

## VICINITY MAP

		N.T		
BLOCK	LOT	DEPTH (FT)	WIDTH (FT)	AREA (SF)
A	1X	-		36,351
A	1	110°N / 90°S	40'W / 60'E	6410
A	2	110°N / 110°S	50W / 50'E	5510
A	3	110°N / 110°S	50W / 50'E	5510
A	4	110°N / 110°S	50W / 50'E	5510
A	5	110'N / 110'S	50W / 50'E	5510
A	6	110'N / 110'S	50W / 50'E	5510
A	7	110'N / 110'S	50W / 50'E	5510
A	8	110'N / 110'S	50W / 50'E	5510
A	9	110'N / 110'S	50W / 50'E	5510
A	10	105°N / 110'S	50W / 50'E	5409
A	11	157'N / 105'S	32W / 133'E	9305
A	12	117'W / 157'E	168'N / 27'S	12123
A	13	120W / 117E	55'N/ 56'S	6526
A	14	120'W / 120'E	54'N / 65'S	7096
A	15	120'W / 120'E	54'N / 65'S	7096
A	16	120W / 120E	54'N / 65'S	7096
A	17	120W / 120E	54'N / 65'S	7096
A	17X			3954
В	18			25,197
В	1	90°N / 111°S	40W / 60'E	6433
В	2	111'N / 111'S	50W / 50'E	5529
В	3	111'N / 111'S	50W / 50'E	5529
B	4	111'N / 106'S	50W / 50'E	5484
B	- 5	106'N / 140'S	35W / 112F	8145
B	6X	100147 1400		239,275
B	6	113W / 140E	33/N / 108/S	11269
B	7	110W / 105E	50'N / 50'S	5440
B	8	110W / 110'E	50'N / 50'S	5500
0	9	110W / 110E	50'N / 50'S	5500
В	10	109W / 110'E	50'N / 50'S	5500
B	10	110W / 110'E	50'N / 50'S	5500
B	12			
B	12	110W / 110E	50'N / 50'S	5500
B	13	110W / 110'E	50'N / 50'S	5500
В	15	110W/90E	60'N / 40'S	6466
В	16	110W / 100'E	64'N / 60'S	6550
В	17	110W / 110'E	50°N / 50°S	5500
В	18	110W / 110'E	50°N / 50°S	5500
В	19	110W / 110'E	50°N / 50°S	5500
В	20	110W / 110'E	50°N / 50°S	5500
В	21	153W / 147'E	50'N / 50'S	7512
В	22	147W / 141'E	50'N / 50'S	7191
В	23	141W / 134'E	50'N / 50'S	6869
В	24	134W / 128E	50°N / 50°S	6548
В	25	128W / 121E	50°N / 50°S	6227
В	26	121W / 111E	60'N / 64'S	7223
В	27	120W / 195'E	34'N / 59'S	7337
В	28	119W / 120E	48'N / 56'S	6234
В	29	120W / 119E	48'N / 56'S	6232
В	30	126W / 121E	48'N / 57'S	6432
В	31	135'W / 126'E	48'N / 58'S	6843
В	32X			1849
В	32	104'W / 135'E	48'N / 42'S	7126
C	1	85W / 110'E	35'N / 60'S	6466
С	2	110W / 110E	50°N / 50°S	5500
С	3	110W / 110E	50°N / 50°S	5500
С	4	110W / 110'E	50'N / 50'S	5500
С	5	110'W / 110'E	50'N / 50'S	5500
c	6	110W / 100'E	64'N / 60'S	6550
c	7	110°W / 100°E	60'N / 64'S	6550
c	8	110'W / 110'E	50°N / 50°S	5500
c	9	110W / 110'E	50'N / 50'S	5500
C	10	110W / 110'E	50'N / 50'S	5500
c	11	110W / 110'E	50'N / 50'S	5500

## PRELIMINARY FOR INSPECTION PURPOSES ONLY

These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:

NICHOLAS J. POWELL	100184	03/19/2018
Tuno or Difet Name	OE #	Doto

## NOTES

A PORTION OF THIS PROPERTY LES WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE FROGRAMS FLOOD INSURANCE FATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, ACCORDING TO COMMUNITY PARENT NUMBER: 4843903070K, MAP REVISED SEP 25, 2009.

THIS PROPERTY IS IN ZONE AS, ZONE X, SHABEDD, ZONE X', AND FLOODWAY.

LATEST CITY OF GRAND PRAIRIE DRAINAGE STUDY WAS DONE BY KIMLEY-HORN AND DATED OCTOBER 27, 2017.

STREAMS ARE TO REMAIN NATURAL AND MAINTENANCE OF PONDS AND STREAMS ARE SOLELY THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION.

UNLESS OTHERWISE SHOWN THE 500 YR FLOODPLAIN FOLLOWS THE 100 YR FLOODPLAIN.

FOR ADDITIONAL INFORMATION, SEE GEOMORPHOLOGICAL STUDY DATED NOVEMBER 10, 2017 BY KIMLEY HORN, PROJECT #203720461

LAND USE SUMMARY					
USES	RESIDENTIAL UNITS	NON RESIDENTIAL LOTS	+/- ACRES	DENSITY (LOTS/AC)	
SINGLE FAMILY LOTS	61		8.83	6.91	
PRIVATE OPEN SPACE		5	7.09	0.71	
ROW			3.42		
TOTALS	61	5	19.34	3.41	

	CURVE DATA					
100	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHD LENGTH
C1	23°27'41"	450.00"	93.44'	184.27'	S 79°05'47" E	182.98'
C2	23°12'04"	550.00"	112.91"	222.72'	N 78"58'01" E	221.20"
C3	79°27'08"	50.00'	41.55'	69.34'	S 26°40'47" E	63.91"
C4	22°46'57"	728.55'	146.79	289.69'	S 77°47'50" E	287.79'
C5	88°58'32"	50.00'	49,11'	77,65'	S 44°42'02" E	70.08*
C6	90°00'00"	50.00'	50.00'	78.54'	N 44*47*14" E	70.71
C7	90°00'00"	50.00'	50.00'	78.54'	N 45°12'46" W	70.71
C8	90°00'00"	50.00'	50.00'	78.54'	N 44°47"14" E	70.71'

BEING 19.346 acres of land located in the C. D. BALL SURVEY, Abstract No. 197, and the E. ROLAND SURVEY, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, and being a portion of the tract of land designated as Tract 2, in the deed to ECOM Real Estate Management, Inc., a Delaware Corporation, Trustee, recorded in County Clerk's File No. 10204134764, of the Dead Records of Tarrant County, Texas. Said 19.346 acres of land being more particularly described by

BEGINNING at a pont on a wall found at the Northwest corner of saic Tract 2, and said POINT OF BEGINNING also lying in the South right-of-way line of Forum Drive (a 100 foot wide public

THENCE along the North boundary line of said Tract 2 and the South right-of-way line of said Forum Drive, as follows:

- . EASTERLY 184.27 feet, along a curve to the right, having a radius of 450.00 feet, a central angle of 23° 27° 41°, and a chord bearing 3 79° 05° 47° E 182.99 feet, to a 5/8° iron rod found at the end of said curve and the beginning of a curve to the left;
- EASTERLY 222.72 feet, along said curve to the left, having a radius of 550.00 feet, a
  central angle of 23" 12" 04", and a chord bearing \$ 78" 58" 50" 1" E 221.20 feet, to a 5/8" iron rod
  found at the end of exide curve;
- N 89° 25° 55° E 177.42 feet, to a ½° iron rod marked 'Brittain & Crawford' set at the Northwest end of a corner clip for the intersection of the new West right-of-way line of Great Southwest Parkway, as conveyed to the City of Grand Prairie, by the right-of-way deec recorded in County Clerk's File No. D217267598, of the Real Property Records of Tarrant

THENCE along the new Wes: right-of-way line of said Great Southwest Parkway and the West boundary line of said right-of-way Tract, as follows:

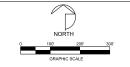
- S 45° 30' 36° E 35.32 feet, along the aforesaid corner clip, to a ½° iron rod marked 'Brittain & Crawford' set at the Southeast end of said corner clip;
- 2. S 00° 27' 08" E 251.03 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- 3. S 00° 17' 06" E 536.27 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- 4. 8 02° 38' 34" E 170.14 feet, to a ½" iron rod marked "Brittain & Crawford" set;
- S 00° 17' 06" E 389 48 feet to an "X" cut in concrete found in the South boundary line
- of said Tract2 and the North boundary line of Lot2, Block C, Southwest 20 West Addition, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Cabinet A, Silde 1918, of the Plat Records of Tarrant County, Texas, according to the plat recorded in Cabinet A, Silde 1918, of the Plat Records of Tarrant County, Texas

THENCE S 89° 15' 37" W 608.21 feet, along the South boundary line of said Tract 2 and the North boundary line of said Lot 2, to a 1/4" iron rod found at the Southwest corner of said Tract 2;

THENCE N.00° 13° 24° W. 1454.52 feet, along the West boundary line of self. ITES 2 and the East boundary line of Block A arbor Creek Addition, to the City of Srand Prairis, Transt Courty, Tessas, according to the plat recorded in Volume 388-167, Page 98 of the Plat Records of Tarnant County, Texas, to the PLACE OF BEGINNING containing 19.346 acres (842,727 SQUARE FEET) of land.

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		CELLOS FELERINGS R	177.42' UST X PRIVATE OPEN SPACE	OSO E  ODGO (SET)
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		PAPPENX 100 YP IF COD PLAIN PER MAINE + HORN IF LODO PER LULY 2012 CREEX CENTERLINE	PAPEROX 500 YR FIRM PAREL NIA MAP RELVISED	7. COD PLAN PER PORTING SERVICES, SEP. 25. 2009.
t ') o				We HOSPITALITY SOUTHWEST THE BEST ACON
	OWNER	DEVELOPER	PLANNER / ENGINEER / SURVEYOR	CASE # P180401  A PRELIMINARY PLAT FOR  BRIGHTON ESTATES - PHASE 1A

PROJECT NO. DRH17007 G:JOB\ DRH17007\ENT\PPLAT FILE PATH DRAWN BY REVIEWED BY NJP DATE MARCH 19, 2018 DATE REVISIONS



ECOM REAL ESTATE MANAGEMENT

13760 NOEL ROAD, SUITE 500 DALLAS, TEXAS 75240

DR HORTON-TEXAS, LTD

D. R. HORTON HOMES TEXAS, LTD. 6751 NORTH FREEWAY FORT WORTH, TX 76131

III PELOTON IN LAND SOLUTIONS

9800 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 PHONE: 817-562-3350

BRIGHTON ESTATES - PHASE 1A CONTAINING LOTS 1X, 17X, 1-17, BLK 1; LOTS 1X, 6X, 32X, 1-32, BLK 2; LOTS 1-12, BLK 3 61 SINGLE FAMILY LOTS

6 I SINGLE FAMILY LOUS

5 PRIVATE OPEN SPACE LOTS

5 PRIVATE OPEN SPACE LOTS

EXISTING "PD" ZONING

BEING A 19.346 ACRE TRACT OF LAND LOCATED

IN THE C.D. BALL SURVEY, A-197 AND THE E. ROLAND SURVEY, A-1313

SITUATED IN CITY OF GRAND PRAIREL, TRARRAT COUNTY, TEXAS