



VICINITY MAP

N.T.S.				
BLOCK	LOT	DEPTH (FT.)	WIDTH (FT.)	AREA (SQ. FT.)
A	1X	-	-	36,351
A	1	110'N / 60'S	40'W / 60'E	6410
A	2	110'N / 110'S	50'W / 50'E	5510
A	3	110'N / 110'S	50'W / 50'E	5510
A	4	110'N / 110'S	50'W / 50'E	5510
A	5	110'N / 110'S	50'W / 50'E	5510
A	6	110'N / 110'S	50'W / 50'E	5510
A	7	110'N / 110'S	50'W / 50'E	5510
A	8	110'N / 110'S	50'W / 50'E	5510
A	9	110'N / 110'S	50'W / 50'E	5510
A	10	105'N / 110'S	50'W / 50'E	5459
A	11	107'N / 108'S	52'W / 53'E	5595
A	12	117'W / 157'S	165'N / 27'S	12123
A	13	120'W / 117'E	60'N / 65'S	6206
A	14	120'W / 120'S	54'N / 65'S	7096
A	15	120'W / 120'S	54'N / 65'S	7096
A	16	120'W / 120'S	54'N / 65'S	7096
A	17	120'W / 120'S	54'N / 65'S	7096
A	17X	-	-	3554
B	1X	-	-	25,197
B	1	90'N / 111'S	40'W / 60'E	6433
B	2	111'N / 111'S	50'W / 50'E	5529
B	3	111'N / 111'S	50'W / 50'E	5529
B	4	111'N / 106'S	50'W / 50'E	5484
B	5	108'N / 109'S	50'W / 112'E	6145
B	6X	-	-	239,275
B	6	113'W / 140'S	33'N / 108'S	11269
B	7	110'W / 108'S	50'N / 50'S	5440
B	8	110'W / 110'S	50'N / 50'S	5500
B	9	110'W / 110'S	50'N / 50'S	5500
B	10	109'W / 110'S	50'N / 50'S	5500
B	11	110'W / 110'S	50'N / 50'S	5500
B	12	110'W / 110'S	50'N / 50'S	5500
B	13	110'W / 110'S	50'N / 50'S	5500
B	14	110'W / 110'S	50'N / 50'S	5500
B	15	110'W / 90'E	60'N / 40'S	6468
B	16	110'W / 100'E	64'N / 60'S	6550
B	17	110'W / 110'S	50'N / 50'S	5500
B	18	110'W / 110'S	50'N / 50'S	5500
B	19	110'W / 110'S	50'N / 50'S	5500
B	20	110'W / 110'S	50'N / 50'S	5500
B	21	163'W / 147'S	60'N / 50'S	7512
B	22	147'W / 141'E	60'N / 50'S	7191
B	23	141'W / 134'E	60'N / 50'S	6989
B	24	134'W / 128'E	60'N / 50'S	6649
B	25	128'W / 121'E	60'N / 50'S	6227
B	26	121'W / 111'E	60'N / 64'S	7223
B	27	120'W / 108'S	54'N / 50'S	7237
B	28	119'W / 120'S	48'N / 56'S	6234
B	29	120'W / 119'S	48'N / 56'S	6232
B	30	128'W / 127'E	48'N / 57'S	6420
B	31	135'W / 125'S	48'N / 56'S	6943
B	32X	-	-	1846
B	32	135'W / 103'S	48'N / 62'S	7126
C	1	85'W / 110'E	32'N / 60'S	5486
C	2	110'W / 110'E	50'N / 50'S	5500
C	3	110'W / 110'E	50'N / 50'S	5500
C	4	110'W / 110'E	50'N / 50'S	5500
C	5	110'W / 110'E	50'N / 50'S	5500
C	6	110'W / 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	110'W / 110'E	50'N / 50'S	5500
C	10	110'W / 110'E	50'N / 50'S	5500
C	11	110'W / 110'E	50'N / 50'S	5500
C	12	85'W / 110'E	60'N / 35'S	6456

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  
Type or Print Name PE # Date

NOTES

A PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, ACCORDING TO COMMUNITY PANEL NUMBER: 484390370K, MAP REVISED SEP. 25, 2009. THIS PROPERTY IS IN ZONE 'AE', ZONE 'X' (SHADED), 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					
NO	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING
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'

LEGAL DESCRIPTION

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. D204134764, of the Deed Records of Tarrant County, Texas. Said 19.346 acres of land being more particularly described by metes and bounds as follows:

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

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 short bearing S 79° 05' 47" E. 182.98 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 short bearing S 78° 58' 01" E. 221.20 feet, to a 5/8" iron rod found at the end of said curve;
- N 89° 25' 55" E 177.42 feet, to a 1/2" 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 deed recorded in County Clerk's File No. D217267596, of the Real Property Records of Tarrant County, Texas;

THENCE along the new West 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 1/2" iron rod marked "Brittain & Crawford" set at the Southeast end of said corner clip;
- S 00° 27' 08" E 251.03 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- S 00° 17' 06" E 536.27 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
- S 02° 39' 34" E 170.14 feet, to a 1/2" 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 Tract 2 and the North boundary line of Lot 2, Block C, Southwest 2) West Addition, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 1916, 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 1/2" 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 said Tract 2 and the East boundary line of Block A, Arbor Creek Addition, to the City of Grand Prairie, Tarrant County, Texas, according to the plat recorded in Volume 388-176, Page 59 of the Plat Records of Tarrant County, Texas, to the PLACE OF BEGINNING containing 19.346 acres (842,727 SQUARE FEET) of land.



<b>OWNER</b> ECOM REAL ESTATE MANAGEMENT 13760 NOEL ROAD, SUITE 500 DALLAS, TEXAS 75240	<b>DEVELOPER</b> DR HORTON-TEXAS, LTD 6751 NORTH FREEWAY FORT WORTH, TX 76131	<b>PLANNER / ENGINEER / SURVEYOR</b> <b>PELTON</b> LAND SOLUTIONS 9800 HILLWOOD PARKWAY SUITE 250 FORT WORTH, TX 76177 PHONE: 817-562-3350	<b>A PRELIMINARY PLAT FOR BRIGHTON ESTATES - PHASE 1A</b> CONTAINING LOTS 1X, 17X, 1-17, BLK 1 LOTS 1X, BLK 32X, 1-32, BLK 2 LOTS 1-12, BLK 3 61 SINGLE FAMILY 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 PRAIRIE, TARRANT COUNTY, TEXAS
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CASE # P180401