, as recorded in Document No. D204025510, Tarrant County Deed Records;

THENCE along the east line of said 24.834 acre tract of land as follows:
South 59 degrees 35 minutes 18 seconds West, 672.36 feet a one-half inch iron rod found at the west corner of said Calhoun tract of land;
South 29 degrees 17 minutes 51 seconds East, 503.24 feet to a three-eighths inch iron rod found for corner;
South 00 degrees 04 minutes 23 seconds West, 30.37 feet to a one-half-inch iron rod set at the southeast corner of said 24.834 acre tract of land, said point being in the northwest line of England Parkway (a variable width right-of-way);

THENCE along the south line of said 24.834 acre tract of land and along the northwest line of England Parkway as follows:
Southwesterly, 226.17 feet along a non-tangent curve to the right having a central angle of 07 degrees 06 minutes 18 seconds, a radius of 1,820.00 feet, a tangent of 114.23 feet, and whose chord bears South 82 degrees 38 minutes 42 seconds West, 226.03 feet to a one-half inch iron rod set for corner;
South 86 degrees 11 minutes 51 seconds West, 548.01 feet to a one-half inch iron rod set for corner;

THENCE North 41 degrees 11 minutes 51 seconds East, 28.28 feet to a one-half inch iron rod set for corner;

THENCE North 03 degrees 48 minutes 09 seconds West, 110.00 feet to a one-half inch iron rod set for corner;

THENCE North 03 degrees 59 minutes 18 seconds East, 70.52 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 103.74 feet along a non-tangent curve to the right having a central angle of 21 degrees 36 minutes 49 seconds, a radius of 275.00 feet, a tangent of 52.49 feet, and whose chord bears North 17 degrees 27 minutes 05 seconds East, 103.12 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 286.62 feet along a curve to the left having a central angle of 72 degrees 50 minutes 15 seconds, a radius of 225.00 feet, a tangent of 166.43 feet, and whose chord bears North 08 degrees 14 minutes 06 seconds West, 267.63 feet to a one-half inch iron rod set for corner;

THENCE North 44 degrees 43 minutes 40 seconds West, 63.59 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 47.93 feet along a curve to the right having a central angle of 09 degrees 59 minutes 12 seconds, a radius of 275.00 feet, a tangent of 24.00 feet, and whose chord bears North 39 degrees 44 minutes 08 seconds West, 47.87 feet to a one-half inch iron rod set for corner;

THENCE North 34 degrees 44 minutes 32 seconds West, 111.95 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 05 minutes 44 seconds West, 14.78 feet to a one-half inch iron rod set for corner;

THENCE North 28 degrees 34 minutes 03 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 42.66 feet along a non-tangent curve to the left having a central angle of 08 degrees 53 minutes 16 seconds, a radius of 275.00 feet, a tangent of 21.37 feet, and whose chord bears North 56 degrees 59 minutes 19 seconds East, 42.62 feet to a one-half inch iron rod set for corner;

THENCE North 52 degrees 32 minutes 41 seconds East, 244.75 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 65.66 feet along a curve to the left 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 North 44 degrees 11 minutes 07 seconds East, 65.42 feet to a one-half inch iron rod set for corner;

THENCE North 35 degrees 49 minutes 32 seconds East, 22.34 feet to a one-half inch iron rod set for corner;

THENCE North 09 degrees 10 minutes 28 seconds West, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 54 degrees 10 minutes 28 seconds West, 160.05 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 53.24 feet along a curve to the right 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 North 48 degrees 37 minutes 42 seconds West, 53.16 feet to a one-half inch iron rod set for corner;

THENCE South 63 degrees 29 minutes 45 seconds West, 130.93 feet to a one-half inch iron rod set for corner;

THENCE North 26 degrees 38 minutes 14 seconds West, 65.00 feet to a one-half inch iron rod set for corner;

THENCE North 26 degrees 14 minutes 15 seconds West, 65.00 feet to a one-half inch iron rod set for corner;

THENCE North 22 degrees 09 minutes 38 seconds West, 63.19 feet to a one-half inch iron rod set for corner;

THENCE North 06 degrees 56 minutes 08 seconds West, 68.99 feet to a one-half inch iron rod set for corner;

THENCE North 16 degrees 23 minutes 44 seconds West, 66.02 feet to a one-half inch iron rod set for corner;

THENCE North 26 degrees 30 minutes 15 seconds West, 130.16 feet to a one-half inch iron rod set for corner;

THENCE North 59 degrees 26 minutes 20 seconds East, 120.30 feet to a one-half inch iron rod set for corner;

THENCE North 26 degrees 30 minutes 15 seconds West, 15.16 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 267.19 feet along a curve to the right 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 North 21 degrees 03 minutes 22 seconds West, 266.79 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 58.72 feet along a curve to the left having a central angle of 14 degrees 57 minutes 11 seconds, a radius of 225.00 feet, a tangent of 29.53 feet, and whose chord bears North 23 degrees 05 minutes 05 seconds West, 58.55 feet to a one-half inch iron rod set for corner;

THENCE North 30 degrees 33 minutes 40 seconds West, 63.70 feet to a one-half inch iron rod set for corner;

THENCE North 75 degrees 33 minutes 40 seconds West, 14.14 feet to a one-half inch iron rod set for corner;

THENCE North 30 degrees 33 minutes 40 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 59 degrees 26 minutes 20 seconds East, 19.00 feet to a one-half inch iron rod set for corner;

THENCE North 30 degrees 33 minutes 40 seconds West, 178.37 feet to a one-half inch iron rod set in the northwest line of said 98.934 acre tract of land, said point being in the southeast line of Grandway Drive;

THENCE North 59 degrees 26 minutes 20 seconds East, 738.43 feet along the northeast line of said 98.934 acre tract of land and along the southeast line of Grandway Drive to the POINT OF BEGINNING and containing 2,060,525 square feet or 47.305 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 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 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 _____, 2015.

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 _____, 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 _____, 2015.

_____
Notary Public in and for the State of Texas

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
CA-E-1	11,322	0.260
CA-E-2	2,303	0.053
CA-E-3	800,714	18.382
CA-E-4	9,718	0.223
CA-E-5	2,619	0.060
CA-I-1	7,701	0.177
D-33	8,330	0.191
D-34	7,800	0.179
D-35	8,174	0.188
D-36	8,912	0.205
D-37	8,501	0.195
D-38	7,654	0.180
D-39	8,065	0.185
E-1	8,491	0.195
E-2	8,638	0.198
E-3	8,654	0.198
E-4	9,013	0.207
E-5	14,491	0.333
E-6	9,040	0.208
E-7	7,840	0.180
E-8	7,892	0.181
E-9	8,034	0.184
E-10	8,793	0.202
E-11	9,846	0.226
E-12	11,060	0.253
E-13	7,794	0.178

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
E-14	7,800	0.179
E-15	7,800	0.179
E-16	7,800	0.179
E-17	7,800	0.179
E-18	7,800	0.179
E-19	9,896	0.227
E-20	18,038	0.414
E-21	11,494	0.264
E-22	8,580	0.197
E-23	10,616	0.244
E-24	10,368	0.238
E-25	8,778	0.202
E-26	8,815	0.202
E-27	10,615	0.244
E-28	10,735	0.246
E-29	11,481	0.264
E-30	14,264	0.328
E-31	10,458	0.240
E-32	10,283	0.236
E-33	9,582	0.220
E-34	8,640	0.198
E-35	8,640	0.198
E-36	9,869	0.227
E-37	13,505	0.310
E-38	13,403	0.308
E-39	16,783	0.385

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
E-40	14,760	0.338
E-41	14,568	0.334
E-42	14,708	0.338
E-43	13,819	0.317
E-44	11,657	0.268
E-45	11,198	0.257
E-46	9,800	0.225
E-47	9,519	0.219
E-48	9,039	0.207
E-49	9,230	0.212
E-50	11,187	0.256
F-1	8,470	0.194
F-2	8,106	0.186
F-3	8,104	0.186
F-4	8,338	0.191
F-5	8,221	0.189
F-6	7,867	0.181
F-7	7,818	0.179
F-8	7,800	0.179
F-9	8,810	0.202
F-10	8,768	0.201
F-11	7,908	0.182
F-12	7,800	0.179
F-13	7,810	0.182
F-14	8,232	0.189
F-15	8,422	0.193

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
F-16	8,224	0.189
F-17	8,062	0.185
F-18	8,470	0.194
G-1	8,470	0.194
G-2	8,031	0.184
G-3	7,896	0.183
G-4	8,009	0.184
G-5	7,963	0.183
G-6	7,813	0.179
G-7	7,800	0.179
G-8	7,800	0.179
G-9	8,807	0.202
G-10	8,765	0.201
G-11	8,064	0.185
G-12	7,928	0.182
G-13	7,934	0.182
G-14	7,851	0.180
G-15	7,924	0.182
G-16	7,965	0.183
G-17	8,143	0.187
G-18	8,230	0.189
H-18	8,680	0.199
H-19	7,953	0.183
H-20	8,572	0.196
H-21	8,468	0.195

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, EDWARD SCOTT BACAK, 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.

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 _____, 2015.

_____
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.

RECEIVED

DEC 01 2015

PLANNING DEPARTMENT

CASE #P151101
FINAL PLAT

LA JOLLA
PHASE 1

BEING 47.305 ACRES OUT OF
A PART OF THE
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 199 (TARRANT),
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CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS AND
TARRANT COUNTY, TEXAS

FIRST TEXAS HOMES, INC. — OWNER
500 Crescent Court, Suite 330
Dallas, Texas 75201 — (214) 613-3400

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

97 RESIDENTIAL LOTS
6 COMMON AREA LOTS

REVISED: NOVEMBER 19, 2015
SUBMITTED: SEPTEMBER 23, 2015

Drawing: H:\Projects\FT1017-Duke\dwg\LFT1017-pl-Phase 1.dwg Saved By: abacak Save Time: 11/23/2015 4:55 PM
Plotted by: abacak Plot Date: 11/24/2015 7:25 AM